

**CITY OF MESA  
HOUSING ADVISORY BOARD  
MESA CITY COUNCIL CHAMBERS, LOWER LEVEL  
57 EAST 1<sup>ST</sup> STREET  
June 7, 2007  
6:00PM  
- MEETING MINUTES -**

**MEMBERS**

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

**STAFF**

Ms. Jane Albin  
Mr. Chris DeCaluwe  
Mr. Scott Clapp  
Ms. Patricia Sorensen

**WELCOME AND INTRODUCTIONS**

Vice Chair Jon Scott Williams welcomed everyone to the meeting, and a quorum was declared.

**COMMENTS FROM CITIZENS**

There were no comments.

**APPROVAL OF MAY 3, 2007 MINUTES**

Minutes were approved as written.

**HEAR A PRESENTATION REGARDING MANUFACTURED HOUSING**

Ms. Susan Brenton, Executive Director of Manufactured Housing Communities of Arizona, Inc. (MHCA), gave a presentation entitled, "The Manufactured Home Lifestyle". She talked about the construction and safety standards; the benefits of rental communities, and the many laws and protections provided for residents of manufactured housing communities.

**FINALIZE DEFINITION OF SUBSTANDARD HOUSING AND MAKE A RECOMMENDATION TO FORWARD TO CITY COUNCIL**

The Board unanimously agreed to adopt their definition of a functionally compliant unit, and forward it to City Council. This definition will go to City Council with an introduction, which is being drafted by HAB Chair Villanueva-Saucedo. The introduction will include the need for the definition, its audience, and the Board's struggle in coming up with a simple definition for substandard housing.

**HEAR AN UPDATE REGARDING FUTURE OF ESCOBEDO**

The Board received a copy of the Council Report that was given that morning at the Study Session by Patricia Sorensen, interim Housing and Revitalization Director. Ms. Sorensen reiterated the HAB's involvement in the process to date, and that the Council was aware of their recommendations. Staff's recommendations to the Council is to sell Escobedo on the open

market without use restrictions and have the City provide a moving allowance to each household to facilitate the transition of the tenants to other residences. In addition, HUD agreed to reopen the Section 8 waiting list in order to allow the 25 residents not currently on the list, to apply. It is anticipated that all Escobedo residents on the Section 8 waiting list will receive a voucher within 12-18 months. The City will partner with non-profits and do whatever they can to assist the residents in finding new housing and moving. The Board expressed their desire that the property will maintain its historical use of affordable housing. Ms. Devine stated that as an HAB member, she wants their resolutions and motions to be significant and meaningful to City Council. It is reassuring to learn that Council considered the Board's recommendations.

Vice Chair Williams recognized John Smith, Housing Our Communities, and allowed him to address the Board. Mr. Smith expressed his concerns on the future of the property, and that the City needs to be responsive to the citizens. He also stated the importance of having people living in the downtown area.

#### **STAFF REPORTS/ANNOUNCEMENTS**

Ms. Sorensen requested feedback from the Board regarding the usefulness of the information contained in the Housing Services monthly management report. While finding the Section 8 and Escobedo data informative, they would also appreciate having broader, citywide housing industry information available. Staff will tweak the report and include building permit numbers and more general information regarding current housing trends in Mesa.

Scott Clapp, Management Assistant in the Community Revitalization Division, was introduced. Mr. Clapp will replace Jane Albin, who is retiring in July, as staff liaison.

#### **ADJOURN**

With no other agenda items to be discussed, Vice Chair Williams adjourned the meeting at 6:58 PM.

Respectfully Submitted,

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Deanna Villanueva-Saucedo, Chair

September 6, 2007

## **Standards for Functional Compliance – Residential Dwelling Units**

A unit is functionally compliant if it:

1. Is not dilapidated. (Habitat for Humanity definition of dilapidated housing: Dwelling units that have a combination of major deficiencies that make the dwelling unsafe and unfit for occupancy. Generally, the cost of repair is too high to make rehabilitation of the structure economically feasible.)
2. Has not been declared unfit for habitation by an agency or unit of government.
3. Has operable indoor plumbing and adequate source of hot water.
4. Has a usable flush toilet inside the unit for the exclusive use of a family.
5. Has a usable bathtub or shower inside the unit for the exclusive use of a family.
6. Has safe and adequate electrical service.
7. Has safe and adequate source of heating and cooling.
8. Has windows and doors that are properly functioning. It is strongly recommended for fire safety that the dwelling have at least one door that is at least 36" wide and opens outward, and has a functioning exit window or door from each sleeping room.
9. Has a private or common kitchen area that is functional.
10. Is free from infestation of insects, vermin or rodents.
11. Has adequate foundations or foundation areas that are provided with adequate drainage.
12. Has adequate flooring or floor supports of sufficient size to carry imposed loads with safety.
13. Has walls, partitions or other vertical supports that do not split, lean, list or buckle due to defective material or deterioration.
14. Has ceilings, roofs, ceiling and roof supports or other horizontal members that do not significantly sag, split or buckle due to defective material or deterioration.
15. Has fireplaces or chimneys that do not list, bulge or settle due to defective material or deterioration or that are of sufficient size or strength to carry imposed loads with safety.
16. Any defects or insufficiencies should be repaired or replaced in accordance with the International Building Code (IBC), the building code adopted by the City of Mesa.
17. Any defects or insufficiencies in manufactured homes should be repaired or replaced in accordance with Federal Manufactured Housing Construction Safety Codes, as enforced by HUD.