

DRAFT

City of Mesa
Housing Advisory Board
Mesa City Council Chambers, Lower Level
57 East 1st Street
June 3rd, 2010
6:00PM
-Meeting Minutes-

Members

Ms. Diana Yazzie Devine (absent)
Mr. Christian Karas
Ms. Heather Kay
Ms. Siri Amrit Kaur Khalsa
Mr. Thomas Mace
Mr. David Ricks
Mr. Steve Schild (absent)
Mr. Marv Turley (absent)
Mr. Jon Scott Williams

Staff

Ms. Carolyn Olson
Mr. Scott Clapp
Mr. Ray Thimesch

I. Welcome and Introductions

The Housing Advisory Board meeting convened at 6:01 p.m.

II. Approval of Minutes from January 7th and February 18th, 2010, HAB

A motion to approve the January 7th Minutes was made by Christian Karas and seconded by Heather Kay . The Minutes from January 7th were approved by a vote of 6-0.

A motion to approve the February 18th Minutes was made by Heather Kay and seconded by Christian Karas. The Minutes from the February 18th meeting were also approved by a vote 6-0.

III. Items from Citizens Present

There were no items from citizens present.

IV. Discussion Items

a. Hear a Presentation and Discuss the City Council's Strategic Initiatives, Natalie Lewis, Assistant to the City Manager

Ms. Lewis provided a general overview of the City Council's Strategic Initiatives. They are as follows:

- i. ECONOMIC DEVELOPMENT that is innovative, business friendly and includes a variety of strategic tools, redevelopment of older and vacant areas, and a focus on high-value job creation and employment. Examples: Downtown received a lot of focus. The City owns a substantial amount of real estate that can be used to leverage economic development. H.E.A.T – Healthcare, Education, Aerospace and Tourism. Lightrail, Chicago Cubs, etc.
- ii. QUALITY OF LIFE for citizens of Mesa that includes safe and clean neighborhoods and parks, transportation options, cultural and arts amenities, and excellent educational opportunities; all of which should be sustainable and environmentally responsible. Examples: parks and recreation, library services, community events (including downtown) thru partnerships, green initiatives, public safety, etc.

DRAFT

- iii. COMMUNITY ENGAGEMENT to build pride in our City and to encourage a wide range of civic leadership. This includes the involvement of neighborhoods, non-profit and faith-based organizations and direct communication with citizens. Examples: expanding opportunities for community conversation such as city hall at the mall, pancake breakfasts, service days; update the City's website; etc.
- iv. FINANCIAL STABILITY that provides proactive leadership and that considers all financial factors in order to achieve stable revenues, responsible budgeting and organizational efficiencies. Examples: launch of new financial system (CityEdge); Home Rule election; innovative service delivery solutions;
- v. REGIONAL LEADERSHIP that advances solutions to regional challenges, ensures full and active engagement of Mesa's regional partners, and that promotes innovation and sustainable solutions. Examples: Mesa is a leader in the region; work regionally to retain the Chicago Cubs; regional public transit plans; public safety priorities; try to find regional agreements instead of competition.

Board member Khalsa recommended that Council do some brainstorming on some "worst case scenarios" regarding the economy such as major hyper-inflation, a currency crisis, or an economic crisis that could displace a large number of people. A crisis of that nature could turn some of our community colleges or abandoned office buildings into temporary shelters. Mesa could be a regional leader in economic disaster preparedness.

Board member Khalsa would also like to see the redesigned website be more accessible to the handicapped than the current one.

V. Action Items

a. Have a Discussion and Take Action on the Role of the Board in the CDBG/HOME/ESG Funding and Evaluation Process for FY 11/12

Does the Board want to increase their role in the process, reduce their role, or remain the same? Each board member gave a brief synopsis regarding their experience with the process from last February. They were as follows:

- i. **Heather Kay** felt there wasn't enough time to understand the full depth of the programs that were being proposed. As a result, Ms. Kay thought the rating tool wasn't as effective as it could have been. She also suggested that the Hearing be split into two separate nights which may allow for more in-depth presentations. Ms. Olson, Housing and Revitalization Director, indicated that perhaps each Board member could receive a copy of the application packet to look at the summary of the proposals, their budgets, etc. If this were possible, Board member Kay would be comfortable participating again.
- ii. **David Ricks** felt the overall procedure was a good one, and the level of involvement on behalf of the Board was sufficient.
- iii. **Jon Scott Williams** felt the procedure was very helpful to give input to Council; About half-way through the rating process he realized he was scoring groups higher that didn't show up than some that did and couldn't demonstrate capacity. He felt this was somewhat unfair. Ms. Olson thinks we will have a better turnout by some of the non-profits and scoring could also be based on their application to even the procedure out.

DRAFT

- iv.* **Christian Karas** felt that a more detailed synopsis would assist in the decision making process. Overall, he thought the process was good and could be improved with additional information being made available to the Board.
- v.* **Thomas Mace** wondered if the Board's efforts were worth it. Ms. Olson assured him that they were, and Council was appreciative of the Board's participation in this process.
- vi.* **Siri Amrit Kaur Kahlsa** wants to add two additional scoring categories one that reflects that the rater is unsure or doesn't have enough data and one that indicates the non-profit didn't show up for the presentation. Board member Kay echoed these sentiments and wanted to have those groups that didn't show up pulled from the tally.

Timeline is being moved up and Public Hearing #1 will be held in the fall, probably in November, instead of the spring as it was this year.

Christian Karas made a motion to split the CDBG/HOME/ESG presentations (Public Hearing #1) into two consecutive evenings.

Heather Kay amended and seconded the motion to request that the Board meet for a summary beforehand and be provided a copy of the applications at least two weeks in advance.

The amended motion passed by a 6-0 vote.

***b.* Have a Discussion and Take Action on a Proposed Summer Break**

Christian Karas made a motion to have the Board take a summer break during the months of July and August. Heather Kay seconded the motion, and the motion carried unanimously by a vote of 6-0.

***c.* Have a Discussion and Take Action on a Tentative Meeting Schedule for FY 10/11.**

Bylaws specifically state that the Board is required to meet four times per year. Per item (a) under this section, the Public Hearing #1 will occur in the fall over two consecutive nights. A schedule will be created and distributed prior to the next meeting that considers various holidays. Board member Kahlsa wants to be kept apprised of zoning changes if the Board is not planning on meeting on a regular basis. No further action was taken on this Agenda item. Election of new officers will occur at the next meeting in September or October.

VI. Staff Reports/Announcements

- a.* Housing Choice Voucher Program Update** – The Waiting List has been purged, and is now down to about 1700 people which is about half of what it was. The City is going to try to put on a couple hundred people in the near future. The List is currently closed.
- b.* Neighborhood Stabilization Program (NSP) Status Update – Ray Thimesch, SP Development Project Coordinator** – The City of Mesa has acquired 20 homes and 16 have been completed. HOC has purchased 10 homes. Currently two more under contract. We have started the rehab on 9 of those and one has actually sold.

DRAFT

Eight properties have been acquired for non-profit housing (rental). Seven are under rehab and almost finished now. A total of 37 units have been acquired. Seven are under rehab and almost finished now.

The City purchased and demolished a home that had been destroyed by a fire. It is going to be rebuilt and will be energy efficient and leed certified.

The house that sold was sold for \$135,000 and the City invested \$208,000. The program is not intended to make a profit. Location accounted for the high purchase price and the energy efficiency efforts increased the cost of rehabbing this home.

The average acquisition cost per property for the City of Mesa is approximately \$62,000. The average rehab cost per property for the City of Mesa is approximately \$60,000.

Housing Our Community's (HOC) average acquisition costs per property are \$88,000. Housing Our Community's (HOC) average rehab costs per property are \$51,000.

Heather Kay inquired if the gap between the purchase and rehab costs and the selling price was indicative of the falling price of homes and current economic conditions. Ray Timesch indicated that the price of homes was continuing to fall. Banks don't have a lot of stock on hand and NSP3 is likely to occur. The City's unspent funds for NSP1 revert back to HUD as of September 19, 2010; however, we are on track to spend all of our money. HOC has some catching up to do.

- c. **Homeless Prevention and Rapid Re-housing Program (HPRP) Update** – Stimulus funds for rental assistance and utilities for individuals who have lost employment or hours due to the economy. Funds should be expended in a month or two. City was allocated \$1.4 million. Participants would have to check in on a monthly basis and verify they were searching for employment to remain eligible.
- d. **Report on Meetings and Conferences – Attended and/or Upcoming**
Heather Kay and Christian Karas attended the City sponsored Disability Conference. Both found it to be very informative.

Jon Scott Williams attended the Aging Services of Arizona Annual Conference. Different solutions are needed for current problems. What we did in the past, may not work.

VII. ADJOURN

With no additional Agenda items to discuss, Heather Kay made a motion to adjourn the meeting. Christian Karas seconded the motion, and it carried by a vote of 6-0. Chair Jon Scott Williams adjourned the meeting at approximately 7:20 p.m.

Approved and respectfully submitted,