



Housing and Community Development Advisory Board

Minutes

Stephen Sparks – Chair
Christian Karas – Vice Chair

Kristina Ambri
Diana Yazzie Devine
Stan Hosac
Heather Kay

Siri Amrit Kaur Khalsa
Steve Schild
Linda Starr
Vacant
Vacant

Thursday, March 7th, 2013

6:00 p.m.

Lower-Level Council Chambers

57 E. First Street

Mesa, Arizona, 85201

- I. **Welcome and Introductions** – The chair convened the meeting 6:00 pm, and the following members of the Board were in attendance: Kristina Ambri, Diana Yazzie Devine, Stan Hosac, Heather Kay, Siri Amrit Kaur Khalsa, Stephen Sparks, and Linda Starr.

Board members Steve Schild and Christian Karas were absent.

Staff attending the meeting included: Tammy Albright, Ray Thimesch, Deanna Grogan, Scott Clapp, and John Wesley.

- II. **Approval of Minutes** – There were no minutes for approval at this time.
- III. **Items from Citizens Present** – There were no items from citizens present.

Members of the audience may address the Board on any item. State statute prohibits the Housing and Community Advisory Board from discussing an item that is not on the agenda; however, the Board does listen to your concerns and has staff follow up on any questions you raise.

- IV. **Discussion Items**

- A. Status update regarding Mesa's FY 2013/14 funding recommendations for its Community Development Block Grant (CDBG), HOME Investment Partnerships (HOME), Emergency Solutions Grant (ESG), and Human Services Programs –** At the Council Study Session on February 25, 2013, Council approved staff's funding recommendations for Mesa's FY 2013/14 CDBG, HOME, ESG, and Human Services programs. The approved activities will be included in the City's FY 2013/14 Annual Action Plan. A draft of the Plan will be available March 11, 2013. The City's 30-Day comment period for the Plan will also begin on the same day. Public Hearing #2, where citizens can comment on the Plan, will be held at the next HCDAB meeting on April 4, 2013.
- B. General Plan Update -- Presentation by John Wesley, Director of Planning, City of Mesa Planning Department.** The originally scheduled presenter, Tom Ellsworth could not be present. Instead, John Wesley, Director of Planning, provided the Board with a short presentation regarding the latest General Plan Update. The General Plan must be updated every 10 years. Planning's drop dead date is in June 2014.

How much has the city changed over time? What kind of community do we want to have in the future? The Plan will be finalized in June of 2014.

Not surprisingly most of the city is comprised of neighborhoods. Another character type is the transit corridor. Another type is commercial type.

Employment districts and specialty districts are other character types.

Presentation to Council was made this morning.

Residents seeking more information about the General Plan can visit the city's website for this project at www.thisismymesa.org. My mesa is an umbrella planning effort to help citizens envision the community they would like to have in 2040.

Public information workshops have been set up to share with the community what our thoughts are for updating the general plan and receive their comments and feedback.

The goal is to have the first draft plan ready for public review by October.

Some of the ideas for the Plan include:

- A more generalized land use plan
- Creating and maintaining a variety of great neighborhoods
- Developing and growing a stable, diverse economy
- Providing great public spaces and cultural amenities

V. **Future Job and Housing Needs in Mesa** – Ms. Khalsa made a presentation to the Board on a blog posting by economist Eric Janzen regarding reurbanization and peak cheap oil. The premise of Mr. Janzen’s article is that rising gasoline and diesel prices will accelerate demand for low-income urban and suburban housing and drive down property values and rents in areas one hour’s drive or more from city centers. Cities will develop with a high-income core, a middle-income inner band and a large lower income outer band. It is this lower income outer band that Peak Cheap Oil (PCO) is primarily causing and will continue to expand as workers who used to be able to afford long commutes move closer into cities.

VI. **Action Items:**

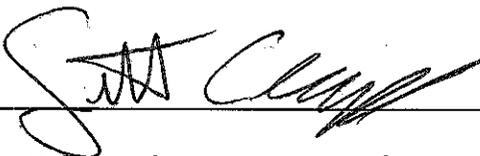
A. **Hear a presentation, discuss and make a funding recommendation for the City’s HOME Investment Partnership Program Application for the property located at 864 East 8th Avenue, Mesa AZ 85204.** City staff has conducted an underwriting review of this project and is recommending approval of project. After some deliberating, the Board member Diana Yazzie Devine made a motion to approve the HOME projected located at 846 East. 8th Avenue, Mesa, AZ 85204 in the amount of \$127,480.75. The motion was seconded by Linda Starr and was approved by a vote of 7-0.

VII. **Staff Reports and Announcements**

A. **Department Update – status report.** Tammy Albright provided the Board with a status update regarding the Housing and Community Development department.
B. **Neighborhood Stabilization Program 3 (NSP 3) – status report.** There was no report at this time.

VIII. **Adjourn the meeting** – The meeting was adjourned at approximately 7:47 pm.

Submitted by,



Scott Clapp, Community Revitalization Specialist

4-29-13

Date