

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

**MEMBERS**

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

**STAFF**

Ms. Jane Albin  
Mr. Chris DeCaluwe  
Ms. Lisa Hembree  
Ms. Kit Kelly  
Ms. Kari Kent

**WELCOME AND INTRODUCTIONS**

Chair Deanna Villanueva-Saucedo welcomed everyone to the meeting.

**COMMENTS FROM CITIZENS**

There were no comments.

**APPROVAL OF JANUARY 4, 2007 MINUTES**

Minutes were approved as written.

**HEAR A PRESENTATION REGARDING EXAMPLES OF MIXED USE/MIXED INCOME HOUSING**

Mr. Michael Pyatok of ASU Stardust Center gave a power point presentation entitled, "Cozy by Design". It consisted of examples of 'communities for the 21<sup>st</sup> century' using mixed income/mixed use designs. This concept requires high density, and examples were from 25 to 150 units per acre. The Stardust Center works with community groups in creating units with design features that are welcomed by the neighborhood because they had been involved throughout the process.

**DISCUSS FUTURE OF ESCOBEDO HOUSING**

Ms. Kit Kelly presented a power point entitled, "The Future of Escobedo Apartments". It contained a brief history of Escobedo, tenant statistics, current conditions, options for future development, and potential impacts of any future development on residents. Ms. Kelly then requested input from the Board regarding the future of Escobedo prior to City Council discussing this issue.

Discussion included the following points:

- ✓ What are the possibilities for development on the Mesa Drive/University site?
- ✓ Has Town Center voiced any concerns regarding the future of the site?

- ✓ Will residents be phased out? (Currently, new leases are not being accepted. Tenants will be allowed to stay until their lease expires.)
- ✓ With appropriate financing strategies, affordable units can still be maintained.
- ✓ Do an RFP and put the burden on the developer to do an environmental and have the interests of the tenants in mind.
- ✓ Do we legally have to do an RFP/RFQ? Recommend working with experienced developers who have done mixed use/mixed income projects.
- ✓ Can develop a mixed use/mixed income project and retain Housing Services staff.
- ✓ The solution is in Michael Pyatok's presentation. Pick the density. There's some responsibility to relocate people by the developer.
- ✓ Choosing the cozy community concept would provide housing for the current residents as well as additional people, along with other uses. Maybe some can transition and can get help to do so. Get the private sector to help by donating materials.
- ✓ During construction, set up temporary units on vacant land adjacent to the site. House current residents there.
- ✓ Once the land question has been answered, go to non-profit and for-profit developers.
- ✓ If Council's recommendation is to sell Escobedo, the City should not just 'wash its hands'. The developer must have the responsibility to transition people into affordable housing.
- ✓ There has to be an incentive for developers such as an under market price, but with stipulations. The development should be one of which the community can be proud, without cost to the City.

### Summary

All the Board members expressed concern regarding future affordable housing for existing tenants. The primary focus is to make sure the tenants are taken care of. It may not be best to do an outright sale. The City has to give some sort of incentive to redevelop the site. Examples of mixed use/mixed income projects as shown by Michael Pyatok should be further studied.

The Board unanimously agreed to bring this issue back next month as an action item. They will determine and vote on their recommendation to City Council.

### **STAFF REPORTS/ANNOUNCEMENTS**

- The Section 8 waiting list closed at 11:00 AM on Tuesday, January 30, 2007. No further applications will be taken. There were 1,566 applications received. It can take 2-3 years for an applicant to receive a certificate.
- The annual CDBG/HOME/ESG and Human Services allocation process closed on December 8. Federal recommendations will go to City Council at a study session on March 1, and for vote at the council meeting on March 5.

### **ADJOURN**

With no other agenda items to be discussed, Chair Villanueva-Saucedo adjourned the meeting at 7:45 PM.

Respectfully Submitted,

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Jane M. Albin, Management Assistant I

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