

City of Mesa
Housing Advisory Board
Mesa City Council Chambers, Lower Level
57 East 1st Street
October 1, 2009
6:00PM
-Meeting Minutes-

Members

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

Staff

Ms. Carolyn Olson
Ms. Mary Brandon (absent)
Mr. Scott Clapp

I. Welcome and Introductions

Chair Mr. Jon Scott Williams convened the meeting at 6:00 p.m. and welcomed two new board members: Ms. Heather Kay and Mr. Thomas Mace.

II. Approval of Minutes from March 5, 2009, HAB Meeting

The Housing Advisory Board approved the Minutes from March 5th, 2009 by a vote of 5-0 with two abstentions.

III. Approval of Minutes from April 23, 2009, Joint Housing Advisory Board and Human Services Board Meeting

The Housing Advisory Board approved the Minutes from April 23rd, 2009 by a vote of 5-0 with two abstentions.

IV. Items from Citizens Present

No items from Citizens.

V. Discussion Items

a. Hear a Presentation and Discuss “Modules 2 and 3 Zoning Code Updates”, Gordon Sheffield, City of Mesa Zoning Administrator

Gordon Sheffield, City of Mesa Zoning Administrator, shared a presentation with the HAB regarding the status of the current zoning ordinance update project and focused specifically on the Technical Review Committee’s revisions to Modules 2 and 3. Mr. Sheffield’s presentation included the standards associated with land uses, such as building height, landscaping requirements as well as overlay districts.

The basic goals for zoning ordinance update project include:

- Implement Mesa 2025 General Plan
- Make it easier for people to understand and use.

- Computerizing the code using hypertext links on the web. As well as reducing narrative text and using more table format.
- Working to have the “consolidated draft of all four modules” to City Council by November 19th.
- Four month Public Review and Comment Process
- Series of Public Hearings
- Proposing three sets of standards per zoning district to promote diversity and avoid cookie cutter problem.

Technical Review Committee Revisions to Module 2 Include:

- Are significant and quantifiable
- Changes to the Single Residence Districts designed to reduce the “garage-scape” effect by allowing livable floor area to be forward of garage fronts and by using smaller setbacks for House/Porch area than garage;
- Include RSL District Options that allow third stories and more density;
- Commercial Office District changes include mixed use component designed to increase density but not take away space designed to generate sales tax;

Current Zoning Code is based on the Euclidian model that relied heavily on segregation of different zones. The current change allows a blending of the zones and addresses form questions.

Gordon also summarized the different commercial and office districts such as limited commercial – auto, limited commercial – mixed (LC-M), Mixed Use – Pedestrian (MX-P) as well as some of the TRC’s recommended changes to the Multiple Residence (RM) Districts such as the increased density per acre that is a return to how density was addressed in the past. Changes include the use of a “P” designator that can also be used to increase density.

Changes were made to the Employment district; but, they’re not necessarily the purview of this board.

Module 3 focuses primarily on Overlay Districts such as:

AF – Airfield Overlay

AS – Age Specific Overlay (Senior Regulated Housing)

BIZ – Bonus Intensity Zone Overlay (plan based -- focused on smaller projects)

- Reward higher quality design
- Allow taller building height
- Can include voluntary inclusionary housing that sets aside certain housing units for various professions such as teachers, fire and police personnel.

DMP – Development Master Plan Overlay (plan based – focused on larger projects)

HP – Historic Preservation Overlay

HL – Historic Landmark Overlay

IN – Infill Overlay (new)

PAD – Planned Area Development Overlay

- Encourages synergistic combinations of land uses – multiple and mixed land uses.

Overall, the HAB was supportive of the new Zoning Ordinance Update Project. Mr. Sheffield encouraged the HAB to send any questions they may have directly to him via e-mail at Gordon.Scheffield@mesaaz.gov. The Housing Advisory Board would like for Mr. Sheffield to return and present an overview of the consolidated plan once it's completed.

VI. Action Items

- a. **Discuss and Take Action on the Nomination and Election of a New Chair and Vice Chair for the Housing Advisory Board**
Jon Scott Williams was elected Chair by a vote of 7-0.
Christian Karas was elected Vice-Chair by a vote of 7-0.

VII. Staff Reports/Announcements

- a. **Housing Choice Voucher Program Update**
 - i. **Lowering the Section 8 Payment Standard from 100% to 90%, Effective October 31, 2009**
Scott Clapp reviewed the decision that was made by the Housing Governing Board this morning, October 1, 2009. At the recommendation of staff and the Resident Advisory Board, The Housing Governing Board voted to lower the Section 8 Payment Standard from 100% to 90% effective October 31, 2009.
 - ii. **Closing the Section 8 Waiting List, Effective October 15th, 2009**
Scott Clapp reviewed the decision that was made by the Housing Governing Board this morning, October 1, 2009. At the recommendation of staff and the Resident Advisory Board, the Housing Governing Board voted to close the Section 8 waiting list effective October 15th, 2009.
- b. **Proposed Merger with Human Services Advisory Board**
Scott Clapp reviewed the proposed merger with Human Services Advisory Board and noted at this time there has been no action on the merger, when we have more to update we will bring to Board.
- c. **Neighborhood Stabilization Program (NSP) Status Update – Ray Thimesch, NSP Development Project Coordinator**
Ray Thimesch gave an update on NSP. The program has purchased 11 homes and ready to close on another 5 homes. Rehab work will start soon on one of the two duplexes that have been purchased. Properties will be sold at the “appraised value”. Initial estimate is to be able to purchase about 30 houses. Multi-family units for non-profits may be 50-60 units.
- d. **Homeless Prevention and Rapid Re-housing Program (HPRP) Update**
Carolyn gave an update on HPRP. The program started September 1, 2009. The program is for people who have been affected by the current economic downturn and are about to become homeless or have already become homeless. A criteria for participation includes having been layed-off or having work hours reduced. The funds

can be used for rent, utilities, legal fees, and hotel/motel expense. The applicant must have received earned income in the last 12 months.

e. **Housing Reconstruction Program – Status Update**

Housing and Revitalization has replaced a home for another Mesa family. This is the 2nd home completed and are working on a 3rd home.

f. **Report on Meetings and Conferences – Attended and/or Upcoming**

i. **Governor’s Housing Forum, September 14-16, 2009.**

Diana reviewed the Governor’s Housing Forum that she attended. Deputy Secretary Ron Sims from HUD spoke at the Forum. The affordability gap has decreased to make housing affordable. She will bring handouts for the HAB at the next meeting.

VIII. ADJOURN

With no other agenda items to be discussed, Chair Jon Scott Williams adjourned the meeting at approximately 7:55 p.m.

Approved and respectfully submitted,

Jon Scott Williams, Chair

November 5, 2009