

**City of Mesa
Housing Advisory Board
Mesa City Council Chambers, Lower Level
57 East 1st Street
January 3, 2008
6:00PM
- Meeting Minutes -**

Members

Ms. Diana Yazzie Devine (absent)
Ms. Siri Amrit Kaur Khalsa
Mr. Conrad Morin
Mr. Ron L. Peters
Mr. Marv Turley (absent)
Ms. Deanna Villanueva-Saucedo
Mr. Jon Scott Williams

Staff

Mr. Scott Clapp
Ms. Carolyn Olson
Mr. Chris DeCaluwe
Mr. Ray Villa

Welcome and Introductions

Chair Deanna Villanueva-Saucedo convened the meeting at 6:01 PM and a quorum was declared.

Approval of Minutes from December 6, 2007

In a 4-0 vote, the Board unanimously agreed to approve the November 1, 2007 minutes as written. Ron L. Peters made a motion to approve the minutes as written, and it was seconded by Jon Scott Williams.

Items from Citizens Present

No items were presented to the Board at this time.

Discussion Items/Action Items

Hear a Presentation and Discuss "A Proposed Slumlord Rental Property Inspection Ordinance," Ray Villa, City of Mesa, Neighborhood Services Director

Members of the Board heard a presentation by Ray Villa, the City of Mesa's Neighborhood Services Director, regarding a staff proposed City Ordinance that would allow the City to conduct interior inspections on rental properties.

Mr. Villa provided background information regarding rental-housing issues within the City. Approximately 50% of the housing stock in Mesa is comprised of rental property. Mr. Villa indicated that he was prepared to go before the Community and Neighborhood Services Subcommittee of Council by the end of January with a recommendation for a proposed ordinance. Mr. Villa also noted that the City's charter would require the ordinance to be approved by residents in an election. More than likely, the best possible scenario would be to couple the ordinance with the general obligation bond election on November 4, 2008.

Mr. Villa stressed that slum or slum-type properties would be the primary target of the ordinance. Mr. Villa also indicated that other cities across the US had similar programs including one in Los Angeles, CA.

At this point in the discussion, the Board had numerous questions and concerns they wanted to express. They are as follows:

Siri Amrit Kaur Khalsa queried Mr. Villa regarding the criteria that would be used to generate an inspection. She wondered if every rental property would be inspected? Or, would inspections occur on a “complaint basis.” Mr. Villa responded that complaints occur on a complaint basis only.

Jon Scott Williams wanted to know if there were such safety concerns that someone had died in Mesa without an interior rental inspection program? Mr. Villa responded “probably not.” He also pointed out that the rental housing business was one of the most regulated businesses in existence.

Conrad Moran wanted to know if there was a benchmark program that exists within the State of Arizona? Mr. Villa indicated that the Cities of Tempe and Tucson have similar programs in place. He also added that, in his opinion, Tempe’s program was the most successful of the two.

Ron Peters remarked that he doesn’t want the City to play “housing cop” and suggested the City would do better by implementing a voluntary rating system of rental properties similar to the hotel industry’s rating system and could be funded by fees paid by the participants. Jon Scott Williams agreed in principal with this recommendation and indicated that the City should consider looking into this option further.

HAB Chair, Deanna Villanueva-Saucedo, was definitely in favor of the proposed ordinance and thanked Mr. Villa for his efforts in this area. She did, however, recognize that a diverse opinion existed amongst HAB members.

The Board also wanted clarification on whether such an ordinance would apply to multi-family or single-family residences? Mr. Villa responded that this proposed ordinance would focus on multi-family housing units.

Siri Amrit Kaur Khalsa would like Mr. Villa to return to the Board and provide an update on the progress of this potential ordinance once he’s fleshed out the details. Mr. Villa indicated a willingness to do so.

The Board, as a result of this presentation, took no action.

Discuss and Take Action on the Community Housing Tour Tentatively Scheduled for Saturday, January 19th at 7:00 a.m. and departing from Mesa City Plaza, 20 E. Main Street

Staff explained to the Board that this item was on the agenda in the event that they wanted to make any last minute changes to the scheduled Housing Tour on Saturday, January 19th. Members of the board indicated that they wanted to continue with the tour as planned. Siri Amrit Kaur Khalsa wanted to know if a quorum of board members was required to hold the

tour. Staff did not know the answer to this question and promised to seek additional clarification from the City's legal department.

The Board took no additional action on this item and chose to leave the Housing Tour scheduled for Saturday, January 19th at 7:00 a.m.

Staff Reports/Announcements

Ms. Carolyn Olson, Director of Housing and Revitalization for the City of Mesa, reported the following:

Consortium Participation Status Update

As recommended by the Housing Advisory Board at their December 2007 meeting, the City of Mesa sent notification to Maricopa County that it will terminate its participation in the Maricopa County Home Consortium effective July 1, 2009. Informal discussions with the County indicated they were concerned the Consortium may not survive the loss of a key partner such as Mesa.

Section 8 Voucher Program

As of today, the number of people on the waiting has declined due to the most recent purge conducted in December. The list has been reduced from 2,177 to 775. City staff will be actively working on giving out vouchers to tenants and will focus on removing 50 people from the list every week or two.

Report on Conferences and/or Meetings

There were no conference and/or meetings to report on at this time.

ADJOURN

With no other agenda items to be discussed, Chair Deanna Villanueva-Saucedo adjourned the meeting at approximately 6:48 p.m.

Approved and respectfully submitted,

Deanna Villanueva-Saucedo, Chair

March 6, 2008