



COUNCIL MINUTES

June 24, 2004

The City Council of the City of Mesa met in a Study Session in the lower level meeting room of the Council Chambers, 57 East 1st Street, on June 24, 2004 at 7:31 a.m.

COUNCIL PRESENT

Mayor Keno Hawker
Rex Griswold
Kyle Jones
Janie Thom
Mike Whalen

COUNCIL ABSENT

Tom Rawles
Claudia Walters

OFFICERS PRESENT

Mike Hutchinson
Debbie Spinner
Barbara Jones

Mayor Hawker excused Vice Mayor Walters and Councilmember Rawles from the entire meeting.

1. Discuss and consider the Housing Master Plan goals and next steps for finalization.

Community Revitalization Director Kit Kelly addressed the Council and advised that the Housing Master Plan goals were reworded to ease public concerns relative to the incorrect impression that the City intended to seize private property. She reported that the Community Housing Task Force (CHTF) voted unanimously to eliminate the goal that read, "Replace at least 50 percent of mobile homes aged 25 years and older," and to remove negative references to mobile homes or manufactured housing from the Housing Master Plan. Ms. Kelly outlined the changes as listed in the revised document titled, "Target Housing Goals for Mesa" (see Attachment 1). She noted that Vice Mayor Walters contacted her to suggest that goal three be reworded as follows: "Define, determine and reduce by at least 50 percent the number of housing units in substandard or deteriorated condition."

Mayor Hawker provided a copy of his letter, the "Mayor's Welcome," (see Attachment 2) that is to be included as part of the introduction to the Housing Master Plan document. He stated that revisions were made to the last three sentences of paragraph four, and that the opinions presented are his own.

It was moved by Councilmember Jones, seconded by Mayor Hawker, that the revised Housing Master Plan be placed on a future Regular Council Meeting agenda for consideration.

In response to a question from Councilmember Griswold, Ms. Kelly restated goal three to include the wording proposed by Vice Mayor Walters, and she advised that the revised wording is included in the recommendation before the Council.

Councilmember Griswold clarified that the goals of the plan are intended to address the condition of a building and does not address the age of a property.

In response to a question from Councilmember Whalen, Teresa Brice-Heames, Chairman of the Community Housing Task Force, stated that the Department of Housing and Urban Development (HUD) has established a definition for the term "substandard." She added that the restatement of the goals clarifies that the term "substandard" does not apply to only a certain type of housing, and that the goal is to improve all housing stock in the community.

Discussion ensued relative to the fact the word "reduce" may incorrectly provide the public impression that the wording allows for removal; that wording is included in the explanation that refers to the "rehabilitation or replacement of units;" that the term "incentives" does not necessarily refer to dollars; that "incentives" could refer to resources provided by the State and Federal level; and that research would be conducted to determine the role of a Housing Board or Commission in other communities.

Mayor Hawker clarified that the action before the Council is consideration of the Housing Master Plan, and that the Council would consider a recommendation for a Housing Board at a later date.

Responding to comments by Councilmember Thom that the terms in the Housing Master Plan are vague, Ms. Kelly advised that the third goal indicates that the first step of the Master Plan is to define substandard housing, and that the definition would be presented to the Council for approval prior to initiating further action.

Councilmember Jones acknowledged the efforts of the Housing Task Force and staff. He noted that the ultimate goal was to provide resources that enable citizens to help themselves in implementing housing improvements that ensure safe living conditions.

Mayor Hawker called for the vote.

Upon tabulation of votes, it showed:

AYES - Hawker-Griswold-Jones-Thom -Whalen
NAYS - None
ABSENT - Rawles-Walters

Mayor Hawker declared the motion carried unanimously by those present.

Mayor Hawker thanked staff for the presentation.

2. Appointments to boards and committees.

Mayor Hawker recommended the following appointments to Boards and Committees:

BUILDING BOARD OF APPEALS

<u>Name of Appointment</u>	<u>Expiration of Term</u>
Paul Barrett	June 30, 2006
William Benedict	June 30, 2007
Jeff Decker	June 30, 2005

Tom Hedges	June 30, 2005
Sat Guru Singh Khalsa	June 30, 2006
Frank Jimenez	June 30, 2006
Vernon Lemoine	June 30, 2007
Jennifer Sandstrom	June 30, 2005
Scott Somers	June 30, 2007

It was moved by Councilmember Griswold, seconded by Councilmember Whalen, that the Council concur with the Mayor's recommendations and the appointments be confirmed.

Upon tabulation of votes, it showed:

AYES - Hawker-Griswold-Jones-Thom -Whalen
NAYS - None
ABSENT - Rawles-Walters

Mayor Hawker declared the motion carried unanimously by those present.

3. Acknowledge receipt of minutes of boards and committees.

- a. Ad Hoc Committee to Study Police Oversight meeting held May 12, 2004.
- b. Ad Hoc Redevelopment Advisory Committee meeting held April 27, 2004.

It was moved by Councilmember Whalen, seconded by Councilmember Jones, that receipt of the above-listed minutes be acknowledged.

Upon tabulation of votes, it showed:

AYES - Hawker-Griswold-Jones-Thom -Whalen
NAYS - None
ABSENT - Rawles-Walters

Mayor Hawker declared the motion carried unanimously by those present.

4. Hear reports on meetings and/or conferences attended.

Mayor Hawker reported that he was elected Chairman of the Maricopa Association of Governments and that MAG presented an award to Assistant Development Services Manager Jeff Martin.

Councilmember Thom: Human Relations Advisory Board meeting.
Groundbreaking ceremony for Mazda dealership.

Councilmember Griswold: Financing the Future Committee meeting.
Ad Hoc Redevelopment Committee meeting.
Meeting at Taft School regarding roadway projects.

5. Scheduling of meetings and general information.

City Manager Mike Hutchinson stated that the meeting schedule is as follows:

Thursday, July 1, 2004, 7:30 a.m. – Study Session

Tuesday, July 6, 2004, TBA – Study Session

Tuesday, July 6, 2004, 5:45 p.m. – Regular Council Meeting

Thursday, July 8, 2004, 7:30 a.m. – Study Session

Monday, July 12, 2004, 3:00 p.m. – Police Committee

Monday, July 12, 2004, TBA – Study Session

Monday, July 12, 2004. 5:45 p.m. – Regular Council Meeting

6. Prescheduled public opinion appearances.

There were no prescheduled public opinion appearances.

7. Items from citizens present.

There were no items from citizens present.

8. Adjournment.

Without objection, the Study Session adjourned at 8:03 a.m.

KENO HAWKER, MAYOR

ATTEST:

BARBARA JONES, CITY CLERK

I hereby certify that the foregoing minutes are a true and correct copy of the minutes of the Study Session of the City Council of Mesa, Arizona, held on the 24th day of June 2004. I further certify that the meeting was duly called and held and that a quorum was present.

BARBARA JONES, CITY CLERK

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Attachments (2)

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Target Housing Goals for Mesa

By the Year 2025, Mesa will:

- Increase housing production to meet the projected population growth for all income groups.
- Reduce the housing gaps in the upper and lower income levels by 50 percent.
- Define, determine and reduce the number of housing units in substandard or deteriorated condition by at least 50 percent.

Increase housing production to meet the projected population growth for all income groups:

According to MAG estimates, Mesa's planning area will have a population of 630,300 in 2025. It is foreseeable that these residents will be comprised of a more diverse population with varying interests and needs for housing.

The first goal would encourage housing production in relation to the growth in population. For example, if as predicted there would be a significant increase in the percentages of upper income level households, then the City of Mesa could encourage the development of housing that accommodates that income group. Or, as the population ages, there may be greater demands for housing that serves older residents at different life stages.

Reduce the housing gaps in the upper and lower income levels by 50 percent:

The Arizona Affordable Housing Profile indicated that for the City of Mesa, there were not enough units available for those at the lowest and those in the highest household income levels. For those earning less than \$10,000 annually (8755 households) there was an estimated shortage of 7,401 affordable units. For households earning more than \$75,000 (29,658 households) there was an estimated shortage of 21,225 units within their price range. If the housing gaps were reduced by 50%, then an additional 3,700 units would be available to the lowest income populations and 10,612 new units available to those in the highest ranges.

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Define, determine and reduce the number of housing units in substandard or deteriorated condition by at least 50 percent:

~~Mesa has not formally adopted a definition for "substandard" housing nor has an inventory of such housing stock. Under this goal, the first step would be to develop a uniform definition of substandard housing, and then to determine the actual units that are substandard. "Housing units" refers to any type of dwelling unit, including but not limited to site built single residences, multi-family residences (duplexes, triplexes, four-plexes, apartments, town homes, condominiums), mobile homes and/or manufactured homes. Information about housing conditions is available through various resources including census data, assessor records, real estate sales information, windshield surveys, or records of code violations. Once an inventory is developed, the next step would be to reduce the number of substandard units through removal, restoration, if feasible, or replacement.~~

~~The goals identified are measurable but broadly stated. The Community Housing Task Force developed these goals with the expectation that they would give direction and guidance to a future housing board and to all those developing and approving more detailed housing policies and programs.~~

Define, determine and reduce the number of housing units in substandard or deteriorated condition by at least 50 percent:

- Under this goal, the first step would be to develop a uniform definition of substandard housing.

Mesa has not formally adopted a definition for "substandard" housing nor has an inventory of such housing stock been identified. "Housing units" refers to any type of dwelling unit, including but not limited to site built single residences, multi-family residences (duplexes, triplexes, four-plexes, apartments, town homes, condominiums), mobile homes and/or manufactured homes.

- After a uniform definition of substandard housing is approved by the City Council, the estimated number of units that meet the definition will be determined.

Information about housing conditions is available through various resources including census data, assessor records, real estate sales information, windshield surveys, or records of code violations.

- Once an inventory is developed, the final step would be to reduce the number of substandard units.

Reducing the number of substandard units may be accomplished through private investment and City programs, policies and Council approved incentives that assist in the rehabilitation or replacement of units, if feasible. The goals identified are measurable but broadly stated. The Community Housing Task Force developed these goals with the expectation that they would give direction and guidance to a future housing board and to all those developing and approving more detailed housing policies and programs.

The City of Mesa anticipates working in partnership with neighborhoods and the private sector to accomplish the goals of the Housing Master Plan. In summary, the ultimate goal of the Housing Master Plan is to make sure that we, as a community, plan for all anticipated housing needs in the future. It is our goal that every member of our community has a safe and secure place to live within the entire spectrum of affordability.

Dear Friends:

Mesa's Housing Master Plan was created through countless hours of resident, staff, and Council consideration and deliberation. The result, as you will read, is a thoughtful analysis of what Mesa is doing well and areas where we can improve in terms of our community housing.

This document exists thanks to the 15 members of the Community Housing Task Force. They represent the balance that drives our community: economic development advocates, affordable housing enthusiasts and residential developers. Their active participation and dedication were essential to the creation of our Housing Master Plan.

There are three targeted housing goals for Mesa identified in this report. The year 2025 is referenced as a projection for when build-out will occur for the City of Mesa. Maricopa Association of Governments (MAG) projections show that build-out may not occur before 2039. Nonetheless, at whatever pace build-out occurs, I want to ensure our growth is deliberate and well planned.

The first goal is to increase housing production to meet projected growth for all income groups. If this is implemented, I am concerned that our continued focus in the area of low-income housing, a category in which we have the lowest gap in the entire region, will effectively cement Mesa's reputation as the Valley's majority low-income housing provider. Unfortunately, there exists a perception that other communities do not have to provide a full range of affordable housing as long as affordable housing exists within a 30-minute commute zone. But my preference is to encourage neighboring communities to implement policies to create additional low-income housing opportunities within their own communities. Mesa is not a community in isolation and I do not feel that Mesa should be the low-income housing provider for Maricopa County.

The second goal encourages low-income housing opportunities that meet or exceed housing options in Maricopa County. However, the current housing affordability gap within Mesa is only 5.0 percent whereas it is 9.6 percent in Maricopa County. Given the fact that Mesa is already producing more affordable housing than our neighbors, and is already well below the overall county affordability gap, I prefer a regional approach to future affordable housing efforts.

Furthermore, as part of this regional effort, I encourage the development of additional high-income housing or executive housing options within Mesa to meet or exceed the

housing options currently available throughout Maricopa County. Mesa's deficiency in the area of executive level homes is of particular concern to me. Mesa currently has a gap for executive housing that is three times the gap identified for lower income housing. Executive level housing is a competitive market with neighboring communities capturing more and more of Mesa's residents. In my opinion, because the gap in higher income housing is three times the gap in low-income housing it therefore deserves the greatest level of attention due to the fact that it represents a much higher deficit.

The final targeted housing goal listed in the Housing Master Plan addresses the need to reduce the number of housing units in substandard or deteriorated condition by at least 50 percent. I am in complete support of this effort, as this goal encourages safe and healthy living conditions, promotes pride of ownership, increases private investment and empowers residents.

I believe this Housing Master Plan, and more specifically our ability to provide more upper-income housing, will be a significant factor contributing to Mesa's ultimate success in attaining a more balanced jobs to housing ratio. As Mayor, my vision involves transforming Mesa from a bedroom community to a boardroom community. In order to be financially sustainable, we must develop additional businesses within our community.

We have quality infrastructure, outstanding schools and an excellent quality of life to aid us in our efforts. However, in order to be successful in recruiting more jobs for our residents, we also need to provide the balance of housing that employers seek, which includes affordable and middle-income options, but most importantly a concerted effort in addressing the gap in executive level housing options.

Sincerely,
Keno Hawker
Mayor