

**CITY OF MESA
HOUSING ADVISORY BOARD
MESA CITY COUNCIL CHAMBERS, LOWER LEVEL
57 EAST 1ST STREET
May 3, 2007
6:00PM
- MEETING MINUTES -**

MEMBERS

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

STAFF

Ms. Jane Albin
Ms. Lisa Hembree
Ms. Kari Kent
Ms. Patricia Sorensen

WELCOME AND INTRODUCTIONS

Chair Deanna Villanueva-Saucedo welcomed everyone to the meeting. Trish Sorensen was welcomed as the interim Housing and Revitalization Director.

COMMENTS FROM CITIZENS

There were no comments.

APPROVAL OF APRIL 5, 2007 MINUTES

Minutes were approved as written.

DISCUSS DEFINITION OF SUBSTANDARD HOUSING AND DETERMINE RAMIFICATIONS

The Board discussed their process to date in determining a definition of substandard housing. They restated their goal in the Housing Master Plan, which is to "reduce by 50% the number of housing units in substandard or deteriorated condition." They reviewed the subcommittee's findings, and talked about aesthetics versus having a measurable definition. The standards on the inside of a house most times cannot be determined as an enforcement agency will not have access. The point was made that, even after defining substandard, it will be very difficult to actually determine a number. However, minimum expectations should be defined.

The Board made minor changes and then agreed to the subcommittee's document that defines a functionally compliant unit (draft attached). Chair Villanueva-Saucedo will compose the introductory language that will accompany this document. At the next meeting, the Board will finalize this and make a recommendation to forward to the City Council.

HEAR AN UPDATE REGARDING FUTURE OF ESCOBEDO

Ms. Sorensen stated that staff will go back to the Community & Neighborhood Services Committee on Monday, May 7, at 3:30PM, with options and a recommendation regarding the future of Escobedo. The alternative proposal will be one that addresses the concerns of the

Standards for Functional Compliance – Residential Dwelling Units

A unit is functionally compliant if it:

1. Is not dilapidated. (Habitat for Humanity definition of dilapidated housing: Dwelling units that have a combination of major deficiencies that make the dwelling unsafe and unfit for occupancy. Generally, the cost of repair is too high to make rehabilitation of the structure economically feasible.)
2. Has not been declared unfit for habitation by an agency or unit of government.
3. Has operable indoor plumbing and adequate source of hot water.
4. Has a usable flush toilet inside the unit for the exclusive use of a family.
5. Has a usable bathtub or shower inside the unit for the exclusive use of a family.
6. Has safe and adequate electrical service.
7. Has safe and adequate source of heating and cooling.
8. Has windows and doors that are properly functioning. It is strongly recommended for fire safety that the dwelling have at least one door that is at least 36" wide and opens outward, and has a functioning exit window or door from each sleeping room.
9. Has a private or common kitchen area that is functional.
10. Is free from infestation of insects, vermin or rodents.
11. Has adequate foundations or foundation areas that are provided with adequate drainage.
12. Has adequate flooring or floor supports of sufficient size to carry imposed loads with safety.
13. Has walls, partitions or other vertical supports that do not split, lean, list or buckle due to defective material or deterioration.
14. Has ceilings, roofs, ceiling and roof supports or other horizontal members that do not significantly sag, split or buckle due to defective material or deterioration.
15. Has fireplaces or chimneys that do not list, bulge or settle due to defective material or deterioration or that are of sufficient size or strength to carry imposed loads with safety.
16. Any defects or insufficiencies should be repaired or replaced in accordance with the International Building Code (IBC), the building code adopted by the City of Mesa.
17. Any defects or insufficiencies in manufactured homes should be repaired or replaced in accordance with Federal Manufactured Housing Construction Safety Codes, as enforced by HUD.

tenants; allows a moving allowance; provides a list of resources for the tenants to consider as future housing. The Board will receive a copy of the report when it is finalized.

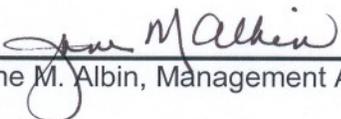
STAFF REPORTS/ANNOUNCEMENTS

- The Director position was posted on Monday, April 30, and will remain open until a sufficient number of qualified applications are received. The first review will occur about May 11. The title of this newly combined position is "Housing and Revitalization Director."
- The Board received the Housing Services Monthly Management Report for March 2007. As noted there are five vacant units at Escobedo, and they will remain vacant until the Council makes a decision on its future.

ADJOURN

With no other agenda items to be discussed, Chair Villanueva-Saucedo adjourned the meeting at 7:12 PM.

Respectfully Submitted,



Jane M. Albin, Management Assistant I