

Countywide Housing Affordability Taskforce (CHAT)

Meeting Notes

March 28, 2008

Members Names: Seth Fleetwood, Co-Chair; Terry Bornemann, Co-Chair; Mayor Bromley; Charlotte Eastman-Pros; Derek Long; John Shorthill; Hart Hodges; Larry West; Nancy Larsen; Gary Reid; Ted Mischaikov; Jon Soine; Paul Schissler; Ralph Black; Gail de Hoog; John Harmon; Barbara Brenner; and Stan Snapp

Members Absent: Mayor Bromley, Terry Bornemann, Charlotte Eastman-Pros, John Shorthill, Stan Snapp, and Barbara Brenner

Staff Present: David Cahill, Gary Williams, Samya Lutz, and Heather Aven

Guests:

Seth Fleetwood called meeting to order at 9:00 am

1. Approval of Notes

Motion to accept the notes from 2/22/08 and 3/7/08 with corrections. Seconded.
VOTE: ALL AYES

2. Agenda Items Discussion

Hart questioned the value of Tom providing a draft ordinance for the housing levy when a broad discussion had not been had on the role of the funding and an oversight committee. This issues lead to a discussion on the format of the CHAT report and what it should contain – such as a consensus of the tools, executive summary and the need to prioritize the tools.

The group discussed the process of prioritizing the tools using the 5 top picks. Some discussion was had about line 22 - Allow infill.

MOTION TO ACCEPT #22 (ALLOW INFILL) AS A PRIORITY TO BE INCLUDED IN THE REPORT. SECONDED.

Gary said the details of allowing infill need to be discussed by the group. Ted discussed the roll that the City's Code and Character Taskforce has undertaken and suggested that the CHAT group endorse the efforts of this committee.

FRIENDLY AMENDMENT: ALLOW THE MAKER'S REPORT TO BE INCLUDED, SUBJECT TO THE REVIEW OF THE CHAT TASKFORCE.

There was group consensus to review the Maker's Study and vote next week if it should be referenced in the final report to the City and County Councils.

Clarification on motion: The group is voting if infill will be a tool that is included in the final report.

VOTE: ALL AYES

**MOTION TO ACCEPT #20 (ALLOW SMALL LOT AND COTTAGE HOUSING).
SECONDED.**

There was some discussion about some of the items on the list being a tool to accomplish infill John suggested that all items receiving 5 or more votes in the priority exercise should go on the short list of priorities. These include: #17, #19, #20, #22, #32. and #35. Some members disagreed and felt that anything necessary to accomplish infill (ie: #18, 19, 20, 21, and 22) belonged under the motion of infill.

FRIENDLY AMENDMENT: TO INCLUDE ALL ITEMS RECEIVING 5 OR MORE VOTES BY THE TASKFORCE. – RALPH ACCEPTED ON #17, 19, 20, 22 – NOT 32 or 35.

VOTE: ALL AYES

There was group consensus to discuss 32 and 35 in further detail.

MOVED TO ACCPET #32a-d AS A PACKAGE AND MAKE IT ONE OF THE TOP PRIORITIES. SECONDED.

Public comment that modular units do not provide a big cost savings. The taskforce members disagreed and stated that time is where the savings are realized. David reminded the group that one way to draft the report would be to decide which tools could be implemented immediately, which ones should be 3-5 years out, and those tools that would need to be beyond that.

MOTION TO CALL FOR THE QUESTION. SECONDED.

There was discussion about why some members chose to make this a top priority and why others feel there are other tools that will accomplish more. Many members felt that the Land Banking is a benefit that must be included.

VOTE: ALL AYES

VOTE: ALL AYES

There was discussion on #35a-h. There was group consensus that some of these tools could be considered independently and not necessarily ONLY as package of inclusionary zoning.

MOTION TO ADOPT 35a-h AS A PACKAGE. Died for lack of second.

MOTION TO REPLACE THE TERM “VOLUNTARY INCLUSIONARY ZONING” WITH “AFFORDABLE HOUSING INCENTIVES”. SECONDED.

VOTE: ALL AYES

**MOTION TO ADOPT 35b-h (AFFORDABLE HOUSING INCENTIVE PROGRAM).
SECONDED.**

Ted suggested that expediting permits should not be on the list of incentives. He stated that instead of making one group more important than another group, the process should be improved to become efficient for everyone.

Ralph disagreed and stated that when asking the builder / developer to add an affordable housing component to their development, it is important to have as many incentives as possible.

John H stated that there are times that funding is dependent upon meeting a deadline, and if there is not allowance for some expediting of permits, the funding could be lost. The discussion continued about the advantages and disadvantages of suggesting the implementation of an expedited permit process. Samya and Gary talked about some of the ways the County's permit process is different from the City's.

VOTE: 9-3 (REID, LARSEN, and MISCHAIKOV, OPPOSED)

**MOTION TO INCLUDE A CATEGORY ENTITLED ADMINISTRATION PROCESS.
SECONDED. - TABLED**

Ted suggested that it be part of 4.1. It was decided that Nancy should bring it up at the next meeting.

3. Next Meeting's Agenda (4/04/08)

- Consideration of including the "Makers" 2004 Report as a part of the CHAT recommendation on infill. Marilyn Vogel will send out the report to CHAT members via e-mail and members are to review before the next meeting. It will be an agenda item.
- A discussion on the "form" of the CHAT report and if other things should be included
- A breakout of the Housing Trust Fund, how organized, and the Role and function of the Housing Trust Committee. This to happen before a discussion of the ordinance.
- A discussion of the use of proxies – Seth will talk to the Mayor and County Executive
- Discussion of the "Realtor Tools"

4. Public Comment

- None

Adjourned: 10:58 am