

Countywide Housing Affordability Taskforce (CHAT)

Meeting Notes

April 18, 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, Nancy Larsen, Derek Long, Ted Mischaikov, Jon Soine, Stan Snapp, and Barbara Brenner

Staff Present: David Cahill, and Heather Aven

Guests: None in attendance.

Proxies: Bob Bromley gave proxy to Gary Reid; Derek Long gave proxy to John Harmon; Nancy Larson gave proxy to Gary Reid; Ted Mischaikov gave proxy to Hart Hodges; Jon Soine gave proxy to Gary Reid.

Terry Bornemann called meeting to order at 9:05 am

1. Approval of Notes

None to approve.

2. Discussion of Agenda Items

PROXY: Seth Fleetwood gave an update on how proxies will be handled. It was decided that the group will talk about the issues they would like to vote on, a vote will be taken, and the proxy votes will be noted in the event they are allowed at future meetings. It was also decided that the Member must be present to vote, or submit their personal vote in writing, on the final report; no peer to peer proxies will be allowed for that vote.

Ralph pointed out that the land supply issue was not part of the report that Tom distributed. Dave commented that 4.4.2 touches on density, and if there is any expansion on the discussion of land supply – it should happen here.

The group was given a draft version of the Table of Contents and requested to review it and make note of anything that is included in the list that should not be, or anything that is missing from the list.

Gail commented that the transmittal letter that the consultant wrote, flows in an order not entirely supported by the group. She commented that a reader might interpret the items at the beginning of the letter as being the most important. Hart expressed his concern that the Taskforce's Statement of Need is not clearly identifiable in the transmittal letter. He proposed including causes; as well as, an explanation relating to the ability to be effective in attempts to address the problem. Hart also commented that implementation should not just be a ranking of the tools, it should include what some of the obstacles

might be, how the small cities will be involved, and how the coordination of various entities could take place. John H. pointed out that using real numbers in the examples, will help the community understand better. Gary would like to see a statement included in the transmittal letter that addresses the importance of housing. John H. suggested using a “human interest story” to attract interest, followed up with the facts and statistics.

Ralph expressed his support for the worksheet that John H distributed, he suggested that it become part of the report. He also suggested that the Taskforce begin to think about the best way to present the affordable housing crisis to the Councils. He pointed out that both Councils have many projects requesting money, and this group needs to do their best to communicate that affordable housing is a necessity that the needs to be viewed as very important thing to address.

Terry expressed his support for including the ideas that the group discussed so that the Councils can see the importance of the affordable housing issue. John S. stated that it will also be important to include what will happen if the housing issue is not addressed. Ralph stated that the order that tools are introduced in the letter, should reflect the priority attached to it by the group. John H. volunteered to write the Letter of Transmittal, and Terry offered to help as needed. Larry stated that he would look over the Letter before it was presented to the group – for editing purposes.

Gary expressed his concern that Chapter 4 lacked prioritization and emphasis of importance. He suggested that the chapter be condensed to 2 pages long and become the executive summary section of the report. Seth agreed and suggested that a separate chapter be created called Strategy Recommendations.

Hart wanted clarification on the difference between the “oversight” committee and the group that will decide how the money in the housing trust fund should be distributed – the Housing Investment Committee. He pointed out that there are other things, aside from the housing trust fund, that should be subject to review for implementation.

There was discussion about the portion of the report Paul had written in regard to the role the housing committee would hold. Paul pointed out that the funding could happen from a variety of entities, such as general fund, EDI, state matching, future levy, and future REET options. Some members felt strongly that an RFP process should be established to help determine how the recommendations for funding will be made. There was further discussion on what the committee process will look like, including who will have final authority on how the funds will be dispersed.

MOTION TO APPROVE THE PROPOSAL SUBMITTED BY PAUL WITH THE SUGGESTED CHANGES INCORPORATED. SECONDED.

VOTE – ALL AYES

The group discussed how many members of the Taskforce should present to the Council. It was decided that Tom and 2-3 members would present and other Taskforce members, schedules allowing, should attend the meeting to show support for the final product. Hart suggested that the final report might be more received by the public if presentations were held at Kiwanis meetings, the Rotaries, and other community venues.

There was discussion about the necessity of including key recommendations about implementation strategies.

The group discussed some of the topics that should be included in the transmittal letter. Seth suggested that 5-6 of the group's top priorities should be included in the letter. It was suggested that levy and leverage be mentioned together. The group agreed that the order that the tools appear in the letter is important, even if they are not numbered.

The tools were listed on the board straight from Tom's transmittal letter. The group chose to:

- Create an umbrella statement that each of the bullet points in Tom's letter fits under: "Increase the production and retention of affordable housing for 80% AMI and below".
- Remove "education" from the list.
- Define bullet points 3 and 4 a bit more:
 - Point 3 – creation of newly constructed affordable housing – provide incentives.
 - Point 4 – Finding affordable housing by retention and remodeling the existing stock. Rename it "Retain Older Affordable Housing Stock".

There was group consensus about replacing the transmittal letter Tom wrote with the one that John H and Terry will be working on – and making Tom's letter the executive summary.

3. Next Meeting's Agenda (5/02/08)

4. Public Comment

Called exception to 4.3.2 - Modular homes should not be combined with mobile homes, they are completely separate from one another.

5. Adjourned: 11:01 AM