

# Countywide Housing Affordability Taskforce (CHAT)

## Meeting Notes

### May 2, 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, Derek Long, Jon Soine, Ralph Black, Stan Snapp, and Barbara Brenner

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

Guests: Tom Beckwith, Consultant

Proxies: Bob Bromley gave proxy to Gary Reid or Hart Hodges; Derek Long gave proxy to John Harmon; Jon Soine gave proxy to Gary Reid; Ralph gave proxy to Hart Hodges.

Seth Fleetwood called meeting to order at 9:08 am

#### 1. Approval of Notes

None to approve.

#### 2. Discussion of Agenda Items

Seth stated that the proxies will be indicated on the record at the appropriate time. There was concern that unless you are here to listen to the discussion, it is hard to understand what you have allowed someone else to vote for.

Tom announced that all the chapters that will be part of the final report are in some stage of completion, except for chapter 2. He stated that Paul's submission for the Housing Trust Fund ordinance will have DRAFT or PROTO TYPE marked on it and attached as an appendix, so that the Council's feel they can make appropriate changes. He also pointed out that the tax levy and the affordable housing incentive ordinance will also be attached in this manner.

Paul pointed out the changes that had been made to the Housing Trust Fund ordinance. He reiterated that the surrounding jurisdictions should be encouraged to add money to the fund. He suggested that a policy plan be created to provide further detail on the criteria that should be used to rank the proposals.

**MOTION TO APPROVE THE UPDATED DRAFT ORDINANCE FOR THE HOUSING TRUST FUND. SECONDED.**

**VOTE: ALL AYES.**

Tom announced this would be appendix H.1 in the final report.

There was some discussion on the transmittal letter that John H drafted. It was reiterated that Tom's longer version would become the executive summary. It was suggested that an introduction come before the portion that was distributed. Some members felt the "American Dream" eludes to home ownership rather than having an affordable place to live. Other members felt that home ownership is part of the "American Dream", but it also encompasses other components like safety, education, and healthcare. Ted suggested splitting the paragraph that talks about a "collaborative effort", on page 2, split up into 2 different paragraphs.

**MOTION TO INCLUDE THE INFORMATION THAT JOHN H. PROVIDED TO THE GROUP AS PART OF THE TRANSMITTAL LETTER THAT IS BEING DRAFTED. SECONDED.**

**VOTE: ALL AYES**

There was discussion about the top priorities portion of the transmittal letter. It was suggested that instead of using a numbering system, bullet points might be a better alternative. It was also suggested that listing them in the order of importance, whether numbers or bullets are used, is necessary because of the readers' tendency to rank them in the order they are read in.

**MOTION TO LIST THE TOP PRIORITIES LISTED IN THE TRANSMITTAL LETTER AS 1, 2, 6, 3, 4, 5, AND INCLUDE THE WORDS "THE FOLLOWING GOALS, IN NO PARTICULAR RANK ORDER". SECONDED.**

**VOTE: ALL AYES**

Tom suggested not using the word "first", but instead say "as soon as possible" so that it eliminates the impression that everything else should be halted until that has happened. He stated that he would work on the Final Draft, and it should be available in the next 2 weeks. He pointed out that some of the sections will have DRAFT on them. He suggested the group discuss, pooling or selling of credits in conjunction with the Realtor Tools.

There was clarification that although some of the tools included in the report will benefit all income levels, there will be times that it needs to be specifically targeted and addressed to those that fall at 80% AMI and below. There was a suggestion to include ways to increase incomes in the community, because housing costs are not going to decrease, the rate of increase is all that will decrease.

**MOTION TO INCLUDE THE OVERALL ARCHING STATEMENT AGREED TO BY THE TASKFORCE ON 4-18-08 "INCREASE THE PRODUCTION AND RETENTION OF AFFORDABLE HOUSING FOR 80% AMI AND BELOW".**

After discussion a friendly amendment was submitted: leave the statement as it reads in John H. draft transmittal letter and add "**with emphasis on those at 80% AMI and below**" after preservation. SECONDED.

FRIENDLY AMENDMENT ACCEPTED.

**VOTE: ALL AYES**

The topic of inclusionary zoning was discussed again. There was clarification that voluntary inclusionary zoning was not removed as a tool to be used for affordable housing, the name was just changed to “affordable housing incentives” in an attempt to make it more acceptable to the community.

**MOTION TO INCLUDE THIS LANGUAGE IN THE REPORT: “THERE SHALL BE NO STATUTE ENACTED THAT INFLUCENCES THE CONCEPT OF ANY ZONING THAT REQUIRES INCLUSION OF PERMANENTLY AFFORDABLE HOUSING AS A CONDITION OF ENTITLEMENT, DEVELOPMENT, OR CONSTRUCTION.”  
SECONDED.**

There was discussion about the previous decision where the group consensus was that mandatory inclusionary zoning would not be supported, but voluntary inclusionary zoning would be. Gary wanted that discussion to be revisited, and expressed his concern about the in perpetuity attached to the house or land. It was suggested that some of the ideas that the Taskforce have come up, such as expedited processing, waivers on land configurations, are the very incentives that would be offered in a voluntary inclusionary zoning case. Many members could not recall voting for moving to mandatory inclusionary zoning if voluntary inclusionary zoning did not produce affordable housing.

Seth read section 4.5.2 from the report. It was pointed out that “INCLUSIONARY ZONING” should be replaced with “AFFORDABLE HOUSING INCENTIVES”. John S. pointed out that Title 18 already allows for 50% density bonus for affordable units.

Motion was clarified – exclude inclusionary zoning from the report all together and replace section 4.5.2 with Gary’s motion.

**MOTION TO TABLE THE VOTE ON EXCLUDING INCLUSIONARY ZONING FROM THE REPORT. SECONDED. - WITHDRAWN**

**MOTION TO CALL THE QUESTION AND VOTE ON THE MOTION BEFORE THE TASKFORCE. SECONDED.  
VOTE: 11-1**

**VOTE: 5- 6** (Gary’s motion above) **7- 7 WITH PROXY COUNTED.** Motion does not pass due to tie vote.

There was concern expressed that if allowed to do so, many members may want to bring up past decision and revisit them because of the compromises that had to be done.

### **3. Next Meeting’s Agenda (5/30/08)**

Final Draft of the report.

### **4. Public Comment**

### **5. Adjourned: 11:01 AM**