

Manufactured and Affordable Housing Strategy Committee
Meeting 3 – December 12, 2007
4:30-6:00 p.m.
Public Works Building, Conference Room C

MEETING SUMMARY

Participants

Members present:

Ken Anderson	John Glaze
Gary Bachman for Betty Villegas	Teri Hutts
Jim Brooks for Noemi Navarro	Kelly Kirkham
Max Canez	Danny Knee
John Casserly for Sheila Casserly	Omar Mireles
Carole DeAngele	Tom Spendiarian
Rene Gastelum	Chuck Stury

Not attending:

Susie Goode	Representative, SAHBA
Rita Hall	Representative, Catalina HOA
Eddie Peabody, Jr.	

Pima County staff:

Greg Hitt	Jennifer Dederich
Jim Forbus	Danny Tylutki

Facilitation Team:

Tahnee Robertson	Todd Gaston (recorder)
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Agenda

- Welcome, agenda review
- Review and approval of draft Meeting 2 Summary and draft Media Policy
- Review of overall timeline and process (handout; members bring their calendars)
- Presentation on key MH affordable housing issues “on the table” for committee consideration (County staff)
- Discussion
- Planning of January Field Trip
- Observer Comment
- Next Steps and Evaluation
- Adjourn

Request for an Overlay

As at the last committee meeting, an overlay map showing zoning was requested. Given the level of detail it will be difficult to provide this for the entire county, other than viewing online. County staff will prepare some type of zoning map to bring to the next meeting.

Review/Approval of Meeting 2 Summary

One correction was made. On page 4, the question was inaccurately recorded concerning the feasibility of the manufactured home industry using site-built design specifications. It was recorded as site-built using manufactured specifications and should be reversed.

With this correction, the meeting summary was approved.

Review of overall timeline and process: Draft Timeline

The committee spent two meetings on manufactured housing and will now turn to affordability. When we are ready to begin work on possible recommendations, the committee will return to both topics.

Draft timeline with topics and dates presented as a handout.

Review of proposed meeting dates: full committee 2nd Wednesday of the month from 4:30-6:30 p.m., and Coordination Team the 4th Wednesday of the month from 11:00 a.m. – 1:00 p.m. (unless otherwise agreed to by the committee). All but one or two people are able to make the committee meetings.

Presentation on Affordable Housing – Danny Tylutki

Presentation and accompanying matrix were handed out and will be posted on the website (<http://www.pimaxpress.com/Planning/MH.htm>)

A few corrections were raised by members which will be corrected by Danny before posting on the website.

[Q=Question; A=Answer; C=Comment]

Discussion

Q: Nothing about fast tracking in matrix?

A: That is actually number five.

C: If there is anything anyone would like added, please let me know.

Q: Why are apartments not considered?

A: It is addressed in the workforce housing profile. Number four in our strategies will address this “diversity of housing”

C: AMI is area median income, not average median income. That should be corrected in the instances it was used.

Q: What about the affordable mortgage vs. taxes etc?

A: That is included.

Q: What % of the purchase price did you include as tax?

A: I think we used two, a conservative number. They are factored in there.

C: 1.3 – 1.5% should be factored in as a high number. On a \$200,000 loan, at least \$81 dollars per month is the tax etc. which can make or break someone.

Q: Could we put a footnote on this page to show the assumptions made?

A: I'd be more than happy to do that

Q: Number 21 “expand home ownership”. Many of the people in Flowing Wells start in an apartment but fall behind and then end up paying more for substandard housing because their credit is trashed. So education for renters should be included.

A: That can be adjusted

Q: I wonder if a landtrust or landshare situation is a zoning issue?

A: [no answer]

Q: Energy Star construction, reducing energy bills by 50% per house should get some type of impact fee. What is a current impact fee?

A: About \$4400, I believe.

C: Staff will lay it out, show what other jurisdictions are doing, and then the ball will be in your court.

C: Very good start.

C: Staff hopes to provide the committee the information they need and the process they have used to provide the adequate info to make a decision.

C: The implication of a median priced home is that it is priced out of the \$75,000 range needed for median income families. The reality is not to get people to purchase the current median price homes, but to bring everything down.

Q: The goal of the committee seems to be specifically to increase homeownership. Is that accurate?

A: The purpose of this committee is to improve on the current plan/goals.

Planning and Discussion of January Field Trip

Review of handout on initial list of possible sites.

Additions to those sites already listed:

- Examples of County infill
- Bantam Estates (Tucson Urban League project at Bantam and Park)
- Foothills of Tucson Estates
- Bank's Grove (off King Street)
- Examples of multi-housing projects (rental ranges need to be addressed)

Q: Is Co-housing affordable housing?

A: They are very pricy - -in the \$350,000 range.

C: This may take more than one trip. I suggest a theme or focus for each trip.

Q: How many are willing to do more than one field trip if needed?

A: Most raise their hand.

Q: Do people prefer weekday or a Saturday?

A: Most preferred a weekday, only three preferred a Saturday, of those two are able to come on a weekday.

Date options will be emailed to members so that a date can be set and vans reserved right away. A survey to gather input on sites and preferences will also be sent to members.

Observer Comment

C: I think that this group is better staffed and equipped to deal with this issue than others I have seen in the past.

Next Steps

- Meeting summary
- Correct and post various handouts, presentation and other documents
- Field trip: Email out to members re field trip dates and locations, set date, reserve vans, email/survey/contact with specific members re possible sites
- Survey to members re level of understanding about affordable strategies
- Schedule CT meeting
- Info requests: Continue work on Questions/Answers document, zoning maps
- Next Committee Meeting: January 9th, 4:30-6:30 p.m., Public Works Bldg Conf Rm C