



MINUTES

Housing Advisory Committee (HAC) Meeting

When

Wednesday, September 15, 2021
12:00noon

HAC members attending: Phil d’Oronzio, Steven Stokes, Russell Ray, Rory Stolzenberg (in for Lyle Solla-Yates), S. Lisa Herndon, Julia Monteith (in for Alice Raucher), Chris Meyer, John Sales, Sunshine Mathon, Jennifer Jacobs, Juandiego Wade, Gary Palmer, Dan Rosensweig, Ridge Schuyler, Nancy Kidd, Anthony Haro, Councilor Payne, Joy Johnson, S. Lisa Herndon, LD Perry (by phone)

City Staff: Sam Sanders, Brenda Kelley, Erin Atak, James Freas, Alex Ikefuna, Remy Trail

Meeting started at 12:03pm.

Motion to approve the minutes by Chris Meyer, seconded by Sunshine Mathon. Minutes approved.

Phil d’Oronzio reviewed tasks for today’s meeting and advised that clean up is needed on the subcommittee list – everyone takes 2; he’ll circulate the list.

Sam Sanders announced changes in the “housing space” and new Office of Community Solutions. Questions and discussion followed.

Phil d’Oronzio stated that this meeting will include follow-up on the tax abatement ordinance (led by Ridge Schuyler) – putting an affordable housing lens on that program. Next, as tasked by Sam Sanders, work on the priority list on affordable housing (led by Dan Rosensweig).

Ridge Schuyler stated that this item [tax abatement ordinance] was brought to us by the City Treasurer and the City Assessor. He went through a presentation (attached) and asked for input following various questions:

How long do we think the exemption should last:

- Sunshine Mathon: remind us of the dollar magnitude. Phil d’Oronzio responded in terms of practical monthly amount is 3-figure amount, can probably get data from City Treasurer, well over \$100/month. Sunshine Mathon continued – asking because we

should look at a tiered level, based on years/AMI. Ridge Schuyler responded that a tiered system can probably be created; create a table.

- Anthony Haro typed into the chat to build incentives to serve lower AMI
- Sunshine Mathon – we want to be sure that if the Land Trust is involved, homeowner can receive the benefit

Ridge then stated the landlord must create affordable rentals; income must be verified each year. What % AMI of tenant; what portion of rent?

- Gary Palmer stated that if the point is to incentivize investors then the math may not make sense; landlords won't want to track
- S. Lisa Herndon there needs to also be an incentive to homeowners to make improvements to stay in the house
- Dan Rosensweig stated that he agrees with Gary, so recommend we look at 80% AMI; make it as simple as possible for staff [to administer]; i.e. staff monitor utilities?
- Sunshine Mathon suggested that instead of verifying utilities, use 25% of income instead of 30%
- Chris Meyer stated he agrees to the 80%; suggest we don't have a rent limit and landlords have to track; get away from income verification; tenant should not be penalized [if their income increases]

Ridge Schuyler asked about owner-occupied exemption:

- S. Lisa Herndon state there are wrap-arounds for home improvement; need to help those that want to be homeowners

Ridge Schuyler stated that in the affordable housing plan, funding in CAHF should cover application fee; what are unintended consequences?

- S. Lisa Herndon stated that there should be a ranking of priorities

Phil d'Oronzio then introduced the next item - this group tasked to take a broad look at implementation of the affordable housing plan. Order of priorities: this calendar year, then this fiscal year, then after that. A policy subcommittee meeting will be scheduled roughly 2 weeks out.

Meeting adjourned at 1:29pm.