



**CITY OF SCOTTSDALE HOUSING BOARD
REGULAR MEETING
ONE CIVIC CENTER, 3rd FLOOR CONFERENCE ROOM
7447 E. INDIAN SCHOOL ROAD
SCOTTSDALE, ARIZONA
AUGUST 13, 2009**

PRESENT: Joe Campodall'Orto, Chair
Nancy Cantor, Vice-Chair
Daniel Gottlieb, Board Member
Kathleen Puchek, Board Member

ABSENT: Denise Carroll, Board Member
Gary Morgan, Board Member
Nick Thomas, Board Member

STAFF: Kit Weiss, Citizen & Neighborhood Resources Manager

CALL TO ORDER/ROLL CALL:

Chair Campodall'Orto called the regular meeting of the Scottsdale Housing Board to order at 5:46 p.m. A formal roll call confirmed the members present as stated above.

1. REVIEW AND APPROVE MINUTES OF JULY 23, 2009 MEETING (Action)

VICE-CHAIR CANTOR MOVED TO APPROVE THE JULY 23, 2009 HOUSING BOARD REGULAR MEETING MINUTES, BOARD MEMBER GOTTLIEB SECONDED THE MOTION, WHICH CARRIED UNANIMOUSLY BY A VOTE OF FOUR (4) TO ZERO (0). BOARD MEMBERS CARROLL, MORGAN, AND THOMAS WERE ABSENT.

2. **DISCUSSION AND POSSIBLE UPDATES TO THE COUNCIL ADOPTED STRATEGY FOR THE CREATION AND PRESERVATION OF HIGH QUALITY, SAFE AND AFFORDABLE HOUSING (Action)**

Board Member Puchek recommended tabling agenda item two until Board Member Thomas was present in order to discuss the three documents he prepared. Vice-Chair Cantor agreed, explaining that she was unsure how to merge Board Member Thomas' strategy documents with the current information the Board has on the strategy.

Chair Campodall'Orto stated that he was proud of the Board's work on the Bylaws last month and opined that the preparation of a Housing Strategy would be more time consuming. Discussion ensued as to whether the Board should present both the Housing Strategy and Bylaws for City Council approval at the same time.

Vice-Chair Cantor suggested holding a longer meeting to update the Housing Strategy. Board Member Puchek opined that a special meeting may not be necessary and requested that the Board discuss it with Mr. Keagy. She recalled that at the July meeting the Board inserted into their Bylaws an agreement to oversee the Housing Element of the General Plan, and pointed out that portions of the Housing Element should be included in the Housing Strategy.

Vice-Chair Cantor recommended waiting to complete the Housing Strategy until after their joint meeting with the Human Services Commission, since it would provide guidelines for both organizations.

Board Member Puchek argued that the Housing Board could not act independently of the Human Services Commission's housing component.

Vice-Chair Cantor recommended that the Human Services Commission walk the Board through the housing rehabilitation program in order to understand how participants are chosen and what they must do to receive assistance. She stated that home improvements made by The Foundation for Senior Living include window replacement, kitchen cabinet repair, exterior painting, and checking for asbestos and lead.

In response to Board Member Puchek's inquiry regarding whether the established rehabilitation programs were funded by HOME and CDBG, Ms. Weiss explained that those programs are funded by federal grants through the HOME Program.

Noting that that the Housing Element of the General Plan and the existing Strategy relate to the preservation and conservation of housing, Vice-Chair Cantor suggested that the Housing Board become familiar with the programs, process, and definition of preservation and conservation.

Ms. Weiss told the Board she is a member of the core team currently developing the General Plan. They plan to form a citizen task force consisting of two members of specific Commissions/Boards to review the General Plan elements. She pointed out that the Housing Board would be elected to review all housing elements.

In discussion Board Members agreed they need staff guidance on how to accomplish the Housing Element and Strategy and to understand which areas to be involved in.

Vice-Chair Cantor stated that the Comprehensive Plan discussed accomplishing neighborhood vitality and revitalization through the Housing Board as follows:

"Utilize the Scottsdale Housing Board as the initial point of contact for all requests for resolutions of support required for application or allocations of low income housing tax credits within the community."

Ms. Weiss opined that low income housing tax credits relates more to the Human Services Commission.

In response to Chair Campodall'Orto's inquiry regarding housing as it relates to neighborhood involvement, Ms. Weiss confirmed that neighborhood involvement relates to Citizen & Neighborhood Resources.

Vice-Chair Cantor stated that the Comprehensive Plan also suggests establishing appropriate incentives for the development of affordable in-fill housing and seeking opportunities for mixed income housing. These would be excellent places for the Housing Board to be involved. Board Member Puchek stated that the Board needs to have their parameters defined before acting on the Comprehensive Plan.

Vice-Chair Cantor argued that even though the Housing Element of the General Plan provides direction on what the Housing Board should be doing, it lacks an implementation process. The Board has now addressed the implementation issue by agreeing to oversee the Housing Element of the General Plan. The next steps would be the preparation of procedures and the Housing Strategy.

Vice-Chair Cantor recommended scheduling the Housing Board's upcoming retreat as a joint meeting with the Planning Department and the Human Services Commission.

Ms. Weiss explained that the City has in-house facilitators that could assist the Board in organizing its retreat and suggested inviting members of Economic Vitality and the Housing Department.

After some discussion Board Members agreed that the Bylaws should be presented to City Council without delay. The Housing Strategy can be presented later, since Councilmembers may have many more questions about it. Ms. Weiss suggested scheduling a work study with City Council staff in order to review the Board's strategies.

Board Member Puchek told the Board she has one trip planned for September and one in October and requested that staff inform the Board of tentative retreat dates at the September meeting.

Chair Campodall'Orto pointed out that many sections of the current Housing Strategy are outdated and expressed his hopes of getting a head start tonight on rewriting the strategies. Board Member Puchek pointed out that some of the things the Board thinks are antiquated might be statutes.

Ms. Weiss recommended the Board work on their strategies during their September 10, 2009 meeting and possibly schedule their retreat for October. The main goal for staff was to coordinate the Board's and Human Services Commission's schedules in order to plan a joint meeting.

Chair Campodall'Orto and Vice-Chair Cantor requested that staff inform them when the Board's Bylaws are to go to City Council so they could attend in support of the Housing Board. Ms. Weiss agreed to keep them apprised and stated that the Chair could make brief comments prior to the vote.

Discussion ensued regarding whether the terminology Board Member Thomas used in the three strategy documents he supplied were antiquated or possibly used by HUD.

BOARD MEMBER PUCHEK MOVED TO TABLE THE HOUSING STRATEGY DISCUSSION UNTIL THE SEPTEMBER 10, 2009 MEETING, VICE-CHAIR CANTOR SECONDED THE MOTION, WHICH CARRIED UNANIMOUSLY BY A VOTE OF FOUR (4) TO ZERO (0). BOARD MEMBERS CARROLL, MORGAN, AND THOMAS WERE ABSENT.

3. DISCUSSION AND BOARD ACTION ON SCHEDULING A JOINT MEETING WITH THE HUMAN SERVICES COMMISSION (Discussion and Possible Action)

In response to Ms. Weiss' inquiry, Vice-Chair Cantor said that the Board has never had a joint meeting with the Human Services Commission.

Chair Campodall'Orto recalled that the Board has not been apprised of the Planning Commission, Development Review Board or Human Services Commission meetings. The Board would like to be notified of these meetings so they can send representatives.

Vice-Chair Cantor explained that the Board has been trying to meet with various City organizations in order to facilitate the preparation of housing strategies for the past two years. Ms. Weiss suggested that the Board make a motion to schedule a joint meeting with the Human Services Commission.

Vice-Chair Cantor reported that the entities that assisted with the preparation of the existing Housing Strategy were Community Assistance, Transit Planners, Senior Community Planners, Asset Management Coordinators, Redevelopment Planners, Economic Development, Human Services Specialists, and the Housing Board.

VICE-CHAIR CANTOR MOVED TO SCHEDULE A JOINT MEETING WITH THE HUMAN SERVICES COMMISSION, BOARD MEMBER PUCHEK SECONDED THE MOTION, WHICH CARRIED UNANIMOUSLY BY A VOTE OF FOUR (4) TO ZERO (0). BOARD MEMBERS CARROLL, MORGAN, AND THOMAS WERE ABSENT.

4. STAFF AND COMMISSION UPDATES (A.R.S. § 38-431.02(K))

Ms. Weiss reported that the City was in the process of developing public outreach for the Scottsdale Airpark Community Area Plan to be followed by the South Scottsdale

Community Area Plan. Five Community Area Plans will make up the final General Plan.

Vice-Chair Cantor stated that the McDowell Road/South Scottsdale Task Force held their first meeting today. Ms. Weiss explained that the Task Force was appointed by City Council. Chair Campodall'Orto suggested that the Housing Board be involved in the housing discussions held by the McDowell Road/South Scottsdale Task Force

Vice-Chair Cantor reported that she emailed task force member Sonnie Kirtley a copy of the Housing Element of the General Plan, the Housing Board's Bylaws, the Strategic Plan, and the Neighborhood Enhancement Commission's Mission and Bylaws. She suggesting that the Board be involved in the task force housing discussions, since it would be an essential participant in the revitalization of mixed use and mixed income housing.

Chair Campodall'Orto emphasized the need for the Housing Board's review and involvement in all City housing strategy discussions and documents before they go to City Council for approval. Ms. Weiss reiterated that staff would be requesting that two Housing Board members participate in the panel discussions and review of the General Plan before going to City Council for approval.

Discussion followed regarding the Community Area Plan outreach including surveys submitted to Facebook, Interlocker, churches, PTAs, utility bill inserts, on-hold messages, as well as to those who have signed up for City meeting notifications.

Chair Campodall'Orto requested that the Board be notified by email of all of the outreach meetings in advance so they could be available to attend. Vice-Chair Cantor announced that the McDowell Road/South Scottsdale Task Force meetings are held from 8:00 a.m. to 9:30 a.m.

Ms. Weiss agreed to inform Mary Troyan-Vandevord that the Housing Board would like to be notified of City meetings. Board Member Puchek pointed out that they would probably be attending a majority of the South Scottsdale meetings.

Vice-Chair Cantor agreed, stating that the Board planned on being involved in the preservation and revitalization of housing. Chair Campodall'Orto said the Board would like to be involved in the commercial use planned for the Scottsdale McDowell Corridor.

Ms. Weiss announced that the Getting Arizona Involved in Neighbors (GAIN) block party event was scheduled for October 3, 2009 and the kickoff with the Block Party Captains was scheduled for August 27, 2009 from 6:00 - 8:00 p.m. at the Via Linda Senior Center. She suggested that the Board identify a few southern neighborhoods to visit during the October event and agreed to send Board members a list of participating neighborhoods as well as event updates.

Board Member Puchek requested that the Board receive a copy of the needs assessment section of the housing component of the Five-Year Consolidated Strategy once completed. The needs assessment is a federally mandated component of the strategy.

Vice-Chair Cantor stated that the Five-Year Consolidated Strategy would assist the Housing Board in testing how well it functions. Ms. Weiss agreed to request that Paul Ludwick forward staff a copy of the completed Five-Year Consolidated Strategy in order to send it to all Board members.

Vice-Chair Cantor reported that she emailed Mr. Ludwick today requesting that he send the Board certain statistical information.

5. PUBLIC COMMENT (A.R.S. § 38-431.02(K))

No members of the public wished to address the Board.

6. FUTURE AGENDA ITEMS

Vice-Chair Cantor requested that a discussion be agendaized for the September meeting regarding meeting with the Neighborhood Enhancement Commission (NEC) to discuss the R1-7 zoning revisions requested by City Council. She noted that the NEC may not yet have been apprised of this situation.

Board Member Gottlieb pointed out that the Board could not be involved until its Bylaws were approved by City Council. Once they are approved the Board must be prepared to provide a recommendation regarding the R1-7 zoning revisions.

Discussion ensued regarding the Planning Commission informing the NEC of the request for zoning revisions, and possibly scheduling a joint study session with the NEC to discuss the topic.

Vice-Chair Cantor recalled that when City Council requested the R1-7 zoning revisions, they also remarked that they did not care about deed restrictions and suggested that they let the neighborhoods fight them out. The current zero property lines mentioned in the R1-7 zoning restrictions would cause problems with emergency access ways. Hazardous situations would arise if the quality of construction was not up to standards and recalled that she apprised Fire Marshal Jim Ford of the problem as well as the requested R1-7 Zoning Revisions.

ADJOURNMENT:

With no further business to discuss, being duly moved and seconded, the meeting adjourned at 6:41 p.m.

Respectfully submitted,
A/V Tronics, Inc. DBA AVTranz