

AFFORDABLE HOUSING ADVISORY COMMITTEE MINUTES

Exhibit Hall, Lee Center | May 2, 2019

	Members Present	Members Absent	Staff
1	William Alexander (m)		Tamara Jovovic, Housing Planner
2	Dan Brendel (m)		Jose Ayala, Urban Planner
3		Annette Bridges (excused)	Carrie Beach, Division Chief
4	Michael Butler		
5	Katharine Dixon (m)		
6	Michael Doyle (m)		
7	Carter Flemming		
8	Jon Frederick (m)		
9	Holly Hanisian (m)		
10	Bill Harris		
11	Robyn Konkell, Chair		
12		Michelle Krocker (m) (excused)	
13	Jessica Lurz*		
14	Helen McIlvaine*		
15	Shelley Murphy (m)		
16		Peter-Anthony Pappas (excused)	
17	Zachary DesJardins		
18	Paul Zurawski		
19	Frank Fannon		
20	vacant		
21	vacant		
	Guests	Affiliation	
1	Diana James		

*non-voting

(m) – took minutes during fiscal year

The Chair, Robyn Konkell, called the meeting to order at 7:00 pm. Due to the abbreviated nature of the meeting, Tamara Jovovic, staff to AHAAC, took minutes.

1. Housing Contributions Workgroup Debrief

Due to the delay in the start of the meeting (caused by severe traffic congestion and rain), this discussion was postponed to the June meeting.

2. Eisenhower East Small Area Plan Briefing (Jose Ayala/Tamara Jovovic)

Planning and Zoning staff Jose Ayala and Carrie Beach provided an overview of the Eisenhower East Small Area Plan (SAP) Update. The full presentation has been posted online. The SAP Update is being undertaken to provide flexibility in land uses that can adapt to current and future market demand, allow for additional density to promote transit-oriented development, create new open spaces and connectivity, improve safety and accessibility, provide new community facilities,

including a potential new school, and enhance housing affordability. The Update is contemplating up to approximately 6.85 million square feet in additional density, including approximately 4.4 million square feet of residential development.

Past projects under the current EE SAP have provided voluntary contributions to the Housing Trust Fund; in addition, some projects have opted to pursue bonus density or height in exchange for affordable housing. The latter, however, has resulted in only approximately 2.5% of the constructed and pledged on-site rental units being committed affordable.

Through the introduction of additional residential development, proactively building partnerships and pursuing co-location opportunities, the Plan is striving to enhance and deepen housing affordability. The next EE SAP Update community open house is scheduled for May 21st. Members were encouraged to attend the open house. Staff will present preliminary recommendations for the Committee's feedback at the June meeting.

3. Green Building Policy and Environmental Action Plan Updates (Tamara Jovovic)

Tamara Jovovic provided an overview of the Green Building Policy and Environmental Action Plan Updates. The full presentation has been posted online. The Committee conveyed its overall support for the policy updates. Discussion focused on ensuring that: 1) density bonuses for green building not compete with/erode the impact of the existing affordable housing bonus density and height program; and 2) renovations of affordable housing projects that involve DSPs/DSUPs not be required to comply with stricter green building requirements due to the cost implications associated with those improvements. Affordable housing projects typically rely on competitive grant and loan funding and frequently cannot carry the cost of heightened building and other requirements. Shelley Murphy made a motion to submit a letter to the Planning Commission and City Council. Jon Frederick seconded the motion. J. Frederick agreed to draft a letter with S. Murphy's assistance for the Committee's review. The motion was approved unanimously.

4. Consideration of April 4, 2019 Minutes (Chair)

Frank Fannon made a motion to approve the April 4 minutes. Katharine Dixon seconded the motion. The motion was approved unanimously.

5. Written Updates

A written update regarding ARHA's activities and the monthly financial report were provided as part of May packet.

6. Staff Updates

Staff noted that elections for the chair position would be held in June.

The meeting was adjourned at 7:30 pm so that the Committee could participate in the Housing Contributions Workgroup.