

Mayor's Housing Quality Task Force Meeting Notes

Housing Affordability Sub-Committee

Date: June 15, 2016

Time: 10:30AM-12PM

Location: City Hall, Council Briefing Center

Defining Housing Affordability: HUD's definition includes not paying more than 30% of gross income on housing including utilities. Housing is affordable if they have income to pay for other essential needs i.e. transportation, health (meds.), food, child care, taxes, clothing...etc.

- Basic definitions
- Areas of opportunities – desirable attributes to housing
- Need to consider all aspects of affordable housing so that when strategically focusing recommendations all aspects are considered.
- Review broad sweeping data when considering definitions. Review of a sliding scale of what affordable housing is when considering the definition. Definitions can vary from place to place (neighborhood to neighborhood).
- Important to align with HUD's definition of housing affordability in order to implement recommendations through CHHS and other organizations.
- **Desirable attributes to housing:**
 - Accessibility: Vibrant Neighborhoods – economic development
 - Transportation
 - Child Care
 - Groceries
 - Quality Education
 - Schools
 - Disability accessible units
 - Recreational opportunities
 - Walk ability
 - Safety
 - Diverse
 - Employment (training)
 - Mixed-income
 - Mixed-use

Barriers to:

Vibrant Neighborhoods

- Zoning
- Neighborhood Councils (NIMBY-ism)
- Lack of infill development
- Parking requirements
- Lack of funding to implementing recommendations
- Lack of infrastructure, streets/sidewalks
 - Stormwater infrastructure
- Not taking housing vouchers
- Income discrimination
- Criminal background
- Evictions – accessibility
- Lack of housing for people with disabilities
- Credit history
- Low wages (economic development)
- Lack of training opportunities, lack of jobs

Barriers to creating housing for people that meet 30% LMI:

- Funding for construction, capital costs
- Lack of available housing b/c landlords can discriminate against people. Housing stock is low.
- Available & appropriately zoned lots = development in areas on the periphery of the city, no accessibility to other necessities
- Need to address zoning
- Regulatory barriers

Abandoned homes:

Homes in foreclosure:

- Foreclosure process is too long.

Chronic Nuisance lots:

- Difficulty in remediating, improving the property and/or people (substandard and chronic nuisance) Time and money to come to a solution/improvement

Substandard Homes:

- Absentee owners, cannot contact owners
- Lack of income regulation and oversight to rentals. Need minimum standards.

Vacant Residential Lots:

- No availability of vacant residential lots
 - City needs an inventory to identify where the lots are located in the Urban Growth Area (UGA) that may be built on.
- Zoning: Historical platting, historical use, and how to use it for infill.
- Neighborhood Notification Ordinance: Process to appeal to development by neighborhoods. Deters developers because the neighborhood appeal process has the potential to shut down projects.
- Negative perceptions to infill development, need more education of what infill is and its impacts.