



Action Minutes

Housing Advisory Board

Meeting Date/Time: June 9, 2015; 6:30 p.m.

Members Present: Holly Fraccaro (Chair), Millicent Bowie, Laura Cowan, Mary Jean Seyda, Crystal Fisher, and Kimberly Manturuk

Members Absent: Ben Perry, Nathan Clark

Staff Present: Sarah Viñas & Judy Johnson

Public Present: Nancy Oats, Terry Vance, Vivian Foushee, Wayne Hadler, and Patty Segar

Agenda Item	Discussion points	Motions/Votes	Action
Call to Order/Approve Agenda/Announcements/Petitions	Chair Holly Fraccaro called the meeting to order at 6:41 pm.		
Approve May 12, 2015 Action Minutes		Kim made a motion to approve the minutes as written; Crystal seconded the motion.	Motion approved unanimously.
Public Comments/Petitions	Wayne Hadler and Patty Segar, the applicant for the Grove Park project, discussed their revised affordable housing proposal. Nancy Oats discussed her concerns about the 1609 E. Franklin Hotel and Apartment project targeting their own employees for the affordable units and raised questions		

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	<p>about the wages of the hotel employees.</p> <p>Terry Vance expressed her concern about the 1609 E. Franklin Street project. She indicated that a protest petition had been submitted and signed by property owners.</p>		
<p>New Business</p> <p>1609 E. Franklin Street Applicant Presentation</p> <p>Discussion of suggested payment in lieu formula for rental housing projects</p>	<p>The applicant presented an overview of the proposed hotel and residential unit project, which includes 28 apartments and a proposal for two affordable units and a payment in lieu of \$13,200.</p> <p>The board expressed concern over the payment in lieu amount and indicated that it seemed low.</p> <p>The board discussed the possibility of either increasing the number of units on site or increasing the payment in lieu amount.</p> <p>If the units are provided on site, the HAB would like to be consulted regarding the location of the units.</p> <p>The board discussed a variety of options for calculating a suggested payment in lieu contribution for rental housing projects – i.e. \$/square foot, % cash flow, etc. This</p>	<p>Crystal made a motion to recommend full payment in lieu. The amount of the payment in lieu is yet to be determined, as the HAB is working on a formula to suggest a calculation for payment in lieu amounts on a consistent basis for voluntary rental projects. Kim seconded the motion</p>	<p>Motion approved unanimously.</p>

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<p>Debrief of AHDR process</p>	<p>will be the primary item for discussion at the board's July meeting.</p> <p>The board discussed what went well with the first application cycle for the AHDR, as well as opportunities for strengthening the process. Staff will be revising the funding application this summer and present the new version and scoring rubric with the HAB before distribution.</p>		
<p>Adjournment and Next Meeting Date</p>		<p>Crystal motioned to adjourn the meeting; Mary Jean seconded the motion.</p>	<p>Meeting adjourned at 8:55 p.m. The next Housing Advisory Board meeting is scheduled TBD in late June or early July.</p>

