

**MINUTES**  
**10x10 Blue Ribbon Affordable Housing Meeting**  
**Thursday, March 22, 2007, 4:00 p.m.**  
**Fresno City Hall, 4<sup>th</sup> Floor, Meeting Room 4017**

Committee Members Present: Cynthia Sterling, Fresno City Council District 3 (Co-Chair)  
Keith Bergthold, City of Fresno (Chair)  
Michael Sigala, City of Fresno  
Rev. Sharon Stanley, FIRM  
Veda Stamps, The Ramsay Group  
Sara Hedgpeth-Harris, League of Woman Voters  
Dan Fitzpatrick, Lantana Investment, LLC  
Dennis Woods, United Security Bank  
Jess Negrete, Central California Legal Services  
Lee Brand, Westco  
Paul Werfelmann

Special Guests Mayor Alan Autry  
Deputy City Mayor, Roger Montero  
Georgeanne White, Chief of Staff to the Mayor  
Andrew T. Souza, City Manager

Others Present: Jon Ruiz, City of Fresno  
Bonnie Rusko, CIL  
Kevin Vu  
Kimmy Nguyen-Vu  
Cynthia Ortegon  
Jennifer Weil  
David Martin, Redevelopment Agency  
Stephanie Espinosa, Apartment Association  
Charlotte Hylton, Deputy City Attorney  
Jose L. Barraza, CIL  
Steven R. Horlicka, California Apartment Association  
Debra Ginder  
Marlene Murphey, RDA  
Jennifer Fisher  
Rosemarie Fisher, Fresno County Department of Community Health  
Erica Franco, City Council District 3 Representative  
Ruben Diaz, City of Fresno  
Katerina Holland  
Cary Catalano, Habitat for Humanity  
Matt Jendian, CSUF  
Dan Fitzpatrick, Jr.  
Carol Casey, CIL  
Corrina Nunez, City of Fresno  
Claudia Cazares, City of Fresno  
Jose Salazar, Department of Veterans Affairs

Absent: Ned Stacy

**A. Call to Order**

Meeting called to order at 4:15 p.m. by Keith Bergthold

**B. Introductions**

Attendees introduced themselves

**C. Public Announcements**

Keith Bergthold said he would like this committee to continue to meet to implement the recommendations. Mayor Autry agreed that the committee should continue to meet and monitor the progress of the recommendations.

Council Member Sterling thanked the Mayor for appointing her to the committee. The appointment has been a highlight of her council term. Council Member Sterling thanked Keith Bergthold and John Ruiz for working with this committee. Council Member Sterling also thanked Michael Sigala from the Planning and Development Department, Housing Division who “kept us balanced.” Council Member Sterling stated that she hopes the committee will continue to meet to implement the report’s recommendations

**D. Subcommittee Presentations:**

**1) Innovative Code Enforcement**

Sharon Stanley gave the Innovative Code Enforcement Subcommittee report. Sharon Stanley said that she would like to thank the Mayor for putting the committee together to work. After living in substandard housing conditions Sharon Stanley said she wanted to know how to get tenants and landlords work together to improve living conditions. The goal is to upgrade 1800 substandard units to standard units. There must be four crucial partners to achieve this goal: Code Enforcement Department, City Attorney Office, Anti-Slum Strike Force and Community and Health Partners.

To achieve the goal of transforming 1800 substandard units, the existing tools need to be strengthened. For example, there needs to be more City Attorney’s dedicated to code enforcement. The City Attorney can use real property ordinances and receiverships for properties that are chronic code violators. In the Community Engaged Model, the subcommittee researched other cities to analyze their funding sources and how they educated the community about the link between substandard housing and health issues. There must be partnerships between government health agencies, organizations such as the California Apartment Association, landlord and tenants to improve substandard living conditions. The subcommittee also recommended strengthening the enforcement of existing regulations regarding cooling systems. The goal of the subcommittee’s recommendations is stop the “slum dynamics” that degrade a neighborhood.

Mayor Autry, stated that he understands that you need to have staff dedicated to pro-active code enforcement. However, you may have to restructure your staff rather than hire additional people to achieve your goals. Other departments such

as the police department had to restructure their staff to combat the graffiti problem. Sharon Stanley stated that the subcommittee has discussed at length restructuring staff versus hiring additional staff. There is not enough staff to do all the inspections. Ruben Diaz, Code Enforcement Manager, stated that his department has discussed staffing issues and restructuring staff may not be feasible. Mayor Autry stated that if the staffing discussion has already occurred, then you need three additional code inspectors. Mayor Autry asked if the committee supported these recommendations. Sara Hedgpeth-Harris stated there is consensus on all the recommendations including the request for hiring three additional code inspectors.

## **2) New Financing Strategies Subcommittee Report:**

Veda Stamps presented the New Financing Subcommittee Report. Veda Stamps acknowledged and thanked subcommittee members such as Marlene Murphy from RDA, Rollie Smith from HUD and the other subcommittee members who participated in the report. At least 2,000 units can be built over a period time utilizing the New Financing Strategies. In putting together the recommendations, several different methodologies were utilized. The subcommittee, for example, surveyed for-profit and non-profit developers regarding the barriers to developing affordable housing projects. The subcommittee conducted surveys, researched best practice models and talked to city staff regarding funding affordable housing development. One recommendation is to create a housing trust fund. This recommendation is in the conceptual stage; however money has already been set aside for the housing trust fund. There must be community input on how the housing trust is to be implemented. A Housing Trust Fund ordinance needs to be drafted. There also needs to be some type of permanent funding source for the housing trust fund. Another recommendation is the Community Bank Investment Plan. For every \$30 million invested at least 200 affordable housing units per year can be developed. This plan is a great opportunity for the city to show its commitment to affordable housing development.

For-profit and non-profit developers were asked what were the major barriers to developing affordable housing projects. They all indicated prevailing wage was major barrier to pursuing affordable housing projects. Mayor Autry stated that identifying prevailing wage as a barrier to affordable housing projects proves the integrity of the final report. Council Member Sterling stated that the union was participating in the discussions regarding prevailing wage. Veda Stamps said that the subcommittee is working with the Union to establish a local prevailing wage rate. Mayor Autry stated that there should be a way to tweak the prevailing wage rate without eliminating it completely.

Mayor Autry said that affordable housing means different things to different people. The homeless, for example, would not be able to afford low or moderate income housing. Sara Hedgpeth-Harris stated that the critical need is for the very poor. Mayor Autry stated that he hoped there will be a finance strategy for housing for each income level.

### **3) Innovative Government Subcommittee Report:**

Dan Fitzpatrick presented the Innovative Government Subcommittee report. Dan Fitzpatrick stated that the RDA and other City Departments can only produce a few hundred affordable housing units per year. What the City can do is to encourage the private sector to develop affordable housing projects. For the private sector, time is money, and there must be some way to speed up the approval process. A “shepherd” for example would be appointed to guide the project through the approval process. Complicated zoning laws make it difficult to do unique projects. There has been, however, some progress to streamline the approval process. The Variety Pack and the ABC center is an example of how the Planning and Development Department is trying to streamline the approval process. The Innovative Government Subcommittee has been working with Keith Bergthold to eliminate barriers for the private sector. Keith Bergthold stated that they are working with the zoning codes to that zoning codes are more flexible and relevant. Dan Fitzpatrick said that in standard subdivisions there are some cumbersome rules such as the width of streets for garbage trucks. Dan Fitzpatrick said it was essential that the City Departments work together to solve these issues. To achieve the necessary affordable housing units, developers should build to their density requirements.

### **4) Urban Reinvestment/ Infill Subcommittee Report:**

Sara Hedgpeth-Harris presented the Urban Reinvestment Subcommittee report. Sara Hedgpeth-Harris stated that infill development should be city wide. The vacant/underutilized properties need to be inventoried. This inventory should include a description of the property and how it is zoned. These properties need to be marketed to potential developers. Every City Council District should identify their infill properties. Economic incentives would encourage developers to develop infill and underutilized properties.

### **5) Housing for Homeless and Very Low Income Residents Subcommittee Report:**

Sara Hedgpeth-Harris presented the Housing for Homeless and Very Low Income Residents Subcommittee Report. Sara Hedgpeth-Harris stated the issue here is not home ownership, but providing housing for the homeless. The City is losing Section 8 housing. Mayor Autry asked if the subcommittee can break down income categories for housing. Sara Hedgpeth-Harris stated that the subcommittee looked at best practices model for helping the homeless. Many models recommended finding housing, not shelters for the homeless. The most important recommendation is to engage the county regarding the homeless.

### **6) Affordable Accessible Housing Subcommittee Report:**

Michael Sigala presented the Affordable Accessible Housing Subcommittee report. This subcommittee worked with Housing Partnership for the Disabled, Center for Independent Living, and other people from the Community. The five recommendations are: 1) No Step Entry, 2) All Doorways and Passage Ways at least 34” Inches Wide, 3) One downstairs bedroom and accessible bathroom with reinforcements for grab bars, 4) Six square feet of accessible kitchen counters, and 5) Hallways at least “42” inches wide. Mayor Autry stated that designing a

housing unit that incorporates Universal Design is an investment in people's retirement. Universal Design would cost less than having to retrofit a home. Mayor Autry stated that he really likes the Universal Design concept.

#### **7) Regional Land Use/Smart Growth Subcommittee Report:**

Keith Bergthold presented the Regional Land Use and Smart Growth subcommittee report. Smart Growth is a development plan that focuses on high quality; high density housing that utilizes transportation. Any Smart Growth plan would have to utilize incentives. These incentives would include density bonuses and fee waivers for affordable housing projects. Keith Bergthold stated that he would like Mayor Autry to grant the committee the ability to implement and monitor these recommendations.

#### **E. Public Comments and Announcements**

Council Member Sterling stated the committee is committed to these recommendations and therefore would like to remain an active committee.

Mayor Autry thanked everyone for working on the committee. He stated that having a home greatly contributes to your sense of well-being. Fresno can establish itself as a leadership on changes. This report is a model of other cities. This report gives hope for people to have housing. If the 10 x 10 Committee goes away, then these changes will not occur. Mayor Autry will present this report to the City Council. Mayor Autry stated the committee did an excellent job and was blown away by the work that has occurred. Mayor Autry recommended that the report be sent to Michael Hansen of the Fresno Unified School District. Council Member Sterling stated that she will schedule the report to be presented to City Council.

Meeting adjourned at 6:00 p.m.