

MINUTES
10x10 Blue Ribbon Affordable Housing Meeting
Thursday, October 11, 2007, 4:00 p.m.
Fresno City Hall, 3rd Floor, Meeting Room 3054

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

Others Present: Bonnie Rusko, CIL
Jose Luis Barraza, CIL
Leslie Gacad, FHA, CSUF
Charlotte Hylton, Deputy City Attorney
Rollie Smith, HUD
Reneeta Anthony
Stephanie Espinosa, CAA
David Mendoza, CHC
Tony Miranda, Habitat for Humanity
Jeff Schrage, CHC, NHLB, Realty Blue

Members Absent Lee Brand
Rev. Paul Werfelmann
Dan Fitzpatrick, Lantana Investment, LLC
Ned Stacy
Robert Wood

A. Call to Order
Meeting was called to order at 4:17 p.m. by Council Member Sterling

B. Introductions
Attendees introduced themselves.

C. Approval of Minutes
At this time there are no minutes to approve.

D. New Financing Strategies:

Dennis Woods stated that the current housing trust fund ordinance is now in actual ordinance form. Veda Stamps stated that there are some changes by the City Attorney in the document. The changes include the title of the document and a definition section was added. Michael Sigala said that the trust fund language was removed from the document because the finance department was uncomfortable using the word "trust fund." The

language may be changed back to “trust fund” once a source of funding was secured. Rollie Smith asked if the document allowed for other revenue sources. Michael Sigala said that the document does allow for alternate funding sources.

A member of the community, Bonnie Rusko, said that the original document used the language “affordable, accessible housing,” and that now had been removed. Bonnie Rusko stated that the original should be restored. Michael Sigala was directed to define “accessible” in the Housing Trust Fund document.

Sara Hedgpeth-Harris asked where in the document the target income is defined as 80% AMI (area median income) and below. Dennis Woods stated that at the last meeting, it was agreed by the committee that after the ordinance was approved by City Council, the target income would be established. Sara Hedgpeth-Harris stated that she was not aware that at the last meeting the target income was not established. Keith Bergthold stated that maybe the target income in the document should reflect: that 50% of the fund will target 50% AMI and below and 50% of the fund will target income level between 50-80%. Michael Sigala said there are some instances where public funding was contingent on providing moderate income projects. Keith Bergthold said that the language should be amended to read: 50% of the fund goes to extremely low, to low income or 50% AMI or below; 40% of the fund will go to low income or 50-80% AMI; 10% of the fund would apply to low to moderate income, or 80-120% AMI. Dennis Woods stated that the above language would be too restrictive for future committees to work with.

Council Member Sterling stated that this document needed to go to City Council as soon as possible to secure the revenue. Rollie Smith stated that this document is a great educational tool for future housing trust funds. Sara Hedgpeth-Harris stated that she moved to accept the document with the suggested amendments. These amendments include the definition of target income, and accessible housing. Dennis Woods seconded the motion. Consensus was achieved by the committee regarding the document. Council Member Sterling stated that this should go to City Council on November 6, 2007.

E. Subcommittee Reports and Updates:

1. Innovative Code Enforcement

Sharon Stanley presented an update regarding the Innovative Code Enforcement subcommittee. She stated that changes have occurred with the City’s Code Enforcement Staff. Educating the community regarding code issues continues to grow. The Healthy Family and Healthy Homes workshop in August 2007 was very successful. Sharon Stanley stated that the subcommittee is working diligently to engage the community in code enforcement. For example, the committee is working with the county to receive funding for community education. There will be representatives from the subcommittee to the National Alliance for Healthy Homes convention in New York City to receive training.

2. Infill Housing and Housing for the Homeless Subcommittee Report:

Sara Hedgpeth-Harris stated that the subcommittee matrix should be included at every meeting to see where all the subcommittees are in achieving their goals. Are the units identified as part of the 10,000 affordable housing units in the

planning stage, permit stage or under construction? If the project is still in the planning stage, where is it being held up.

Sara Hedgpeth-Harris said on December 1, 2007, there is a conference in Long Beach regarding the homeless. Sara Hedgpeth-Harris stated that it would great to have a uniform approach at the conference. Sara Hedgpeth-Harris said that at the next City Council meeting, she will announce the conference and encourage people to attend the conference. Council Member Sterling stated that perhaps a delegation should form to attend the conference.

3. Innovative Government /Smart Growth

Keith Bergthold reported that the smart growth subcommittee was successful in getting City Council to consider waiving impact fees for affordable housing. Currently there is an RFP for a major development project for District 4.

Keith Bergthold stated that great strides have been taken in developing the Application Business Center. Keith Bergthold encouraged everyone to attend the second meeting with Peter Calthorpe regarding smart growth development.

F. Presentation on Recent Foreclosures in Fresno:

David Mendoza and Jeff Schragger from the Housing Resource Center presented what their organization was trying to do to help homeowners facing potential foreclosures. David Mendoza stated that lenders are willing to work with borrowers who are facing potential foreclosure. The Housing Resource Center, for example, has done outreach activities to borrowers and lenders to educate them regarding early intervention to avoid the foreclosure process. Jeff Schragger said that they are looking at best practices models to see how to avoid the foreclosure process. Jeff stated that foreclosures have devastating consequences on a homeowners' credit. It makes it impossible to rent and get any other type of credit. Jeff stated it was important that the community get involved in this issue. Rollie Smith stated that it's important to help the homeowner going through the foreclosure process to mitigate their losses and give them the best situation possible. Sharon Stanley asked what we are doing as a city to deal with predatory lending. Jeff said that that city of Chicago has enacted predatory lending statutes and has a fund to deal with these issues.

G. Public Comments/Announcements

Jose Luis Barraza said he was concerned about the engagement between the County and the City concerning the homeless issue. Council Member Sterling stated that she is still trying to get the County to work together with the City regarding the homeless issue.

Meeting adjourned at 6:15