

**MINUTES**  
**10x10 Blue Ribbon Affordable Housing Meeting**  
**Thursday, March 15, 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)  
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  
Paul Werfelmann

Others Present: Bonnie Rusko, CIL  
Kevin Vu  
Kimmy Nguyen-Vu  
Cynthia Ortegon  
Jennifer Weil  
Doreen Eley, Poverello House  
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  
Greg Gordon, Electricians Union

Absent: Keith Bergthold, Chair  
Jess Negrete, Central California Legal Services  
Ned Stacy  
Lee Brand

**A. Call to Order**

Meeting called to order at 4:10 p.m. by Council Member Cynthia Sterling

**B. Introductions**

Attendees introduced themselves

**C. Approval of Minutes**

Sara Hedgpeth-Harris stated that she had a correction on page 2, 2<sup>nd</sup> to last paragraph of the March 8, 2007 minutes. The sentence should read....formally request that the 10 x 10 Committee look at the density bonus after the City Attorney has drafted the ordinance. After the minutes were amended, Sara Hedgpeth-Harris moved to accept the minutes as amended, Sharon Stanley second the motion, minutes approved as amended.

#### **D. Accessible Affordable Housing Subcommittee Report**

Michael Sigala presented the Accessible Housing Subcommittee report. Michael Sigala stated these recommendations should become part of the 10 x 10 final recommendations to the Mayor. These recommendations are: 1) Adopt a City Ordinance for all City funded affordable housing projects incorporating the five basic features of “Universal Design,” 2) Work with key stakeholders to create a policy that all new residential units built in the City of Fresno incorporate the five basic features of Universal Design, 3) Continue to support programs such as the Disabled Accessibility Grant Program and other programs that rehabilitate existing dwelling units so that they are accessible. Michael Sigala asked the RDA and the Fresno Housing Authority to work with him in formulating a Universal Design Policy for the City. Marlene Murphy of the RDA said she would work with the subcommittee. Michael Sigala said he was working with the BIA and other key stakeholders regarding a “Universal Design Policy.” Council Member Sterling asked if there were any questions regarding the recommendations. No questions were asked. There was a consensus on the Accessible Affordable Housing Subcommittee recommendations.

#### **E. New Financing Subcommittee Report**

Veda Stamps presented the New Financing Subcommittee report. The New Financing Subcommittee met with the HUD and the RDA to go through recommendations. One recommendation is to create a Housing Trust Fund and a committee to establish an implementation strategy. Another recommendation is to adopt the Community Bank Investment Plan. The City deposits would go into banks that would finance affordable housing projects. Another recommendation is to study the prevailing wage rate. At this time there are no residential rates for the different areas in California. A member of the public wanted to know the prevailing wage rate for the City of Fresno. Greg Gordon, a member of the Electricians Union and the Housing Alliance stated that he had a comparison of different wages rates for some trades. There are for some trades, a local wage rate. The prevailing rates for commercial and residential construction can be identical. Council Member Sterling said that the Committee needs to take this information and have a subcommittee discuss the state prevailing wage issue. Greg Gordon said that people from the building trades and this Committee should meet and discuss the residential wage rate and come to an agreement. Dan Fitzpatrick stated that prevailing wage adds about 20% cost to a project. Veda Stamps stated the subcommittee is not saying that prevailing wage should not exist, but there should be other ways to work with it. Dennis Woods said the language in the recommendation should read, “Work to establish a local wage rate.” Michael Sigala stated that prevailing wage is an important issue because there are not many local contractors that work on affordable housing projects because of prevailing wage. Most affordable housing developers are from out of town and employ out of town workers. Michael Sigala further stated that the prevailing wage issue is so crucial that it must be explored by this committee. Council Member Sterling stated it was important to address the prevailing wage issue because Fresno workers need to be employed. Council Member Sterling stated that programs such as the apprenticeship programs help alleviate the prevailing wage requirement. Council Member Sterling stated that one of the recommendations should read, “Continue to address economic barriers to affordable housing.” Veda Stamps stated that the subcommittee did ask profit and non profit developers what was the major barriers to creating affordable housing projects, and prevailing wage was always mentioned.

Council Member Sterling said that there are some groups that have not been brought to the table on this issue.

#### **F. Innovative Code Enforcement Subcommittee Report**

Sharon Stanley presented the Innovative Code Enforcement Subcommittee report. The Innovative Code Enforcement subcommittee continued to meet with the California Apartment Association. The number of units from substandard to standard has changed from 2400 units to 1800 units. Steven Horlicka, who represents the California Apartment Association, has submitted a letter on behalf of the Apartment Association to the 10 x 10 Committee. Steven Horlicka stated that the Apartment Association is behind safe and decent housing. The main concern is the source of the statistics that is quoted in the Innovative Code Enforcement subcommittee report. Steven Horkicka also stated he was concerned that systematic inspection will start a “quota” type system for inspections. Sharon Stanley stated that Code Enforcement has already identified the owners that are frequent violators. Council Member Sterling said that she recognized that there are key stakeholders who were not part of the entire process. The Apartment Association’s letter will be included in the final report to the Mayor. Council Member Sterling stated that Council Member Westerlund is an important person in the Anti-Slum Task Force and she asked if Deputy City Attorney Charlotte Hylton would set up a meeting with Council Member Westerlund and the Anti-Slum Task Force.

#### **G. Urban Reinvestment/Supportive Housing for Homeless Subcommittee Report**

Sara Hedgpeth-Harris presented Urban Reinvestment Subcommittee report. Sara Hedgpeth-Harris stated that “Transitional Housing” title should be changed to “Supportive Housing for the Homeless and Very Low Income.” These focus group members were from the Fresno/Madera Continuum of Care. Doreen Eley, from the Poverello House asked who was going to partner with the City regarding housing the homeless. How will you support that individual in housing? Supportive care is essential for a person living in transitional housing. Doreen Eley said that in Fresno there are not enough places that treat mental health issues and substance abuse. Council Member Sterling stated that the county needs to be involved to provide these services to the people in transitional housing. Council Member Sterling stated that a letter was sent to the County regarding the homeless, but at this time there has not been any response. Jose Barraza stated that accessibility is not included in the report.

Sara Hedgpeth-Harris stated that in the “infill” recommendations she would like to add “find a target area in every council district.” The committee agreed that language should be added to the recommendations.

Meeting adjourned at 6:10 p.m.