

MINUTES
10x10 Blue Ribbon Affordable Housing Meeting
Thursday, April 19, 2007, 4:00 p.m.
Fresno City Hall, 4th Floor, Meeting Room 4017

Committee Members Present: Keith Bergthold, City of Fresno, (Chair)
Cynthia Sterling, Fresno City Council District 3 (Co-Chair)
Michael Sigala, City of Fresno
Rev. Sharon Stanley, FIRM
Sara Hedgpeth-Harris, League of Woman Voters
Dan Fitzpatrick, Lantana Investment, LLC
Dennis Woods, United Security Bank

Others Present: Bonnie Rusko, CIL
Kevin Vu
Kimmy Nguyen-Vu
Karen Bradley
Jim Price
Greg Wiles
Brad Koach, JB Development
Jack Murray, JB Development
Charlotte Hylton, Deputy City Attorney

Members Absent Rev. Paul Werfelmann
Jess Negrete, Central California Legal Services
Veda Stamps, The Ramsay Group
Lee Brand

A. Call to Order
Meeting called to order at 4:10 p.m. by Keith Bergthold

B. Introductions
Attendees introduced themselves

C. Approval of Minutes
At this time there was no quorum, and therefore the minutes could not be approved

D. Public Announcements and Comments

Sara Hedgpeth-Harris asked if the Infill section of the Appendices can be pulled because the subcommittee would like to make some changes. Dan Fitzpatrick asked if the accessible downstairs bedroom included in the Universal Design recommendations would be required for all homes. Dan Fitzpatrick stated that he is concerned with the downstairs bedroom recommendation because of lot size and density requirements. Michael Sigala stated that there will be a town hall meeting regarding Universal Design to gather input from the community regarding the recommendations.

E. Presentation by JB Development:

Brad Koach gave the presentation for JB Development. Brad Koach stated that their development will use tax credits and other means of financing. The proposed development is located at Peach and Dakota. There is a closed golf course in the area. There are lots in the area that are zoned industrial. JB Development would like to design a “Master Community” complete with open park space, affordable housing, and industrial development. At this time, JB Development owns approximately 28 acres. If a “land swap” occurred with the City of Fresno, one area would have high density housing and the other area would be commercial. The high density housing would be for seniors and large families. Dan Fitzpatrick asked if the title has been cleared on the property, because there were land use restrictions on the property. Council Member Sterling stated that research is needed on the title aspect of the project. Sara Hedgpeth-Harris asked if the proposed development was in the configuration stage. Brad Koach stated it was still in the “development” stage although there are clear boundaries on the property. Sara Hedgpeth-Harris asked if the design include “healthy neighborhood” features such as walking access to stores. Bonnie Ruscko stated that sidewalks do not appear to be handicap accessible. Sara Hedgpeth-Harris said there is a Healthy Neighborhood coalition that will help developers design neighborhoods. Brad Koach stated that they are in the process of receiving feedback from the City and the community to develop a master plan that includes community centers.

Michael Sigala asked if the golf course would be part of the development. Brad Koach stated that the golf course would be included in the development. Michael Sigala asked if the Master Plan would include an industrial area. Brad Koach stated it does. Sara Hedgpeth-Harris asked if the Developers had talked to the residents in the area. Brad Koach replied that there has been dialogue with the residents. Keith Bergthold stated that as this development unfolds, the details should be brought forth to the 10 x 10 Committee.

F. Review and Accept Modifications to Final Report

Council Member Sterling stated that the Final Report will be presented to City Council on Tuesday, May 1, 2007 at 2:30 p.m. Sara Hedgpeth-Harris asked who is doing the presentations. Council Member Sterling stated that she will do the introduction and then the subcommittees will present their recommendations to Council. Sara Hedgpeth-Harris asked after the Final Report, how are we going to monitor the progress. Keith Bergthold asked if any of the subcommittees have an issue with the numbers presented. The New Financing Strategies will add 400 more units to their total of affordable housing units. Dan Fitzpatrick stated that he was uncomfortable with the Innovative Government and Smart Growth recommendation because the other City departments are not involved. Keith Bergthold stated that there is dialogue between the City departments and implementing these recommendations. There has been a presentation by Michael Sigala and Stephen Sotomayor regarding Smart Growth that was well received by City Departments and local developers.

Keith Bergthold stated that 10,000 affordable housing units include units that are completed, under construction, permitted, and approved in a master plan.

Sara Hedgpeth-Harris stated that it is important to expand the committee to include other groups in the community.

Sara Hedgpeth-Harris asked if there were any updates on the situation with the homeless. Council Member Sterling stated that currently there is cooperation between the County and the City to provide money and support to the homeless situation.

Michael Sigala announced Amcal's ground breaking ceremony was scheduled for Thursday, April 26, 2007.

Meeting adjourned at 5:30