

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

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
Jess Negrete, Central California Legal Services

Others Present: Bonnie Rusko, CIL
Jose Luis Barraza, CIL
Leslie Gacad, FHA, CSUF
Jerry Freeman, RDA
Dave Martin, RDA

Members Absent Rev. Paul Werfelmann
Veda Stamps, The Ramsay Group
Lee Brand
Dennis Woods, United Security Bank

A. Call to Order

Meeting called to order at 4:20 p.m. by Keith Bergthold

B. Introductions

Attendees introduced themselves

C. Approval of Minutes

Once a quorum was established, Michael Sigala made a motion to approve the March 15, March 22, and April 19, 2007 minutes. Sara Hedgpeth-Harris seconded the motion, all meeting minutes were approved.

D. Implementation Next Steps

Jess Negrete stated that there needs to be a Matrix that has timeline and deadlines so that the recommendations of the final report are effective.

Sara Hedgpeth-Harris said Transitional Housing is the wrong term to use for housing for the homeless. Sara Hedgpeth-Harris suggested that the title should be "Housing for the homeless and very low income." Transitional Housing is a component to a larger issue of housing for low income and very low income residents. Keith Bergthold asked if there was a consensus with the committee to change the title of the subcommittee. Urban Renewal/ Transitional Housing subcommittee title is changed to "Homeless and very low income housing."

Keith Bergthold said that the matrix needed additional terms. Keith Bergthold added that the titles “time frame,” “number of units,” and “milestones” should be added to the Matrix. The title of the document should be “10 x 10 Accountability Matrix “as the title. Keith Bergthold stated that the subcommittee should fill out the Matrix by the next meeting in June.

E. Public Comments and Announcements

Sara Hedgpeth-Harris said that the Fresno Madera Continuum of Care wants a point person from the City to address housing for the homeless. Michael Sigala stated Claudia Cazares is attending the Continuum of Care meetings and she is the point person for the City regarding housing for the homeless. Council Member Sterling stated once the matrix is complete and she will put it on the council agenda and present it. Council Member Sterling said that she is still waiting for the City and the County to have a joint meeting concerning the homeless. Sara Hedgpeth-Harris asked who from the City is going to be accountable to address housing the homeless; will it be Claudia Cazares or the Assistant City Manager Jon Ruiz. Michael Sigala, stated that the housing and community development staff can attend any meeting that is called by the City and the County.

Keith Bergthold stated that he had a meeting with Cornerstone Foundation, a developer. These developers want to do affordable housing projects for median income at 65% or below. Michael Sigala said that the developers have designed a very urban mid-rise project. The total cost of the development is 15 million dollars. Keith Bergthold asked if the City would be able to provide 5 million dollars worth of HOME funds. Dan Fitzpatrick stated there is a very limited amount of public funds for projects.

Sara Hedgpeth-Harris stated that the matrix should report the number of units that have occurred or are in the pipeline. Dan Fitzpatrick stated that the committee still needs to define what is affordable housing. What projects would be tracked and become part of the “10,000” affordable houses? Dan Fitzpatrick stated the committee must get the private sector to the table to discuss these issues. Keith Bergthold asked what is a good definition of affordable housing. Dan Fitzpatrick stated that the definition can change and that the private sector can define affordable housing. Jess Negrete stated that HUD does track affordable housing, however HUD does not track the affordable home built by the private sector. Keith Bergthold asked how the City should go about establishing policy for affordable housing. Dan Fitzpatrick said that the shepherd concept applies to private developers and not subsidized housing. Dan Fitzpatrick stated that tracking only occurs if public money is involved. Council Member Sterling stated that she has noticed that the private developers have not attended the meeting. Currently there are no major incentives for the private developers to build affordable developments. There should be some way to help developers build entry level housing. Dan Fitzpatrick stated that median income and price of home would determine when the “Shepherd” would be used to assist developers. Sharon Stanley made a motion that “affordability target” should be part of the Matrix. Dan Fitzpatrick seconded the motion. Council Member Sterling stated that we still need to get the private developers to attend the meeting.

Keith Bergthold asked how the decision is made about who gets to move to the front of the line. What are the criteria to get in the front of the line and/or get the benefit of the Shepherd? Keith Bergthold said that there is re-organization going on in the Planning and Development Department. Keith Bergthold stated that the Planning and

Development Department is in the process of eliminating trouble at the front end rather than down the road. However, how do you develop a policy of who goes first. What should be the criteria for fast tracking affordable housing? Keith Bergthold said that the Planning and Development Department is planning to schedule a workshop regarding the development of timelines. The workshop would allow people to critique and offer suggestion for the fast tracking process. Jess Negrete, asked if fast tracking a departmental issue or a council issue. Council Member Sterling stated it is both.

Keith Bergthold said that the CCDC and the BIA should be invited to the next committee meeting to ask what the criteria for fast tracking and shephardzing. Dan Fitzpatrick stated that we key decision makers in the department to attend the committee meeting.

Meeting adjourned at 6:10 p.m.