

MINUTES
10x10 Blue Ribbon Affordable Housing Meeting
Thursday March 1, 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)
Rev. Sharon Stanley, FIRM
Sara Hedgpeth-Harris, League of Woman Voters
Dennis Woods, United Security Bank
Dan Fitzpatrick, Lantana Investment, LLC

Others Present: Bonnie Rusko, CIL
David Martin, Redevelopment Agency
Stephanie Espinosa Apartment Association
Charlotte Hylton, Deputy City Attorney
Darrell Unruh, Planning Manager
Robert Anderson, Assistant Public Utilities Director

Absent: Veda Ramsay, The Ramsay Group
Jess Negrete, Central California Legal Services
Michael Sigala, City of Fresno
Ned Stacy
Lee Brand
Paul Werfelmann

- A. Call to Order**
Meeting called to order at 4:16 by Council Member Sterling
- B. Introductions**
Attendees introduced themselves
- C. Approval of Minutes**
Dan Fitzpatrick moved to accept the minutes, Sara Hedgpeth-Harris second the motion.
Minutes approved.
- D. Public Announcements**
A committee member announced that Paul Werfelmann is in the hospital and recommended that a get well card from the committee would be nice. Council Member Sterling said that Keith Bergthold is not attending due to a pending matter. Michael Sigala is out of at a conference and is unable to attend the meeting.

Council Member Sterling said that our final report to the Mayor is due on March 22. At this time the committee will review all the subcommittee reports and put them in some type of document form for March 22.

Council Member Sterling stated that after the final report to the Mayor, the committee will meet once a month. Council Member Sterling also announced that Robert Woods will resign from the committee.

E. Innovative Government Subcommittee Report

Dan Fitzpatrick presented the Innovative Subcommittee's final report. Dan Fitzpatrick stated that there are substantial barriers to affordable housing development. Currently the zoning code is very cumbersome. To reduce the barriers to affordable housing the City needs to continue tweaking the current zoning laws through the variety pack. The City of Fresno could adopt a "form base" zoning codes. Darrell Unruh, Planning Manager for the City of Fresno, stated that form base zoning plan reflects the circumstances of the area. Form base zoning regulates residential and commercial use of a property. Darrell Unruh further stated that he did not know how form base zoning would affect the city as a whole. Dan Fitzpatrick stated that the key word for zoning is innovation. The City also needs to develop a zoning code in any form that allows for innovation. The key to effective zoning is flexibility. Form base zoning, for example, could work for certain areas of the city. The objective is to create flexibility that allows private and public development of affordable and mixed income housing. Sara Hedgpeth-Harris stated that she attended the conference on Smart Growth, and learned that many cities are adopting different types of zoning forms.

Dan Fitzpatrick said the City should adopt and enforce minimum density standards in all residential development that are in accordance with the General Plan. Annexation is an important issue, especially for larger developments. Before you can annex land to the city, pre-zoning must already exist. It could take 2 years to create and get approval for a pre-plan for potential annexation. Darrell Unruh said it can be a difficult to find out how you want the property zoned and the particular boundaries. Darrell Unruh stated that some county residents don't want to be part of the City. Dan Fitzpatrick said that county residents may look at annexation as a "land grab." Dan Fitzpatrick stated that you cannot start the annexation process without an approval map. Dan Fitzpatrick suggested that the County should be brought in the discussion so that they can become part of the solution. Darrell Unruh stated that annexation can be problematic because unincorporated areas are zoned as rural and therefore you have to go around the rural properties. Dan Fitzpatrick stated it was important to enforce the minimum density requirements because without enforcement you will not be able to achieve the goal of 10,000 affordable homes.

Sara Hedgpeth-Harris said that state law requires that cities to have a density bonus ordinance. Darrell Unruh stated that the Housing Division is taking the lead for drafting a Density Bonus Ordinance. Sara Hedgpeth-Harris asked if the City Attorney's Office is working on the density bonuses.

Dan Fitzpatrick stated that it important to work with key City departments to provide more flexibility in the design of higher density mixed use housing projects. Innovative planning should include the design of streets and how to implement higher housing density for affordable housing. The South-East Growth could be an example of an area of implementing Smart Growth principals.

Sharon Stanley asked if there needs to be a timeline or a deadline in the final recommendations. Council Member Sterling stated that the final report will still be a work in progress. She further stated that the committee has not fully engaged the city departments. Council Member Sterling stated that she is working with the Planning and Development Department regarding annexation issues.

Council Member Sterling stated that for next week all the subcommittee will bring their recommendations to the committee and we will discuss the recommendations.

F. Public Announcements and Comments

Sharon Stanley said that the Innovative Code Enforcement Subcommittee met with the Apartment Association. The Apartment Association was concerned about statistics that indicated that there were 17,600 substandard dwelling units located in the City of Fresno. They were also concerned about the statistics being in front of the report rather than as appendices. Stephanie Espinosa of the Apartment Association asked where did the statistics come from and was the methodology used for creating those statistics. Sharon Stanley said that those statistics came from the Consolidated Plan and the Housing Element. Council Member Sterling asked the Planning and Development Department to research, for the Apartment Association, the methodology of how those statistics were created, then, give the Apartment Association that information.

G. Urban Renewal Infill Housing Subcommittee Report

Sara Hedgpeth-Harris presented the Urban Renewal, Infill Housing Subcommittee report. At this time, there is no inventory of infill, underutilized properties for the City. Darrell Unruh stated that there are not enough staff to exclusively work on those properties. Craig Barfield stated that RDA does have some type of inventory of infill properties. Sara Hedgpeth-Harris stated that cities such as Seattle and Portland have the infrastructure to inventory and market their infill properties. Sara Hedgpeth-Harris stated that the City needs to help a developer develop these infill properties. There should be, for example a profile on the underutilized properties. Dan Fitzpatrick stated that staff is needed to do a proper inventory. A good GIS system, for example would help keep information current on infill properties. Communities such as Madison Heights are good examples of an effective GIS system.

Meeting adjourned at 6:20 p.m.