

Housing Task Force
Development Subcommittee
Panther Conference Room

August 23, 2006
8:30 – 10 a.m.

Members Present: Craig Ustler, Chairperson
Joyce Savage-Gaston
Owen Beitsch

Staff Present: Lelia Allen, Housing Director
Marsha Segal-George, Interim Deputy CAO
Frances DeJesus, Housing Coordinator
Joyce Sellen, Project Manager
Karen Consalo, Assistant City Attorney

Craig Ustler provided copies of some recent literature and asked staff to make copies for distribution to the full Task Force at tomorrow's meeting.

Members continued a theme from the previous meeting relative to the cost and unit size. Over the years, housing costs have increased because the size of housing units have increased. Also, there should be a link the size of units with the income range of the workforce. Craig suggested the city research using FAR instead of density. He also suggested that the Chairman of the Task Force solicit suggestions from local architects to provide examples of efficient and compact single and multi-family housing units.

Staff was asked to set a date for the Developer's Forum in the month of September. Staff asked to the committee to think about the format that they would like to have, i.e. panel discussion, facilitator, etc. The committee members will set the framework. Craig asked staff to identify developers to attend the forum who have experience in developing university housing and/or garden apartments.

Members discussed the type and use of incentives to attract the development community to develop attainable housing. The mere offer to reimburse a developer for the cost of developing attainable housing is probably not attractive enough. However, if monetary incentives and other items, i.e., landscaping, streetscaping, stormwater capacity, transportation vouchers, etc. are offered by the City, the developer will perceive an increased value of the development. This perceived increased value may support an increase in the sale or rent of the market units and make the overall project more profitable.

Joyce Sellen expressed concern about the ability to encourage attainable housing outside of the downtown area. She asked the committee to consider if there should be mandatory

thresholds for inclusionary zoning in areas, not in the urban core, where attainable housing is needed.

The meeting was adjourned at 10:00 a.m.