

HOUSING ADVISORY COMMISSION (HAC)
MEETING MINUTES
March 20, 2017

Commission Members Present: Councilor Ellerbe, Kurt Kronholm, Dr. Kolbas, Sherry Lind, Seth Geisler

Members Excused: Councilor McKeehan, Dan Umbstead

Guests: Ann Whelpton, John Whelpton, Mary Jo Clark

Staff Present: Jung-Han Chen

I. Call to Order

Councilor Ellerbe called the meeting to order 7:03 pm. Councilor also asked Commission for a motion to amend the agenda by moving the Oxford Village Network (OVN) presentation up to the 2nd item of tonight's agenda. Motion was made by Dr. Kolbas and 2nd by Mr. Kronholm. Motion carried.

Approval of the amended agenda was made by Ms. Lind and 2nd by Mr. Kronholm. Motion carried.

II. Presentation from OVN- Ann Whelpton

Ms. Whelpton thanked the Commission for the opportunity to share with the Commission of what the OVN had accomplished and asked for the opportunity to partner with the Commission, either formally or informally, to bring the awareness of the needs for senior housing in this community. She also introduced the members from the Housing Subcommittee of the OVN Ms. Whelpton also distributed a handout about the OVN's mission/focuses/role, and a list of projects received tax credit funding from the Ohio Housing Financial Agency (OHFA) as well as the homes for sale in Oxford. She also shared with the Commission her conversation with the representative of OHFA concerning the unique attributes in Oxford; student rental driven housing market, high cost living area, that compounded the needs for senior housing. The National Church Residences (NCR) was a developer for large projects.

The preliminary market analysis conducted by Vogt Stanter, jointly funded by the City and NCR, indicated that the gap was between 24 and 30 units in 2014. The needs for senior housing should be higher, based on some anecdotal conversations Ms. Whelpton had had with the Family Resources Center and other acquaintances. The OHFA awarded project list also provided the name of developers that would develop senior housing, which can be contacted to learn more about their capacity and experience, other than the NCR.

Ms. Whelpton shared with the Commission that Dr. Kolbas had been working on the total value of seniors contributing the Community based on their volunteering efforts and the hourly rate, should they be paid in today's dollars, between \$23- \$25.

The Housing Subcommittee also spent a lot of time going over the Request for Proposal for housing study from other entities and had worked out a draft RFP if the Commission felt it would be timely to take the next step to look at the housing issues in Oxford.

The Housing Subcommittee of the OVN was asking the Commission for partnership to reach out to those senior housing developers specialized of a scale comparable to the Oxford market.

Discussion took place between Ann and the Commission. The Commission planned to have more discussions about the presentation from OVN in the next meeting to see what OVN could do and whether the partnership could be worked out.

III. Election of Officers

The Commission felt that due to several members were not present; the election of officers was postponed until the next meeting.

IV. Approval of the December 19, 2016 Minutes

Kolbas moved to approve the minutes with some corrections to the minutes. Mr. Geisler seconded the motion. Motion passed.

V. New Business

Affordable housing study-Manager's directive

Staff reported that Councilor Dana met with Doug Elliott, City Manager, and staff about conducting an affordable housing study. The Manager had agreed with Councilor Dana that the City could initiate this affordable housing, but due to the staff workload it could not be done in the immediate future. The cost of affordable housing study had not been determined nor the source of funding has been identified, it would take some time to get all the pieces in place for the study.

VI. On-Going Business of continued interest

Nuisance Legislation-Student Community Relations Commission MU Off-Campus Partners Workgroup

The University had fully implemented the Good Neighbor Policy that requires student renters to go through Office of Student Conflict and Resolution if their properties received the 3rd citation issued by the Oxford Police Department. Mr. Kronholm commented that Dr. Curme was instrumental in bringing the excessive alcohol consumption to front and center of the Office of Student Affairs and the President's Office as well. The Commission also realized that in order to change the drinking culture, it would take several years to accomplish that and we need to remain focused and working collaboratively.

Party Registration- MU Initiatives

Staff reported that Miami was planning to roll out the party registration for all Off-Campus house parties in fall semester of 2017. The program was designed to encourage

the Off-Campus parties registered with Miami, so the organizers could learn more about social hosting, how to manage parties. The benefits for registering might be the Dean of Students would remove one citation from the properties. More discussion will take place after the Spring Break.

Stats from MU

Staff distributed the student enrollment numbers, efforts by Councilor Ellerbe, and the number of full time employees in the 45056 zip code area. These were the information that played into the housing issue in Oxford.

Commission mission statement

Mr. Kronholm read the draft mission statement of the Housing Advisory Commission and asked for input on the wordings of the mission related different types of housing, senior housing, affordable housing, intergenerational housing, and student housing. The Commission discussed the possibility of using “diverse housing” instead. The Commission felt that different types of housing should be spelled out in the mission statement. Dr. Kolbas would want to work with Mr. Kronholm on this.

VII. Other Business

Dr. Kolbas asked the status about the annual report that the HAC needs to provide to Council. Staff would prepare the annual report and send it out to Commission for inputs.

Additionally, Dr. Kolbas also asked for an update on the Neighborhood Overlay District. Staff would provide an update at the next meeting.

Dr. Kolbas also indicated that she would like to have the summary of those surveys that the HAC was involved regarding senior purchasing power either by the Chamber of Commerce or the City in the last few years.

VIII. Adjournment

Mr. Kronholm moved to adjourn and Mr. Geisler seconded the motion. The meeting was adjourned at 8:45 pm.