

**HOUSING ADVISORY COMMISSION (HAC)
MEETING MINUTES
May 15, 2017**

Commission Members Present: Dan Umbstead Councilor Ellerbe, Councilor McKeehan, Kurt Kronholm, Dr. Kolbas, Sherry Lind,

Members Excused: Seth Geisler

Staff Present: Jung-Han Chen

I. Call to Order

Mr. Umbstead called the meeting to order at 7:00 pm.

II. Approval of Agenda

Councilor Ellerbe moved to approve the agenda, Councilor McKeehan 2nd the motion. Motion passed.

III. Approval of March 20, 2017 and April 15 Minutes

Ms. Lind moved to make corrections to March 20, 2017 minutes. Ms. Kolbas pointed out that the last paragraph under the Updates from other Boards, Commission and Council of the April 15 meeting was not accurately represented the consensus. Furthermore, the report from staff was prompted by the questions from her and no concerted efforts from staff to bring the Commission up-to-date on development projects. Discussion followed among the Commission members on the April minutes. Councilor McKeehan moved to struck out the last paragraph from the minutes, Councilor Ellerbe 2nd the motion. Motion passed on both minutes as amended.

IV. New Business

Staff had no new business to repor.

V. On-Going Business of Continued Interest

Alcohol consumption issue related to Community Standards- Updates from MU Off-Campus Partner's Committee

Staff did not have any updates on MU related topics. Councilor Ellerbe provided background information to Mr. Umbstead about the Good Neighbors Policy from Miami in dealing with noise and trash citations since these issues correlated strongly with house parties. It is a three-step process for this policy for Off-Campus living students. It would start with a letter to the tenants of the property after the first citation was issued. If a 2nd citation was issued by the OPD during the same semester, the tenants of the property would be required to have a face-to-face meeting with representatives from Miami and the City to discuss ways to have a smart party. If a 3rd citation was issued within the same semester, the infraction history and the names of all the tenants of the property would be referred to the Office of Ethics and Student Conflict Resolution for judicial hearing process. Both Mr., Kronholm and Mr. Chen have been involved in this process with Miami staff.

Updates from Boards, Commissions, and Council

Staff reported that the last Planning Commission involved several applications: a map amendment to rezone the old lumber yard site from GB/R1MS to R2MS, Final PUD of Red Brick Estate, and Preliminary PUD for Gaslight Ave. Mr. Kronholm and Dr. Kolbas also attended the Planning Commission meeting to hear the presentations of these cases. Dr. Kolbas felt that the Gaslight Avenue project would add more students to an existing dense student rental area. The project needs to provide more diverse housing, as the Oxford Comp Plan had recommended, for non-student population. Additionally, the architect did not have the thoughts of having units for handicapped units even for handicapped students. Mr. Kronholm also stated that the zoning should be changed to R1MS, vs the recommended R2MS. Councilor also believed that there should be a diverse housing option for future projects. Staff indicated that the Affordable Housing Policy adopted by City Council included incentives for affordable housing, along with the language about downpayment assistance. This information would be provided in the next month HAC meeting for discussion. Chairman Umstead, based on the discussion of the Commission, asked staff to share the Housing Commission concerns to Council on two issues: the development project should provide diverse housing options; and that the concerns of adding more students to already dense student population for the Zoning Map amendment request.

Mission Statements

Dr. Kolbas asked this item for discussion and inquired about the relationship between the proposed mission statement, as discussed by the Commission, and the purpose statement from the Oxford Administrative Code. The mission statement from the Commission served as a reminder of what this Commission strives to be and did not require Council approval, while the purpose statement of the Codified Ordinance would require Council's approval if changes are to be made. Discussion followed and Dr. Kolbas would like to work on the mission statement with Mr. Kronholm. Chairman Umbstead asked both members to work on the mission and bring recommendations to the Commission at the next meeting.

Summary report on senior buying power

Staff provided the summary reports on two surveys conducted in 2015 and distributed those summary reports to the Commission. Commission members were encouraged to contact staff on these reports.

VI. Other Businesses

Butler County Housing Fair-

Chairman Umbstead reported that he attended the Butler County Housing Fair and felt it was a good training for him, especially as a real estate agent.

Dr. Kolbas also attended the training and was very pleased with the training materials.

Communication with Planning Commission, City Manager and City Council

Dr. Kolbas wanted to bring this up, so the Commission would have the updated information on development projects that the Commission had the opportunity to provide its comments to the Planning Commission. Staff indicated that the agenda and packet

would be ready only a week before the meeting date. There were also the concerns about application submission deadline that could be problematic for the Commission to have comments in time to the Planning Commission. Additionally, not all cases go before the Planning Commission would have a housing component in it. Staff would have to use judgement to provide the Commission the timely information.

Dr. Kolbas also wanted to know why the City Manager could committee to one council member for an affordable housing study after the Housing Commission felt that the housing study would be appropriate after the Annex project was complete. The Housing Advisory Commission was set up to provide advisory to City Council. And the City Manager was not obligated to take the Housing Advisory Commission's suggestions. The Manager takes directions from Council.

Adjournment

Mr. Kronholm moved to adjourn and Dr. Kolbas seconded the motion. The meeting was adjourned at 8:10 pm.