

**HOUSING ADVISORY COMMISSION (HAC)
MEETING MINUTES
June 19, 2017**

Commission Members Present: Dan Umbstead, Councilor Ellerbe, Councilor McKeehan, Sherry Lind, Seth Geisler, Kurt Kronholm, Judith Kolbas

Staff Present: Jung-Han Chen

I. Call to Order

Mr. Geisler, Vice Chair, called the meeting to order at 7:00 pm.

II. Approval of Agenda

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

III. Approval of May 15, 2017 Minutes

Councilor McKeehan moved to approve the minutes, Mr. Kronholm 2nd the motion. Ms. Kolbas pointed out some corrections to be made and also asked for clarification about the Manager's decision on the affordable housing study, even after the HAC voted not to move forward with the study. Motion passed with the amendments.

IV. New Business

Mission Statements

Mr. Kronholm distributed the draft mission he had worked on for discussion. Commission members thanked Mr. Kronholm for working on this and discussed the specific housing types that this Commission should consider in the mission statement. Mr. Kronholm recommended to bring this back to the Commission one last time at the next meeting with the aid from overhead and laptop, so changes could be made right away to finalize the verbiage. The Commission also concurred that this mission statement could also be on the HAC webpage after the final wordings had been agreed.

Affordable Housing Policy

Staff distributed the Oxford Housing Trust Fund guideline to the Commission since the Commission's concerns about diversity housing issue as a result of a recent development proposal that went before the Planning Commission. The Housing Trust Fund was created in 2008 with idea of creating affordable housing units with subsidies from the City. Unfortunately, there was limited appropriation from the City to support this initiative. The Commission discussed ways to encourage diverse housing units within a residential development project with potential density bonus, or payment in-lieu-of unit or the project must adhere to City standards with no variance granted. The bonus density and the payment in-lieu-of unit caused extensive discussion and require further research from Commission. Chairman Unstead asked the Commission members to work on this and circulated the thoughts and research findings to other members to bring everyone on board to collectively look at these efforts. There might be professional associations that have the collections of these incentives from other municipalities that the Commission

could adapt those incentives with local nuance to work in this community. Chairman Umstead asked Commission members to do their homework and start the process via emails.

V. On-Going Business of Continued Interest

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

No much updates on this since the committee dealing with this topic had not had any meeting during the summer break.

Updates from Boards, Commissions, and Council

Staff reported the Planning Commission hearings on several housing development projects. The Red Brick Estate and the Gaslight Ave at Steward Square had been recommended approval with conditions by the Planning Commission to City Council for legislative actions. The expansion of an existing Neighborhood Conversation Overlay District had also been recommended approval to Council. A conditional Use application for a daycare on College Corner Pike had also received positive recommendation from the Planning Commission to Council for approval, with conditions.

VI. Other Businesses

External upkeep of student rental properties

Judith brought up the trash/litter issue when she canvassed the neighborhoods to solicit signatures for issues related to congressional districting. She noted that trash and litter was quite common in front yard and front porch and asked what Commission could do to address these issues. Chairman Umstead shared with the Commission about his experience with the OPD in the enforcement of litter/trash issue, which was a more direct route than the City's Code Enforcement Officer warning notice process. It was agreed in the Commission that the litter/trash issue should be handled by City staff. It should work concurrently with the MU Good Neighbor Policy to discourage Off-Campus living students to leave trash/litter in the yard.

Discuss of general rental lease, specifically non-student

Judith also brought up her interaction with other older adults about leasing properties in Oxford. She stated that the lease agent tried to present to the prospective tenants that the lease was one year and started in August. It was a disadvantage for individuals that were not familiar with Ohio laws and the Commission should be able to serve as an advocacy to provide individuals guidance. The Commission felt that the Senior Center had the service available for the older adults that could be utilized and the Commission should be focused on broader perspectives of affordable housing issue and directed those individuals to those agencies that were equipped and staff with the right structure to provide those services to the individuals.

Adjournment

Dr. Kolbas moved to adjourn and Councilor McKeehan seconded the motion. The meeting was adjourned at 8:20 pm.