*APPROVED*
**MEETING MINUTES**

**AFFORDABLE HOUSING STEERING COMMITTEE**
Wednesday, September 18, 2019, 7:00 P.M.
Lorraine H. Morton Civic Center, Parasol Room

**Present**: Chair Michael Roane, Ellen Cushing, Corina Boeckeler, Rodney Orr, Uri Pachter, Christopher Rothwell, Timothy Stroh

**Absent**:  Ald. Eleanor Revelle, Sarah Delgado, Stephanie Gerberding, Stephanie Murray

**Staff**: Sarah Flax, Housing and Grants Manager, Marion Johnson, Housing Intern

**Guest speakers:** Tom Lenz and Wendy Siegel, Millennia Consulting
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**Call to Order**
Chair Roane called the meeting to order at 7:06 PM with a quorum present.

**Approval of Meeting Minutes:**  August 21, 2019
Uri Pachter moved approval of the minutes as presented, Chris Rothwell seconded the motion; minutes were approved unanimously.

**Community Outreach & Engagement Planning**
Tom Lentz, Millennia Consulting led a brainstorming session to develop and refine the outreach plan. Mr Lentz reviewed the goals for the outreach effort to get the committee's agreement on general direction and gave a brief overview of the process. Mr. Lentz and Chris Rothwell modeled use of the discussion guide for one-on-one discussions for the group and highlighted the importance of taking good notes, of asking open ended questions, and staying neutral while listening to the feedback. Working in pairs was discussed to help record input for both one-on-one and group discussions The committee agreed that a leave-behind document about the need for affordable housing, with the website for more information and a link to the survey would be helpful. It was agreed that the Housing and Homelessness Commission should be invited to participate as discussion leaders to broaden the scale of the research.

Staff presented the first draft of a housing solutions reference document to be used during the discussions. The committee honed in on six broad housing solutions to be represented. Suggestion was made to randomize the order. Two members of the committee, Corina Boeckeler and Christopher Rothwell, volunteered to work with staff to incorporate all edits for the next meeting. Discussion of how to open the discussion about the need for affordable housing ensued. it was agreed that there should be different ones developed for committee members to use based on the characteristics of the people or groups being interviewed. what source of data for current rent levels was also discussed. Mr. Stroh volunteered to provide rents based on MLS data.

Mr. Lenz explained how he had reorganized the different types of people to be reached for input in the public outreach phase into four broad categories (housing stakeholders, community leaders, people who need affordable housing, residents/voters). Staff will reformat the Google sheet for committee members to enter people and groups before the next meeting. Mr. Lenz outlined assignments to be completed for the next meeting:

- Committee members - provide any additional input on the discussion guides for one-on-one interviews and small group discussions to Mr. Lenz and Ms. Siegel
- Committee members - enter individuals and groups to engage into the reformatted Google sheet so the list may be finalized
- Committee members - determine how many interviews/small groups they will conduct in order to determine the total scope of the first two phases of our community engagement
- Working group (Corina, Chris and Marion) - incorporate Committee's input on the Housing Solutions document
- Staff - develop three versions of opening statements to frame the affordable housing need for one-on-ones and group discussions that members can tailor based on the person/group being interviewed
- Staff - develop a leave behind one-page summary of housing needs; webpage for more information and to access survey to be included to expand outreach

**Public Comment**

Sue Loellbach from Connections for the Homeless thanked the committee for the public input guidelines and voiced her agreement with the direction of the outreach planning. She suggested the following be included in the research:

- Questions about what solutions residents do not like, and opening conversation around NIMBYism, followed up with asking why residents don't like individual solutions and what would make them palatable.
- Based on community input, putting the threshold for affordable housing need at 80-100% of AMI when many are well below that level could be too high and some in the community may not be responsive
- Work should include reparations proposal by the Equity and Empowerment Commission and that collaborating with other commissions and committees on this project would be beneficial to its success. Interviewers should be aware of these efforts in case residents mention them during their interview.
- Demographics including race, income level, age, and homeownership, as well as ward should be included in the information gathered.

Doreen Price commented on Monday's city council discussion around ADUs and public funding; the importance of using public funds to help people instead of developers; when increasing density, existing issues with drainage should be taken into account; and the need to include equity in the housing conversation. She also suggested the potential to combine city committees and commissions for greater impact, and that rental voucher programs can create unstable situations for residents and homeownership programs were also needed.

Larry Donohue, chair of the Housing and Homelessness Commission commented that it was a great discussion during tonight's meeting and that the Housing and Homelessness Commission would be eager to join forces on the affordable housing effort. Mr. Donohue suggested considering adding mixed-income developments, such as 1900 Sherman expansion, to the housing solutions suggested.

**New/Old Business**
October 16 at 7 PM was confirmed as the next meeting date.

**Adjournment**
There being no further business before the committee, Ms. Cushing moved to adjourn at 8:58 PM, Mr. Stroh seconded the motion and it was approved unanimously.

Respectfully submitted,
Sarah K. Flax, Housing and Grants Manager