

DRAFT

DRAFT MEETING MINUTES

HOUSING COMMISSION
THURSDAY
OCTOBER 28, 2021

VIRTUAL MEETING
MICROSOFT TEAMS MEETING
1:00 P.M.

1. Call to Order

Meeting called to order by Chair Ellman at 1:01 pm.

2. Roll Call

NOTE: One or more Commission Members may be in attendance telephonically or by other technological means.

ERIC DAVIS - Present
TYLER DENHAM - Present
NICOLE ELLMAN - Present
KAREN FLORES - Absent
SANDI FLORES - Present

KHARA HOUSE - Present
DEVONNA MCLAUGHLIN - Present
MOSES MILAZZO - Present
ERIN O'LOUGHLIN - Absent/resigned
ADRAH PARAFINIUK - Present

ROSS SCHAEFER ALTENBAUGH - Present

COUNCIL LIAISON PRESENT: Becky Daggett

STAFF PRESENT: Leah Bloom, Greg Clifton, Justyna Costa, Sarah Darr, Shane Dille, Rick Tadder

3. Public Comment

At this time, any member of the public may address the Commission on any subject within their jurisdiction that is not scheduled before the Commission on that day. Due to Open Meeting Laws, the Commission cannot discuss or act on items presented during this portion of the agenda. To address the Commission on an item that is on the agenda, please wait for the Chair to call for Public Comment at the time the item is heard.

None.

4. APPROVAL OF MINUTES

- A. Consideration and Approval of Minutes: Housing Commission Meeting September 23, 2021
Approve the minutes of the September 23, 2021 Housing Commission Meeting.

Moved by Khara House, **seconded by** Sandi Flores to approve the minutes from the September 23, 2021 Housing Commission Meeting.

Vote: 9 - 0 - Unanimously

5. DISCUSSION ITEMS

- A. Discussion and Input Regarding General Obligation Bond Part II.
An informational presentation by Rick Tadder, Management Services Director.

Ms. Leah Bloom, Housing Project Manager, introduced Rick Tadder, Management Services Director, who gave a presentation on the Public Safety Pension debt, fiscal responsibility, and general obligation bonds.

Commissioners thanked Mr. Tadder for his presentation and asked questions regarding bond legal limits, repayments, taxpayer impacts, secondary property tax rate capacity, the timely usage of bond capacity, and anticipated date of when a determination will be made as to what Climate Action items fall under the 20% legal limits. Mr. Tadder answered all questions.

Public comment was received through Teams from Mr. Rick Lopez.

- B. Discussion and direction regarding 2022 housing bond recommendations.
During the March 25 Housing Commission meeting, Commissioners gave direction to revisit 2020 recommendations as a Commission. Staff's recommended action is to revisit 2020 bond recommendations and provide updated recommendations for 2022.

Ms. Sarah Darr, Housing Director, thanked Mr. Tadder for his presentation.

Ms. Darr gave a presentation on a potential bond process, potential bond timeline, and overview of the 2020 bond measure's timing, recommendations, and outcome.

Commissioners asked questions about the separation of bond measures, bond measure process, bond clarity and specificity, upcoming bond timeline, the Bond Committee, the last bond measure's strategy for project allocation, current program expenditures, and fund need and goals for the upcoming bond measure.

Mr. Greg Clifton, City Manager, provided an update and answered questions about the Bond Committee, while Ms. Darr answered other Commissioner questions, with support from Chair Ellman, Vice Chair Khara House, and Ms. Bloom.

Chair Ellman thanked Mr. Clifton for his update.

Chair Ellman facilitated, with guidance from Ms. Darr and Ms. Bloom, a path forward, which involved the creation of three Commissioner composed, informal committees to re-evaluate information from the 2020 bond:

- Emergency Housing
- Rental Housing
- Homeownership

Public comment was provided by Mr. Joe Galli.

6. INFORMATIONAL ITEMS TO/FROM COMMISSION MEMBERS, STAFF, AND FUTURE AGENDA ITEM REQUESTS

A. Update from Housing Authority Commission Member

Commissioner Moses Milazzo delivered a brief update.

B. Update from Housing Commissioners and other informational items

Chair Ellman requested a presentation from the City's head of development to discuss development fees.

C. Update from Housing
Staff

Ms. Bloom reminded Commissioners that there is one week left to provide public comment on the Draft 10-Year Housing Plan.

7. ADJOURNMENT

Meeting adjourned at 3:07 pm by Chair Ellman.