



APPROVED

MEETING MINUTES

HOUSING AND HOMELESSNESS COMMISSION

Thursday, November 1, 2018, 7:00 P.M.
Lorraine H. Morton Civic Center, Room 2402

Present: Chair Ellen Cushing, Alderman Eleanor Revelle, Monika Bobo, Larry Donoghue, Moika Long, Renee Phillips

Absent: Vice-Chair Geri Palmer, Noelle Gilbreath, Mark Kruse

Staff: Savannah Clement, Housing Policy and Planning Analyst

Call to order

Chair Ellen Cushing called the meeting to order at 7:03 PM with a quorum present.

Approve minutes of October 4, 2018 meeting

Larry Donoghue moved for approval, and Alderman Revelle seconded, and the motion was approved 5-0. Chair Ellen Cushing suggested adding language about Affordable Housing Definition being outdated. Staff will include in the approved minutes.

Public comment

Doreen Price provided public comment on the amended Inclusionary Housing Ordinance.

Demolition Tax Increase Discussion Continued

Commissioners asked questions about the feasibility of demolition fees on commercial buildings. Alderman Revelle noted that both Palo Alto and Boston have fees based on square footage. Commissioners asked questions about whether Palo Alto's and Boston's fees were around tearing down residential to build commercial, or tearing down commercial to build commercial? Chair Ellen Cushing said that she received information stating that one reason commercial buildings don't currently pay demo fees is because they already have a higher tax rate to start with. Staff will check with the Law Department and Economic Development on the feasibility of implementing demolition fees on commercial teardowns.

Commissioners also discussed the possibility of applying the demolition fee to rehabs and additions. There was a question about when to collect the fee if basing it off of the difference in value between old structure and new. Staff will look into the City's building permit fee process and see if it makes sense to collect the demolition fee when residents are applying for a certificate of occupancy.

Commissioners asked what the primary purpose is for the demolition fee: discouraging teardowns of more moderately priced homes, or generating revenue for affordable housing. Commissioners agreed that both reasons should be the purpose.

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Staff will research what went in place of five houses that were demolished in 2018.

Staff said the Commission could raise the demolition fee as a baseline. Then have a graduated fee based on the difference in value percentage between the structure demolished and the new structure built in its place. For example, if the new building is valued at 150% more than the structure torn down, then it'd have to pay a higher demo fee. The fee would go up the more the percentage increases.

Commissioners agreed to work on updating the Affordable Housing Fund description and create a better definition of demolition. Staff will create a Google doc for Affordable Housing Fund description revisions.

Staff Reports

Staff provided updates on the Inclusionary Housing Ordinance, Affordable Housing Plan Steering Committee, and other housing activities. Staff will send Commissioners the overall housing work updates memo and chart that was included in the October 29th City Council packet.

Chair's Report

No report.

New/Other Business

No new business.

Adjournment

Moika Long motioned to adjourn, Monika Bobo seconded, and the motion was unanimously approved. The meeting was adjourned at 8:17 p.m.

The next scheduled meeting of the commission is Thursday, December 6, at 7:00 p.m. in room 2402.

Respectfully submitted,
Savannah Clement, Housing Policy and Planning Analyst