

ATHENS AFFORDABLE HOUSING COMMISSION MEETING MINUTES

October 15, 2018, 12 P.M. Athens City Hall Conference Room

Attendees: Sarah Grace, Shawna Bolin, Keith Andrews, Michele Papai, Sara Marrs-Maxfield, Noah Trembley, Jacob Mitchell,

Guests: Mary Abel, Helen Horton, Ashley Resnick, Evan Bowser, Khalid Albulushi, Alicia Lundy-Morse

- I. **Establish Quorum** – S. Grace called to order at 12:08 pm
- II. **Disposition of Minutes** – K. Andrews moved to accept, M. Papai, seconded. Motion carried.
- III. **Requirements for handicap accessible units in rentals** – N. Trembley is curious about companies with rentals. Questioned why they are not required to make a certain percentage accessible. I have only 2 options, public housing or city owned. So only low-income people can have access to these homes. K. Andrews - this is not necessarily the case. It depends on the funding. Rental offices have to be accessible, but the individual housing does not. M. Papai - Noah's income threshold is too high. Does the requirement not apply to single residential housing? K. Andrews - 15 units or more if building or if there is rehabbing of a larger project. S. Marrs-Maxfield - who monitors that? M. Papai - That is the question. The code office should be determining this? The compliance piece is an issue. M. Papai - asked Noah if the disabilities commission has looked at this issue. N. Trembley – I'm wondering about university estates. What do private owners have to do? K. Andrews – The owner doesn't have to pay for accommodations, but they have to allow accommodations to be made. Sometimes they require an additional deposit for what it would cost to put the property back to what it was before the accommodation, they are allowed to do that. J. Mitchell- does that apply to the new campus heights renovation. K. Andrews – yes, it should. S. Bolin - we make all of our spaces accessible. Why do we need to have to have accessible only if there is federal funding? We can talk about putting provisions to address the accessible need into the larger policy and procedures. K. Andrews – I think the state of Ohio just passed a new standard for construction for housing, we can look at that too.
- IV. **Findings from research on potential managements structures** – S. Grace – Danita emailed her thoughts S. Grace read from the email. *"I think a solution might be a newly created non-profit entity, perhaps an "Affordable Housing Agency" or "Community Development Corporation", established with the specific mission and goals outlined in the 2016 Recommendation Report. Perhaps the entity could be financially supported by both the City and the University. I believe that the entity would need to employ professionals with planning and development and finance experience, so they could navigate the issues concerning land acquisition/development and also obtaining grants/community reinvestment funds that are available through agencies such as the Federal Home Loan Bank."* J. Mitchell – I was looking at a community in Texas that formed a committee. S. Marrs-Maxfield – I think there may be an opportunity to use a non-profit structure, there are many existing that may be a good vehicle. I just don't think we have enough resources to create a completely new organization dedicated to such a narrow mission of affordable housing within the city of Athens only. K. Andrews -I looked at the Columbus and Ohio state partnership Campus Partners, that was very successful (materials shared) M. Papai - I looked at programs that incentivize home ownership. With the redevelopment and housing authority, aren't there CDBG funds to incentivize in this way? K. Andrews – the problem under CDBG, again will be the low income requirements. S. Bolin - I think we want to narrow down to 3 potential structures so that we can explore those further. I think we need to incentivize and look globally at where we can work. The structures in Virginia seem to try to pull all of those existing groups together. I think we need to better define the scope and what our goals are. M. Papai – I think what we are saying is that we don't know what the oversight is and we have talked about a building department but we don't know what that will look like and can we squeeze this into a building department function. S. Grace - I have a hard time looking at a single structure, I don't see this narrow mission having enough demand or money to make this successful. M. PAipi – I see 2 ideas; Redevelopment and housing authority potentially the met housing within the government entity; and the non-profit, Community Development Model. S. Bolin - what if we develop a framework to help formulate and gather information. S. Grace – I think we need to really tie the redevelopment piece in. Mary Able – as an observer, what can we look at in existing code. S. Marrs- Maxfield – there has been a lot of talk about code changes and enforcement. I think we all know that this will be a major part of our recommendations. S. Bolin – it will be a policy piece.

V. **Announcements & Other Business -**

VI. **Adjourn** - S. Grace made a motion to adjourn, K. Andrews seconded, the motion to adjourn carried 1:06pm.