



MINUTES

Stanton Housing Strategy Workgroup
 November 07, 2024
 5:30 p.m.
 Caucus Room, City Hall

Workgroup Members			
×	Stu Armstrong	√	Anna Leavitt
√	Brad Arrowood	x	Susan Richardson
√	Jill Bader	x	David Rissmeyer
√	Philippe Bone	√	Lou Siegel
√	Lydia Campbell	×	Rev. Won Un
√	Sharon Coplai	√	Nehemias Velez
x	Jennie Hill	√	Marion Ward
√	Chris Lassiter	√	Alice Woods
√	Dan Layman	√	Olivia Wright
City of Stanton Staff			
√	Rhodney Rhodes Director, Community Development		
√	Amanda DiMeo Director, Economic Development		
√	Rebecca Joyce Housing Planner and Grants Coordinator		

The second meeting of the Housing Strategy Workgroup began at 5:30 p.m. with a welcome from Rebecca Joyce and a brief overview of the September 30th meeting.

Prior to the meeting, Ms. Joyce emailed Workgroup members a list of 60 sample housing strategies/project ideas that other communities in the U.S. have implemented to address affordable and workforce housing challenges. She asked that Workgroup Members reply to her email with their favorite 10 or fewer strategies. Prior to the meeting, Ms. Joyce had pared down the original list of 60 strategies to 45 strategies that Workgroup Members preferred. The 45 strategies were ranked based on which ones had the largest number of approvals. That list is attached to these meeting minutes. She passed the revised list out to the workgroup.

The majority of the meeting was spent discussing the 45 strategies/project ideas, narrowing the list by deleting some of the strategies and combining others. Ms. Joyce will edit the remaining strategies and email them out to the Workgroup for their review and comments before the January 29, 2025 meeting. At the January 29, 2025 meeting, the group will provide a final review draft strategies and other items that will be included in the Housing Strategy's Action Plan.

As the Workgroup Meeting wrapped up, Ms. Joyce discussed the next steps between this meeting and the next one of the Workgroup in January:

- Ms. Joyce will revise the strategy options based on this evening's discussion and hopes to have them back to the group by the first of December for review and comment until December 20th.
- Between January 2nd and 29th, Ms. Joyce will be sending other sections of the Housing Strategy for review by the Workgroup.
- Between this meeting and January 29th, Ms. Joyce will be summarizing the current housing activities done by the City, compile summaries of the local housing organizations, and create a Citizen Participation Plan that maps out the types of public input that will be gathered in February and March, 2025.

The meeting adjourned shortly after 7:00 p.m. The next Workgroup meeting will be held on **Wednesday, January 29, 2025 at 5:30 p.m. in the Caucus Room in City Hall.**

Number in front of strategy references the strategy on the original list o 60. Number in parentheses after each strategy is number of Workgroup Members that liked it.

9	Capital Subsidies for Building Affordable Housing Developments (7)
31	Land Banks (7)
11	Community Land Trusts (CLTs) (6)
27	Housing Trust Funds (6)
12	Dedicated Revenue Sources (5)
60	Zoning Changes – Facilitate The Use of Lower-cost Housing Types (5)
1	Accessory Dwelling Units (ADUs) (4)
17	Discounted Sales of City-owned Property (4)
29	Inclusionary Zoning (IZ) (4)
57	Use of Public Owned Property for Affordable Housing (4)
59	Zoning Changes – Higher Residential Density (4)
7	Below-market Financing of Affordable Housing Development (3)
14	Demolition of Neglected Properties (3)
21	Eviction Prevention Programs (3)
23	Foreclosure and Disposition of Tax-delinquent Properties (3)
25	Housing Education and Counseling (3)
33	Landlord Recruitment and Retention (3)
36	Missing Middle Housing (3)
40	Property Acquisition Funds (3)
47	Security Deposit and/or First and Last Month’s Rent Assistance (3)
3	Acquisition and Operation of Moderate-cost Rental Units (2)
4	Appraisal Gap Financing (2)
16	Density Bonuses (2)
18	Down Payment and Closing Cost Assistance (2)

19	Employer-assisted Housing Programs (EAH) (2)
20	Energy-efficiency Retrofits (2)
22	Expedited Permitting For Qualifying Projects (2)
28	Incentives to Encourage Development of Low-cost Housing Types (2)
34	Low-Income Housing Tax Credit (LIHTC) (2)
41	Property Tax Relief For Income-qualified Homeowners (2)
42	Reduced or Waived Fees for Qualifying Projects (2)
51	Streamlined Permitting Processes (2)
5	Asset Building Programs
6	Assistance For Home Safety Modification
10	Changes To Increase The Predictability of the Regulatory Process
13	Deed-restricted Homeownership
24	Foreclosure Prevention Programs
26	Housing Rehab Codes
38	Operating Subsidies For Affordable Housing Developments
39	Preservation Inventories
43	Reductions to Impact Fees and Exactions
45	Rent Regulation
46	Rights of First Refusal
53	Target Efforts To Create and Preserve Dedicated Affordable Housing in Resource-rich areas.
55	Tax Incentives For The Maintenance and Rehab of Unsubsidized Affordable Rentals
56	Tax Incentives for New Construction and Substantial Rehabilitation
58	Weatherization Assistance