



Special Planning and Public Works Committee Meeting  
April 15, 2014  
Summary and Motions

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Chair Bill Farmer Jr. called the meeting to order 1:02pm. All committee members except Lawless were in attendance. Lane, Akers, Stinnett and Scutchfield also attended but were not part of the Committee quorum.

**1. March 4, 2014 Committee Summary**

No action was taken on the Committee summary as it was approved at the Work Session on Thursday April 8, 2014.

**2. Affordable Housing Fund**

Paulsen presented the information on the Homelessness and Affordable Housing Programs. He discussed the proposed organization and coordination. He introduced the new Homelessness Coordinator Mr. Charles Lanter. Paulsen stated that the Homelessness effort will be directed by an Advisory Board. He stated funds \$ 500,000 will be used to encourage public-private partnerships. Paulsen gave a few program examples, including a "Housing First" pilot program, creation of a mental health court, street outreach and intervention, employment support and Homeless Information Management System.

Mr. Lanter and the Advisory Board will report out recommendations on programs, funding and other topics aimed at reducing homelessness.

Paulsen stated that the Affordable Housing Fund has \$ 3 million. It will be administered by the Office of Affordable Housing and managed by an Advisory Board. He stated funds \$ 500,000 will be used to encourage public-private partnerships. He stated that the fund will include competitive application processes, coordination with public and private entities and manage the awarded projects.

Funds will be used to leverage existing affordable housing programs and public private partnerships.

Paulsen stated that the Office of Homelessness Intervention & Prevention will be part of the CAO's Office. He also stated that the Office of Affordable Housing will be part of the Department of Planning, Preservation and Development. Paulsen also stated that the proposal will move Grants & Special Programs into the Department of Planning, Preservation & Development.

He discussed the make up of the Advisory Board

He discussed the program development process.

He discussed the affordable housing program deliverables including the establishment of a housing fund goal; recommended inventory of affordable housing programs, recommended funding level for the various programs, and the establishment of a long term funding source recommendation.

Paulsen discussed various program examples, including choice rental assistance, place based rental assistance, gap financing, rehabilitation programs, use of the Low Income Housing Tax Credit, and the utilization of a land bank and land trust efforts.

Paulsen discussed the program timetable. He wants to get draft organizational guidelines to Council before the summer break and to have Council approve program ordinances in late summer early fall.

Beard discussed the organization structure. In response Paulsen discussed the roles of the directors for the Homelessness and Affordable Housing efforts and the corresponding stakeholder groups.

Kay discussed the 2 separate programs. He stated that both recent efforts recommended that efforts should be linked. He thought that there should be greater coordination between the Homelessness Prevention efforts and the Affordable Housing programs. Kay thought they needed to be housed in the same department with the same funding mechanism. In response Paulsen discussed the coordination and linkages between the 2 efforts as well as differences between the efforts.

O'Mara discussed the \$ 3.5 million Housing Fund with earmarks of \$ 500,000 for Homelessness and \$ 3 for affordable housing within the Fund.

Clarke stated that he was supportive of plan efforts to but wanted to see coordination between the 2 efforts. In response Paulsen discussed efforts of the 2 Advisory Boards.

In response to a question from Clarke, Rabold discussed the existing HUD mandated homeless information management system. She discussed the uses of the system and efforts to make the system more effective.

Lane discussed the overall structure of the needed housing sites. In response Paulsen discussed the various programs used to improve existing housing stock as well as the development of new units.

Gorton discussed the need to develop the plan and program guidelines from the presentation outlined. She also discussed the affordable housing deliverables and their respective timetables. She stated that this was the beginnings of a sustainable plan with a much better framework.

A motion was made by Gorton, second Mossotti, to support the Plan outline and to have Administration continue to develop Program Guidelines. Motion was discussed.

Stinnett asked about timing of the budget amendment for the \$ 3 million Affordable Housing and the \$ 500,000 for Homelessness. In response O'Mara stated that the full packet of FY 14 reappropriations will be presented at the Apr 22 Work Session.

In response to a question from Stinnett, Paulsen stated that a representative from the Kentucky Housing Corp will be part of the Stakeholder group.

In response to a question from Stinnett, Paulsen stated that the HUD funds will still be administered out of the Consolidated Plan framework but in conjunction with the Office of Homelessness and the Office of Affordable Housing.

Stinnett stated that any recommendation from the stakeholder group about long term funding would be for FY 16.

Henson discussed the make up of the Stakeholder Advisory Boards. She also discussed the need to disperse affordable housing and homelessness facilities throughout the community so that they are not concentrated geographically.

Akers stated that she was concerned about the separation of the Office of Homelessness and the Office of Affordable Housing. She stated based on best practices the programs should be linked and consolidated in order to be successful.

Akers asked about measurable goals of the programs. In response Paulsen stated the measures still to be fully developed by the stakeholder groups. He stated that the goals and measures should be flexible to address needs of the community.

Ford stated that he was very supportive of the motion. He stated that it was an opportunity to improve the lives of Fayette County citizens. Ford stated that he saw value in the 2 separate programs because they were distinctive differences,

Ford also addressed the need for numerous long term public private partnerships to foster affordable housing opportunities.

Mossotti stated that she was supportive of the motion. She also was supportive of Paulsen's presentation and had a better sense of what the offices would accomplish.

Kay addressed the separate office issues. He stated that from the presentation it appears that there will be complete integration on the planning level, but a separation on implementation and program management. In response Paulsen agreed and stated that presentation could have more accurately articulated that distinction. Kay stated he wanted to see the revised structure that more fully integrated the planning elements of the offices.

Kay stated that he was supportive of the motion but that it should not preclude the Council from taking any action consistent with the guidelines as outlined.

Kay stated that he would bring a motion for a dedicated revenue stream in support of the affordable housing trust fund to Work Session.

Gorton stated that she was looking forward to the stakeholder groups recommendations.

A motion by Gorton, second Mossotti, to support the Plan outline and to have Administration continue to develop Program Guidelines. Motion passed unanimously.

### **3. Design Excellence Update**

Kay introduced the design excellence topic. He stated that the Design Excellence Task Force is working on dual tracks. He stated that the Design Excellence Text Amendment will be reported back to the Council at the April 24 Council Meeting. In addition the Task Force is working on potential incentives.

Fugate summarized the incentive work. He stated that they were examining potential physical and regulatory constraints that might preclude projects in the design areas. Fugate stated that they are also examining potential economic solutions to those constraints. This includes, but is not limited to the development of public parking garages, a revolving predevelopment fund, a land bank, a redevelopment fund, leveraging publically held properties for economic development, and adjustments in sewer fee structure. Fugate also identified process solutions, including the creation of an Infill Project Manager Position, Create a Design Excellence Officer position, and streamline permit review processes.

Fugate discussed the Lexington Parking Authority 10 year capital plan to development new parking garages. He stated that the Parking Authority should be completed with its capital plan by the end of the calendar year.

Fugate also discussed regulatory solutions, including increasing waste management options in the infill/redevelopment area and amending parking requirements outside of the B2 areas.

Farmer, Kay and Fugate agreed to report back on related consultant work discussing gap support needed for conceptual developments in the downtown area.

### **4. Residential Parking Permit District Procedures**

Farmer noted a memo from Clarke on the subject. Clarke's memo noted several potential changes to the Residential Parking Permit District procedures, including having the Lexington Parking Authority (LPA) responsible for public notification about a potential parking permit district, LPA would host the public meeting and also notify traffic generators.

Means discussed the proposed changes. He stated that the Authority would like to add to the list of changes as they have examined best practices. He also stated that the public notification may become very labor intensive.

Clarke stated that he found that the Council has considered only 2-3 district permits annually so it shouldn't over burden the LPA.

A motion by Clarke, second Kay to direct Law to draft an amendment to the procedures taking Clarke's revisions and any other revisions from the Parking Authority. Motion passed unanimously.

There were no changes to the referral list.

The meeting adjourned at 2:40

*PAS 4.27.14*