

DRAFT Minutes
Neighborhood Advisory Commission
Nov. 6, 2024



Minutes of the Neighborhood Advisory Commission (NAC) Meeting held on Wednesday, Nov. 6, 2024, at 5:30 p.m. as a hybrid meeting with in-person attendance option along with virtual component option via Microsoft Teams platform

(MEMBERS) Present: Brandon Abrahams, Lane Carraway, Ray Devine, Jan Doughty, Jana Lynn Granillo, Gabe Hagen, John Kozel, Nancy Puffer, Stacy Novis, Joel Stern, Suri Wall, Duane Washkowiak, Brittney Wong

(MEMBERS) Absent: Kriste Melcher

City Staff: Shauna Warner, Neighborhood Services Manager; Elizabeth Thomas, Neighborhood Services Specialist; Keith Burke, Deputy City Manager

Guests: Maribel Saucedo-Johnson, Director Family Services, Habitat for Humanity and Evelyn Ochoa, Pre-Construction Operations Manager, Habitat for Humanity; Kanoa Jacang, Ben Kausche, Elisa-Colard Minardi and Charlotte Thomas

Agenda Item 1 – Call to Order

The meeting was called to order at 5:30 p.m. by Vice Chair Hagen

Agenda Item 2 – Public Comment

None.

Agenda Item 3 – Review and approval of meeting minutes: Oct. 2, 2024 NAC Meeting

Motion: Commissioner Washkowiak made a motion to approve the Oct. 2, 2024 minutes as presented.

Second: Commissioner Granillo

Result: The motion passed unanimously with a vote of 12 to 0

Commission Member Ayes:

Brandon Abrahams, Lane Carraway, Ray Devine, Jan Doughty, Jana Lynn Granillo, Gabe Hagen, John Kozel, Nancy Puffer, Stacy Novis, Suri Wall, Duane Washkowiak, Brittney Wong

Absent: Kriste Melcher, Joel Stern (joined meeting at 5:40 p.m.)

Agenda Item 4 – Member Introductions and Formal Welcome of Ray Devine, new 85288 NAC Member

Vice Chair Hagen led members in welcoming newest Commissioner Devine (85288) who has resided in Tempe for over 34 years in the Victory Acres Neighborhood. Commissioner Devine shared his current and prior experience on a number of different Boards and Commissions, including his service as a past President of Victory Acres Neighborhood Association. Fellow commissioners, in turn, shared their names, zip codes and neighborhoods.

Agenda Item 5 – Habitat 201/Habitat for Humanity Presentation with Maribel-Saucedo Johnson, Director Family Services and Evelyn Ochoa, Pre-Construction Operations Manager

Currently lead by Chief Executive Officer, Jason Barlow, Habitat for Humanity of Central Arizona was established in 1985 and is the largest affiliate in Arizona. Driven by the vision that everyone needs a decent place to live, Habitat for Humanity has grown to become a leading global non-profit working in communities across all 50 states in the United States and in more than 70 countries. Maribel Saucedo-Johnson emphasized Habitat is a hand up rather than a hand-out and provided an overview of the many program offerings.

Home Ownership

Habitat is a bank handling outreach for and financing of homes they build. No interest loans allow for monthly payments to currently range from \$1,200 to \$1,500. Required financial literacy classes, homebuyer education classes and home maintenance classes help set new homeowners up for success.

Participants must have:

- Need for adequate housing – Lack of decent and safe living conditions as defined by the Habitat for Humanity housing evaluation criteria
- Ability to pay – Must income and credit qualify and be able to pay closing costs which total about \$4,000
- Willingness to partner with Habitat – Sweat equity requirement of 400 hours minimum for new build and 200 for renovation

Construction is typically on Saturdays when homeowners and volunteers are off work and takes 16-20 weeks. To build a home, need staff, volunteers and a donor/sponsor who helps pay for bricks and sticks. In recent years, the average cost to build a single-family home has risen to approximately \$350,000.

Neighborhood Revitalization

Through strong partnerships formed between local residents, nonprofits, community associations and municipalities, Habitat works together to stabilize and enhance selected neighborhoods in a holistic manner. Improvements may encompass landscaping, painting, roofs, addition of energy efficient windows, doors, insulation, clean ups and more.

Emergency Home Repair

In partnership with the cities of Glendale and Peoria, Habitat for Humanity provides emergency home repair assistance to income qualifying residents in these cities for affordable home repairs. Construction staff assess each emergency while also working to address other urgent issues such as heating and cooling, plumbing, electrical systems, structural issues, roofing problems and accessibility.

Aging in Place

Safety improvements, mobility modifications and weatherization enhancements for those 65 or over desiring to remain in their home.

Veterans

This program offers Maricopa County veterans a pathway to home ownership while assisting current veteran homeowners with needed repairs or modifications to their existing residence.

Construction in Training

This nine-week program introduces trainees to the construction field using National Center for Construction Education and Research (NCEER) curriculum. No previous construction experience is necessary. Food and transportation are provided along with a \$100 weekly stipend. Job placement assistance is available upon graduation.

Deconstruction ReStore

Deconstruction is a free kitchen or bathroom demo service offered by Habitat for Humanity. Cabinets, sinks and other features are carefully removed and taken to local Habitat Restores for resale keeping items from the landfill and providing revenue to help fund Habitat programs. There are four Restore locations in the Valley with one in Tempe located at McClintock and Southern.

Other initiatives include:

- Habitat's affordable housing license plate, \$17.00 annually
- Green Building Program and Charter
- Partnerships including one with ASU Design School for free interior design services for new homeowners
- Blueprints and Blue Jeans, Habitat's annual fundraiser

Tempe's partnership with Habitat for Humanity now spans over three decades. Past projects include:

- ❖ Tempe Parkview Townhomes, (18) three-story townhomes located at 1937 E. Don Carlos Avenue. Tempe purchased the one-acre lot using federal Community Development Block Grants (CDBG) funds and partnered with Habitat for Humanity to create this modern and affordable housing community.
- ❖ 16 homes built on four different lots, also purchased using CDBG funds, with locations near Roosevelt Street and Southern Avenue, Victory Drive and Evergreen Road, Don Carlos Avenue and McClintock Drive and 19th and McKemy Streets. This included the first 3D printed home in Tempe, second in the United States, located on 19th Street across from Clark Park.

Habitat has a library of plans including one, two and three story homes as well as varied duplex configurations. This allows for building what makes sense on the lot and in the neighborhood. Tempe is a location requiring ability to build up rather than out. Habitat looks forward to future collaborations with Tempe.

NAC member questions and comments included:

What is meant by income qualified?

The gross annual household income may not exceed 78% of the Maricopa and Pinal County area median income. The median income calculation varies depending on the size of the family. For a family of four, \$78,000 or less in income.

Any costs or repairs afterwards to 3D printed home?

This was a very unique project. Process is super expensive for one home, material dries quickly and is prone to cracking so a summer build is not recommended. Habitat remains in contact with the homeowners to monitor home and energy costs and repair cracks (largely attributed to normal settling). This material provides superior insulation keeping the home interior cool and comfortable even in summer. Habitat would try this technology again but in a planned community setting where costs could be spread across multiple homes.

Do families have to remain in homes for a number of years?

No. However, should they sell, Habitat must be given first right of refusal and would retain a portion of their equity. By 2027, for every home we build, we'll have a land trust and will own the land for 99 years. If homeowners choose to sell, there will be a prescribed amount they can get based on ten years of Habitat data allowing us to keep the homes affordable.

How long do families typically stay in homes?

The average family stays 17 years.

How many defaults have you had?

Less than 1% of homes become foreclosures. We work with homeowners to try to avoid this circumstance whenever possible through modification of payment plan and other measures.

Are you looking for larger parcels?

We will take what we can get. Always looking for land which is one of the most expensive components of our mission. Land is often acquired through a request for qualifications in partnership with cities.

Are container homes or tiny homes more cost effective?

Not necessarily. All the home infrastructure is still needed just in a smaller footprint.

How do you get a neighborhood adopted for revitalization?

Any entity (city or other) can come to us. We have had sponsors who have funded repairs and employees of businesses who have done so through the State tax credit.

Any overarching Habitat goals?

To always have a 5-year inventory of land. Seeking bigger planned communities as well as single parcels of land. Sometimes families leave land to Habitat through their estate planning. We love free land and we love partnerships.

Agenda Item 6 – Discussion and identification of 2025 Commission Goals and Priorities

Chair Stern and Vice Chair Hagen remarked about the communication and community building changes and challenges post COVID-19. Both agreed that workshops offer an easy format to educate and share information. Moving forward, a portion of NAC meeting time may be dedicated to members working on commission goals and objectives and sharing upcoming opportunities to further engage.

The following three overarching goals were recommended for 2025:

1. Continue to Enhance Council Engagement
2. Continue to Build Neighborhood Engagement
3. Establish a communication and outreach plan by April 2025 that delivers relevant updates and resources to residents resulting in an increase in engagement. Implement communication strategy by August 2025.

Motion: Vice Chair Hagen made a motion to approve these goals as noted.

Second: Commissioner Washkowiak

Result: The motion passed unanimously with a vote of 13 to 0

Commission Member Ayes:

Brandon Abrahams, Lane Carraway, Ray Devine, Jan Doughty, Jana Lynn Granillo, Gabe Hagen, John Kozel, Nancy Puffer, Stacy Novis, Joel Stern, Suri Wall, Duane Washkowiak, Brittney Wong

Absent: Kriste Melcher

Staff offered that Public Information Officer Maegan Pardue can come to the January or February NAC meeting to provide an overview of the existing communication and outreach resources available.

Agenda Item 7 – First DRAFT 2024 Annual Report

No edits were noted at this meeting. Member meeting attendance through the December 2024 meeting will be included in the final draft for review and approval at the December 4 NAC meeting.

Agenda Item 8 – Neighborhood Awards Application and Neighborhood Celebration Event Planning Updates

Staff briefly reviewed t-shirt quotes from two vendors. Cost per shirt varies depending on quantity ordered, quality of t-shirt materials, whether one color or full color design and other factors. For a quantity of 200-250 t-shirts, a budget of \$2,500 to \$3,000 would be required. Members discussed seeking an event t-shirt sponsor or sponsors. Staff will work with graphics team for creation of a design option or two in the event funding is identified. Identification of sponsor(s) would need to happen by early February to meet ordering and event date requirements. Chair Stern requested members reach out to him if they have potential sponsor suggestions so he can track them and prevent duplication.

Agenda Item 9 – Commission Business – Outreach for upcoming NAC Vacancies, December Commission Gathering and Jan. 1, 2025 Meeting Date Discussions

Members considered moving the January 1 meeting date out to January 8 or 15.

Motion: Commissioner Devine made a motion to move the meeting date to January 8

Second: Commissioner Wong

Result: The motion passed with a vote of 13 to 0

Commission Member Ayes:

Brandon Abrahams, Lane Carraway, Ray Devine, Jan Doughty, Jana Lynn Granillo, Gabe Hagen, John Kozel, Nancy Puffer, Stacy Novis, Joel Stern, Suri Wall, Duane Washkowiak, Brittney Wong

Absent: Kriste Melcher

Effective December, there will be one vacancy in the 85282 zip code and two in the 85283 zip code. Members were encouraged to share these openings with their circles and encourage interested residents to apply.

Members were reminded of the social gathering at Postinos Annex immediately following the December 4 meeting celebrating the holidays and the dedicated service of Commissioners Carter, Granillo and Puffer.

Agenda Item 10 - Proposed Future Agenda Items

No additional at this time.

Agenda Item 11 – Adjournment

Meeting was adjourned at 7:03 p.m.

Prepared by: Elizabeth Thomas

Reviewed by: Shauna Warner