

City of Springfield  
Housing Planning Committee  
June 10, 2010

## Meeting Report

### In attendance:

#### **Bob Horton – Committee Co-Chair**

Tom Barr – Development  
Jeff Kester – Board of Realtors  
Dana Elwell – Guaranty Bank  
Michelle Garand – Community Partnership  
Committee Secretary

#### **Matt Morrow – Committee Co-Chair**

Chuck Marinec – City of Springfield  
Jan Sederholm – Habitat for Humanity  
Debbie Shantz-Hart –Development  
Ben Stone – BKD

Review of Minutes: Bob Horton presented minutes from all previous meetings – April 29, May 13 and May 27 -- for discussion and approval by the Housing Planning Committee. After review, Chuck Marinec made a motion to approve each of the presented minutes as written. Jeff Castor seconded the motion and the minutes were approved by committee unanimously.

### Handouts:

1. *June 10, 2010 Housing Planning Committee Agenda*
2. *April 29, 2010 Housing Planning Committee Minutes*
3. *May 13, 2010 Housing Planning Committee Minutes*
4. *May 29, 2010 Housing Planning Committee Minutes*
5. *Housing Committee Blog Comments (Copy)*

### New Construction:

Matt Morrow provided members present with a copy of all comments posted to date on housing committee blog regarding new construction and asked for additional feedback before moving into the next topic of discussion.

Members reviewed the four themes – Regionalism, Sustainability, Minimization of Poverty and Civic Engagement.

### Urban Living and Development:

Matt Morrow facilitated a S.W.O.T (Strengths, Weaknesses, Opportunities and Threats) analysis, focusing on urban living and development.

### Strengths:

- Affordability
- Built-in infrastructure
- Diversity of housing types and styles
- Proximity to cultural amenities
- Safe communities
- Character of older housing stock
- ‘Walkable’ neighborhoods

### *Weaknesses:*

- Lack of investment in maintenance and improvements
- Existing thoroughfares lack sidewalks and bike lanes
- Higher risk for infill development
- Renter and landlord education opportunities miss the most problematic renters and landlords
- Lack of flexibility in planning and regulations, etc
- Historically higher number of foreclosures
- Aging housing stock
- Inefficient to increase energy efficiency
- Garage capacity

### *Opportunities:*

- Potential domino effect with home improvements
- Greatest opportunity for sustainability gains
  - Core Services
  - Infrastructure
  - Energy consumption improvements
- Targeted neighborhood specific revitalization plans

### *Threats:*

- Absentee landlords
- Below average percentage of homeownership
- Property damage/abuse in many rentals – landlords and tenants
- Strategic defaults
- Foreclosures and short sales

### Action Items:

Members began a discussion of action items but agreed that there was not enough time to complete this important process. Participants agreed to carry over this agenda item to the next meeting of the Housing Planning Committee. Preliminary action items noted by participants before the end of the meeting include:

- Seek and expand incentives (state, local or set legislative priority) for efficiency improvements of highest consuming homes.
- Establish a voluntary scoring system for rental housing
  - Safety
  - Utility history
  - Modeled after 'Angie's List'

### Next Meeting:

The next meeting of the Housing Planning Committee will be held June 24th, 8AM at the Chamber of Commerce.