

## MINUTES



### SPECIAL SESSION HOUSING COMMISSION

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**TOWN OF CAMP VERDE  
Parks & Recreation Conference Room  
395 S. Main Street  
Tuesday June 3, 2008  
at 4:00 P.M.**

1. **Call to Order**

The meeting was called to order at 4:15 p.m.

2. **Roll Call**

Commissioners McReynolds, Varela, Roddan and Freeman were present; Commissioner Davis, Chairperson Bach, and Vice Chairperson Buchanan were absent.

**Also Present:** Housing Department Director Matt Morris and Administrative Assistant Teresa Goodwin.

3. **Pledge of Allegiance**

The Pledge was led by Morris

4. **Call to the Public for Items not on the Agenda**

There was no public input.

5. **Housing Commission discussion, consideration, and possible recommendation to Town Council regarding support of League of Arizona Cities & Towns Resolution to urge the State Legislature to enact enabling legislation that would allow local control for each community in Arizona to determine for itself whether or not to require developers to include some affordable housing in new development or redevelopment projects. This resolution was submitted to the league by the City of Sedona.**

Director Matt Morris opened the discussion by reviewing the Resolution, which has been discussed at a previous Housing Commission meeting, and commenting that although it is the choice of each City or Town to support the measure or not, the City of Sedona is asking for the support of local communities. If the Housing Commission decides to support the Resolution, they will make a recommendation to the Town Council to support at the State level. Morris feels it would not hurt to support the measure, even if the Town decides not to enact such legislation locally, since the Resolution is simply to allow each community to make its own choice regarding inclusionary zoning.

There was some discussion by Commissioners as to why such legislation is necessary, since a town could enact an inclusionary zoning measure now. Morris explained that while it may be possible for a community to develop an Inclusionary Zoning Ordinance by conducting a Nexus Study, such a study could prove quite expensive and time-consuming, while the passage of the resolution would preserve the community's right to implement such an ordinance. The concern stems from the fact the Arizona legislature has passed "anti-Inclusionary Zoning" legislation in the past which was vetoed by Governor Napolitano.

There was discussion by the Commissioners regarding the fact that Sedona has very different housing issues than Camp Verde. Roddan stated that requiring developers to include affordable housing in their projects is not necessarily appropriate for Camp Verde. Freeman agreed that

Sedona has different issues but helping Sedona by showing support of this resolution could be beneficial to the working relationship of the two municipalities.

Morris pointed out again that supporting the resolution does not necessarily imply that Camp Verde intends to enact inclusionary zoning requirements, only that it would have the right if it was later decided to be in the best interests of the Town.

Roddan expressed some concern that the language of the resolution is not clear enough. Freeman commented that the resolution could keep the Town's options open.

Tony Varela made a motion to not support the resolution, the motion was seconded by John McReynolds.

There was then further discussion of whether to amend the language of the motion. Since the motion was already seconded, it was decided to make a second motion to amend the language of the first motion.

A second motion was made by Freeman to broaden and clarify the language of the first motion. Second motion was seconded by Varela. Three voted in favor, one against. The motion failed due to lack of a quorum.

The Commission then voted on the original motion: To not support item #6. A vote was taken, three in favor, one against. The motion failed due to a lack of a quorum.

After further discussion of the issues, Freeman made a motion to recommend support to the Town Council with indications of concern of various aspects of the resolutions, and recognizing that the Town may or may not find it in Camp Verde's best interest to adopt inclusionary zoning requirements for local development.

A vote was taken, the motion passed unanimously.

6. **Discussion, consideration and possible recommendation to Town Council regarding support of League of Arizona Cities and Towns Resolution to urge the State Legislature to adopt legislation establishing a uniform property tax assessment methodology for deed-restricted housing created under an affordable housing program that recognizes the limited profits owners of deed-restricted housing can realize.**

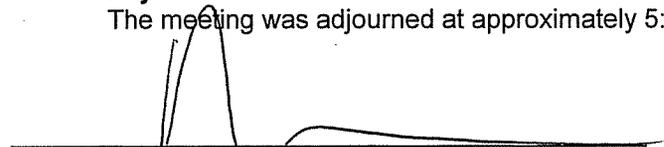
Morris opened the discussion by explaining the purpose of the proposed legislation. That low-income property owners could not afford property tax increases on the full value of their property.

After some discussion of possible methodology to enact such assessment, the motion was made by Sharon Roddan to support the resolution with the caveat that the tax methodology should be based on original acquisition cost, such as California's proposition 13.

Varela seconded the motion. A vote was taken, and the motion passed unanimously.

7. **Adjournment**

The meeting was adjourned at approximately 5:45 p.m.

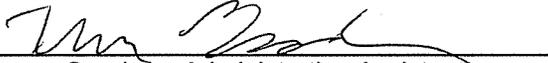
  
Jeremy Bach, Chairperson

**CERTIFICATION**

I hereby certify that the foregoing Minutes are a true and accurate accounting of the actions of the Housing Commission of the Town of Camp Verde during the Special Session of the Housing Commission

of Camp Verde, Arizona, held on the 3<sup>rd</sup> day of June, 2008. I further certify that the meeting was duly called and held, and that a quorum was present.

Dated this 17<sup>th</sup> day of June, 2008.

  
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Teresa Goodwin, Administrative Assistant