



HOUSING ADVISORY COMMISSION AGENDA:

September 14, 2023

Municipal Building 15 South College Ave. Oxford, Ohio 45056 Second Floor Conference Room

5:00 PM

Approval of Agenda

Approval of Minutes

1. Minutes of the June 19, 2023, meeting.
2. Minutes of the August 21, 2023, Meeting.

Old Business

New Business

1. Next steps with the Chestnut Street Properties.
2. Next steps with the Western Knolls Properties.
[Western Knolls Design Charrette Nov. 2019](#)
3. Discussion of potential property acquisition near Merry Day Park

Adjournment



MINUTES
OXFORD HOUSING ADVISORY COMMISSION
COURTHOUSE 118 WEST HIGH STREET, OXFORD, OHIO 45056
MONDAY, JUNE 19, 2023 AT 3:30 PM

Approval of Agenda

Date: June 19, 2023 Location: Butler County Area One Court
Time of Meeting: 3:30 Staff Present: Jessica Green
Members Present: Steve Schnabl, Shana Rosenberg, Jock Pitts, Jason Bracken, Cathryn Loucas, Anne Bailey and Eugene Scharf.

Quorum Achieved: Yes
Called to order by: Steve Schnabl at 3:36
Approval of Agenda
Motion: Eugene Scharf
2nd: Jock Pitts
Any modifications: No
Vote: Unanimous approval

Approval of Minutes

Motion: Jock Pitts
2nd: Eugene Scharf
Any modifications: No
Vote: Unanimous Approval

1. Minutes from the May 15, 2023 meeting.

Old Business

Jessica confirmed the Cottage Community has received bank financing to continue their proposed project. Community Development Professionals intend to submit a formal application at the August Planning Commission meeting, then to City Council. The proposal includes 12 small cottage homes with efficiency design. The program includes income qualifications and will accept vouchers.

New Business

1. Discussion Item- Potential Affordable Housing Grant

Jessica and Eugene met with St. Mary's Development Corporation regarding potential funding for affordable housing. St. Mary's will provide guidance on possible funding and will lead an application if approved by Council. However, grant guidelines typically call for 50 units close to social services, near public transit and near grocery stores.

There was discussion of possible land on which to seek funding for housing: 603 and 607 W. Chestnut, City 47 acres off of 732, and Merry Day Park.

Discussion was also had regarding possible acquisition of 601 Chestnut as the city has been approached by current owner.

After review of proximity of social services, groceries and public transit, the group recommended to Council to review an OFHA application through St. Mary's Development Corporation for affordable housing on Merry Day Park. The goal would be to build on part of the park and reserve part of the area as a park. The rezoning process should be explored.

Motion by Shana: to explore rezoning Merry Day Park to allow for OFHA application for affordable housing.

2nd. Jason Bracken

Vote:

Yes: Steve Schnabl, Shana Rosenberg, Jason Bracken, Cathryn Loucas, Anne Bailey and Eugene Scharf.

Abstain needs more information: Jock Pitts

Motion passed.

Adjournment

Time: 4:48

Motion: Anne Bailey

2nd. Eugene Scharf

Vote: Unanimous Approval



MINUTES
OXFORD HOUSING ADVISORY COMMISSION
LCNB COMMUNITY ROOM
MONDAY, AUGUST 21, 2023 AT 3:30 PM

Approval of Agenda

Date: August 21, 2023 Location: LCNB Community Room
Time of Meeting: 3:30 Staff Present: Jessica Greene
Members Present: Steve Schnabl, Amber Franklin, Jock Potts, Anne Bailey, Shana Rosenberg,
Nicola Rodrigues, and Cathryn Loucas.

Quorum Achieved: Yes
Called to order by: Steve Schnabel at 3:30
Approval of Agenda:
Motion:
2nd:
Any modifications:
Vote:

Approval of Minutes

Motion:
2nd:
Any modifications:
Vote:

Old Business

1. Update on the status of the proposed affordable housing project with St. Mary's Development Corporation.

The Commission previously discussed an opportunity to apply for an Ohio Housing Financing Agency (OHFA) grant with the St. Mary's Development Corporation. St. Mary's informed Jessica of changes to OHFA regulations resulted in our loss of sufficient scoring, so the city was unable to apply for the grant. In addition, OHFA would have required a change in zoning,

however, the Planning Commission denied the request.

St. Mary's Development Corporation asked HAC/City of Oxford to continue looking for development opportunities in Oxford which would provide for 42-50 units.

New Business

1. Discussion of other possible housing projects and next steps.

- Lake Forest Dr.
 - Chestnut St.
 - City 47 Acres
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- The Commission discussed the 47 acre parcel owned by the city on Morning Sun road but it would not be conducive for 4% tax credit or OHFA funding. May be conducive for land trust but a land trust would not allow for income qualifications. Potential ground lease program was also discussed for this site but this would require private sector investment. It was recommended that the Commission review past charette designs where this particular model was discussed.
 - NHS expressed interest in developing 603 and 607 Chestnut Street for a 12 unit development similar to Apple Tree Circle. Discussion followed regarding the purchase of 601 Chestnut.
 - Lake Forest Road – potential development would be restricted to housing; most likely “active age” condominium development.
 - Jessica will put out a request to the members for new time and location for meetings.

Motion by Shana Rosenberg: Recommend to the city that they purchase 601 Chestnut Street.

2nd by Anne Bailey.

All in favor with Jock Potts abstaining.

Adjournment

Time: 4:40

Motion: Amber Franklin

2nd: Jock Potts

Vote: All in favor