



HOUSING ADVISORY COMMISSION AGENDA:

January 9, 2024

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

5:00 PM

Approval of Agenda

Approval of Minutes

1. Minutes from the August 21, 2023, meeting.
2. Minutes of the November 2, 2023, meeting.

Old Business

New Business

1. Follow up on RFP for housing on Chestnut Street and discuss possible next steps.
2. Discuss Ohio Tax Credit and Housing Grant Program.

Adjournment



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
-
- 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



MINUTES OXFORD HOUSING ADVISORY COMMISSION

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

THURSDAY, NOVEMBER 2, 2023 AT 5:00 PM

Approval of Agenda

Date: November 2, 2023 Location: City Building

Time of Meeting: 5:00 Staff Present: Jessica Green

Members Present: Steve Schnabl, Cathryn Loucas, Amber Franklin, Shana Rosenberg, Nicola Rodrigues, Anne Bailey, Mike Dalesandro

Quorum Achieved: Yes No

Called to order by: Steve Schnabl at Time: 5:00

Approval of Agenda

Motion: Mike Dalesandro

2nd: Shana Rosenberg

Any modifications: Additional Items to discuss proposed by Steve Schnabl: Habitat for Humanity to retrieve materials that can be repurposed from Chestnut Street properties and state legislative initiatives.

Vote: All in favor.

Approval of Minutes

Approval of Previous Meeting Minutes – Minutes not yet posted.

Motion:

2nd:

Any modifications:

Vote:

Old Business

N/A

New Business

1. Review of Short Term Rental program and proposed changes

Review of Short Term Rental Program and proposed changes. The members reviewed the discussion from the joint meeting with Councilman Prytherch and Planning Commission.

Motion by Shana Rosenberg: The Commission proposes that council accepts councilman Prytherch's recommendation to amend the language of the current ordinance to state that short term lodging is permissible only as an accessory use and that the use of an affidavit of compliance submitted by the property owner be investigated as a means of enforcement.

2nd: Cathryn Loucas

Vote: All in favor.

2. Review of Housing RFP status

Review of Housing RFP status: Jessica informed the members that city council has issued an RFP for development of the Chestnut Street properties. Deadline for submissions is November 30, 2023.

3. Discussion of the County's additional \$1M and possible regional efforts

Discussion of Butler County's provision of an additional \$1M from ARPA funds to Oxford. Determined these funds can only be used to assist disparate populations. Use is not limited to housing.

Steve Schnabl suggested that the city approach Habitat for Humanity to see if they would be interested in repurposing materials from the Chestnut Street Properties.

Steve Schnabl will compose a letter to Senator George Lange to see if he can assist in supporting low income housing efforts in the General Assembly.

Adjournment

Adjournment:

Time: 6:00

Motion: Shana Rosenberg

2nd: Amber Franklin

Vote: All in favor.