



HOUSING ADVISORY COMMISSION AGENDA:

November 7, 2024

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

5:00 PM

Approval of Agenda

Approval of Minutes

1. Minutes of the October 3rd, 2024, Meeting

Old Business

New Business

1. Cottage Community Discussion
2. 47 Acres Next Steps Discussion

Adjournment

MINUTES: Housing Advisory Commission

Date: 10/3/2024	Location: City Municipal Building
Time of Meeting: 5:00 pm	Staff Present: Jessica Greene
Members Present: Shana Rosenberg Amber Franklin Steve Schnabl Anne Bailey Mike Dalesandro Nicola Rodrigues	
Quorum Achieved: Yes(x) No	

Called to order by: Steve Schnabl at Time: 5:04pm

Approval of Agenda

Motion: Amber Franklin
2nd: Mike Dalesandro
Any modifications:
Vote: All in favor

Approval of Previous Meeting Minutes

Motion: NA- no quorum at the last meeting
2nd:
Any modifications:
Vote:

Old Business:

NA

New Business:

Chestnut Street Habitat for Humanity Housing Development

Jessica provided an update on the timing and next steps for the Habitat for Humanity project. Questions were raised about the eligibility, and it was explained that residents must be at or



below 80% AMI, be first-time home buyers, and meet Habitat's income-to-debt ratio. Applicants must also attend and complete Habitat's financial literacy and homeownership classes.

Questions were raised about how Habitat can build these homes but not other developers. We explained that Habitat is a nonprofit organization with access to grants and funding that others do not.

Review of Cottage Community Project

See the attached summary for more information.

Motion: by Shana Rosenberg to have the Cottage Community Project meet the following criteria in a signed development agreement in order to receive city financial assistance for their project:

- Rent capped at 30% of tenants' gross income
- 12-month lease
- Serve tenants as outlined in the 2021 staff report:
 - 5 displaced families
 - 5 low-income seniors
 - 2 other income-qualifying households
- Provide on-site case management- describe services offered and provide contracts for partners providing these services.
- Meet the program management expectations outlined by the Community Development Department.

2nd: Amber Franklin

Vote: All in favor

Review of proposed ordinances by Councilor Raghu: Tenant Rights, Civil Infractions, and Nuisance Property

Councilor Raghu explained her reasoning for each proposed ordinance. Then Jessica shared compiled comments from the Law Director and city staff.



The commission members discussed the need and possible impacts of these proposed changes at length.

Motion: by Mike Dalesandro to conduct a side-by-side comparison of current codes vs these proposed codes, determine staffing levels, and other budget implications.

2nd: Ann Bailey

Vote: All in favor

The goal to have this comparison complete will be by the December 2024 meeting.

The commission also agreed to research other communities under 40K population that may have similar housing rights programs and staffing.

The commission requested that at the November meeting, there be an update on the Cottage Community project's next steps.

Adjournment:

Time: 6:50 pm

Motion: Amber Franklin

2nd: Shana Rosenberg

Vote: All in favor