

TOWN COUNCIL SPECIAL MEETING MINUTES

June 11, 2013
7:30 p.m.

Council Members in Attendance: Mayor Loretta Clawson, Lynne Mason, Rennie Brantz, Allan Scherlen, and Andy Ball

Planning Commission Members in Attendance: Tom Purpur, Bob Cherry, Jeff Templeton, and Greg Simmons

Affordable Housing Task Force Members in Attendance: Lynnwood Brown and Pam Williamson

Planning Staff in Attendance: Bill Bailey-Director, Jane Shook, Christy Turner, and Brenda Henson

Others in Attendance: Greg Young-Town Manager and Sam Furgiuele-Town Attorney

At 7:33 p.m., Mayor Clawson welcomed everyone to the presentation of the Housing Analysis for Boone.

Taylor Yewell, Senior Project Manager with RKG Associates, Inc. gave a Power Point presentation and an overview of the results of the study. **(Copy of Power Point presentation permanently on file in Town Clerk's office)**

Mr. Yewell stated that 12,367 people commute into town to work and, of those 12,367 people, 23.4% commute more than 50 miles.

Mr. Yewell noted that 49% of the dwelling units in town are apartments. He stated there are 5,684 on-campus beds and 7,556 documented off-campus beds actively being marketed to students. Mr. Yewell stated there are 1,634 new multi-family bedrooms in the pipeline. By the year 2020 there are 443 new students expected. Mr. Yewell stated that the study found an oversupply of 2,000 beds currently. After all the current developments are built there will be an approximate oversupply of 4,000 beds.

Mr. Yewell noted there is a 24% home ownership rate in town. He stated that 1,889 people pay more than 30% of their income for housing and this is a cost burdened town.

Mr. Yewell concluded by stating that student housing drives the market.

Planning Commission Member Templeton asked what tasks were omitted from the contract. Council Member Mason replied that Task 3 Key Stakeholder Interviews, Task 7 Student Housing Assessment, and Task 9 Implementation Strategy were omitted. Mr. Yewell stated that a lot of that information was obtained anyway.

Task Force Member Williamson stated that redevelopment options are limited due to fractured ownership.

Rob Holton noted that the Kellwood III development already meets the housing need for families.

Planning Commission Member Templeton asked if there is an oversupply of bedrooms, would students living in older housing want to move to newer, more attractive developments. Mr. Yewell replied that was correct and those older developments could become candidates for redevelopment.

Joe Furman asked if the demand is targeted for workforce housing. Mr. Yewell replied that was correct and noted that there are 3,000 workers who commute 50 miles one way.

Mr. Holton questioned the cost to provide housing. Mr. Yewell replied that was not a task they

undertook and stated that unless there is some sort of subsidy, you cannot afford to build an affordable housing project in town. Mr. Bailey added that you also had to consider how much it would cost to have a vacant building to maintain. Mr. Holton stated that all students could not afford to pay the top rent prices in new developments.

Planning Commission Member Purpur stated that the people who commute 50 miles may not want to live in town because they are invested in their home and lifestyle.

Council Member Ball questioned substandard housing. Mr. Yewell replied that you would have to survey each property in order to make that type of determination.

Council Member Mason asked if other areas have a similar number of 50 mile commuters and Mr. Yewell replied that Boone has a high number. Planning Commission Templeton noted that Boone also has a small municipal boundary.

Task Force Member Williamson asked what would happen to the older properties if they were rehabbed. Mr. Yewell stated that it could be a slow death for some places. He noted that an oversupply could drive rent prices down. Mr. Furgiuele asked why prices had not already gone down if there was currently a 2,000 bed oversupply. Planning Commission Member Templeton replied that it would not happen overnight. Mr. Holton stated that rent prices are coming down.

Task Force Member Williamson thanked Mr. Yewell for the presentation and stated it was enlightening. She stated she felt everyone could agree there is a problem with workforce housing.

Council Member Scherlen requested a copy of the presentation.

Mr. Furman asked what kind of regulatory action could be used instead of letting the market drive change. Mr. Yewell replied that incentives could be used to goose the market.

Mr. Holton stated that by next fall a difference should be noticeable with shifts in the market being more favorable to affordable housing.

Planning Commission Member Templeton stated that ordinances are too burdensome and make development too expensive to allow affordable housing.

With no further matters before the Council, Mayor Clawson thanked everyone for attending and the meeting ended at 8:54 p.m.

Loretta Clawson, Mayor

Brenda Henson,
Administrative Support Specialist