Planning Committee Minutes for 7/28/2020

- The meeting started at 7:02 via Zoom

- Commissioners Present: Leyila Cabus, Rita Cabral, Eric Russell, and Larry Weber
  Commissioners Absent: Brian Endicott, Kristen McKinley, and Jeremy Thomas

- As of this meeting Larry had not heard any news from Rebecca Deeds or the Hilltop Area Commission in regard to discussing the process of developing the GHAC land use plan.

- At the next Area Commission meeting Kristen McKinley will have to review the acceptance letter for C2P2. Eric Russell expressed that it may be prudent to send the acceptance letter to many resources: not just the head of the planning department. Rita Cabral noted that it would be beneficial to talk to Shannon Pine for advice on who all we should send the letter of acceptance to. Eric suggested that we should make clear in the letter of acceptance our intent to insert our preferences as to specific land uses.

- Next the committee went on to discuss the addition of a new "Principle of WSAC Regarding Development in the Area." Larry wanted to add a guideline addressing our preference in regard to affordable housing. Larry offered the following as what he admitted is a very rough and clumsy first attempt. "The commission gives preference to residential developments for which the developer agrees to allocate 10% to 20% of the living units to those falling within 30% of the Federal Poverty Level and accept a sliding rental scale for those tenants based on income. Project-based housing will be generally opposed because it isolates residents into pockets of poverty and despair." He also stated that we should consider some formula for clarifying the commitment to be made by the developer as it relates to rental discounting by income level for that segment of their tenants. The commissioners present at this meeting generally agreed that they need more information to continue forward with this thought process. Larry agreed.

- The next meeting will be held on August 11th, 2020 via zoom.

- The meeting adjourned at 8:36