

MINUTES OF THE SPECIAL MEETING OF THE BOARD OF COMMISSIONERS OF  
THE HOUSING AUTHORITY OF THE CITY OF GEORGETOWN

JULY 12<sup>th</sup>, 2007

On the 12<sup>th</sup> day of July, 2007 at 3:30 p.m., the Housing Authority of the City of Georgetown, Texas, met in regular session. The meeting was called to order at 3:35 p.m., and upon roll call the following members of the Board were present:

**Item 1. Roll Call –**

**Present:** Robert Horick, Richard Glasco, Emily Northrop, Rosemary Mesa

**Absent:** Laura Bryant

**Others in attendance:** Naomi Walker (Secretary)

There being a quorum present the following business was transacted:

**Item 2. Approve the minutes of the previous meetings –**

The minutes of the meeting held on June 29<sup>th</sup>, 2007 were reviewed by the Board. Commissioner Northrop made the motion to approve the minutes, Commissioner Glasco seconded the motion to approve the minutes and it carried by unanimous vote.

**Item 3. Public Comment –**

- **Joseph A. Monaghan, 1904 Northwest Blvd** – stated that when he lived in California, he had first hand experience with a decrease in his property value even though he was assured that it would not. Was concerned about the same thing happening here.
- **Rosemary Dockery – Resident Council Past President** – Requested that the Resident Council receive a board packet for review prior to the board meeting. Also requested that a board member add to the next agenda item a discussion on erosion, drainage and gutter problems at Stonehaven.
- **Bobby Donaldson** – Will yield his three minutes to Ms. Pam Caputo
- **Dale Shuffield, 102 W. Janis** – He is concerned with the existing traffic and feels that adding more construction will only make it worse. He feels that this is not a good location for a new project. **ED** – Understands that transportation is an issue and GHA is working with City on solutions such as providing immediate access to IH35 to alleviate the flow of traffic through the neighborhood.

**Item 4. Public Meeting, Discussion, Consideration and Possible Action regarding the proposed housing project at Sierra Ridge** – Commissioner Horick asked the ED to give everyone an overview of the project. Ms. Walker proceeded to introduce herself and to give the audience a brief overview of the project. She presented the boundaries, size, and proposed design of the project. She mentioned that this project will focus on the working class, those who make an average of \$10.00 to \$14.00 per hour. She also mentioned that GHA is working closely with the City to develop this project in conjunction with the City's Gateway Master Plan to implement that design into this current project. This project will be designed as a pedestrian friendly area with lots of green space included. Also included will be an extension of Janis Drive and Washam Drive to IH35 to alleviate traffic. Drainage issues in this area will also be addressed with this plan. She anticipates the project to be completed in about three years. The first stage of the project will be mainly public input, addressing the concerns of the surrounding neighbors, such as how the project will look like, how it will affect the neighborhood, and what are some of the concerns that will be addressed as they go through the design process. The City is aware of the plan and how GHA would like to direct the growth in the area. She pointed to the GHA website [www.georgetownha.org](http://www.georgetownha.org) for more information available under Proposed Projects for viewing proposed site plans, unit drawings and an Executive Summary on the

project. Additionally this new project will include retail units and job training facilities, and small commercial units to add additional retail opportunities to the residents of this area. Commissioner Horick added that the City of Georgetown 2030 plan includes more information on City growth and development.

- **Barbara Shuffield, 102 W. Janis** – She is concerned with property values going down. She would like to see the City build an overpass to alleviate traffic before the project is built or it may never happen.
- **Pam Caputo, 1817 Terry Ln.** – She mentioned that the area already has a total of 776 housing units within 3 miles, concerned that adding 200 units more to this area will increase traffic, and she feels that this area is already overcrowded. She feels that Georgetown needs this growth but not concentrated in this area.
- **Cobby S. Caputo, 1817 Terry Ln.** – Feels that traffic will not be alleviated even with a new overpass. Asked who will be responsible for managing Sierra Ridge Project. ED – the GHA and Private developer will manage the Sierra Ridge project and eventually it will transfer to GHA managing it full time. ED realizes that this property needs renovation, and an application for funds for rehabilitation has been submitted and she anticipates a response within the next two weeks. These funds will be used to rehabilitate the interior and exterior of Shady Oaks. She proceeded to explain the differences of funding sources for the properties, Shady Oaks and Sierra Ridge and how that funding will be used for maintaining the properties.
- **Jeremiah Lugo, M.M. Casey Investment Representative, 1500 Northwest Blvd.** – Representing Cedar Ridge owner. He stated that they have had issues with Shady Oaks residents, such as drug use, gangs, and vandalism. Also, the owner of Cedar Ridge feels that GHA will have trouble getting tenants for commercial side of the project because it is government subsidized.
- **Philip Salyer, 1806 Westwood** – Lived in this neighborhood since 1977. He has seen the neighborhood deteriorate since then. He stated that property values have gone down because of housing projects built in the area. He has seen vandalism of mailboxes by Shady Oaks residents' kids; feels those housing developments are going up in this area because land is less expensive to buy than other areas in Georgetown.

Additional questions and concerns were brought up by the area neighbors present were approval by the City council, zoning, drainage issues, total number of units, design concepts of units along with parking areas, extension of Washam Rd., income ranges, possible types of commercial tenants including organizations such as job training, and the Boys and Girls Club. Commissioner Glasco commented that he would like to validate the different concerns brought up, and wanted to reassure the audience that decisions about this project will not be made hastily; a lot of thought goes into making decisions to improve and not take away from the neighborhood. The GHA Board will do the best they can with the resources they have. ED – mentioned that they will continue to work with the City to work on all these issues. The ED made her email address available to those present so they could contact her with any additional questions they might have and she asked to have their contact information emailed to her so she can compile a contact list to keep them updated on new information and upcoming meetings and she will send out notice that she has received second design plans and to get input from them as well. A second meeting will be set up to make comments on these plans. Commissioner Northrop asked what percentage would be Market Value. ED – 10 to 15% for just market value. Residents – Does the Housing Authority have any alternative sites? ED – GHA has not done that since this property is next to Shady Oaks, which will be rehabilitated and makes sense to have the two properties together for management and maintenance issues. Residents asked if GHA had their mind set on this plan, because everyone present (residents) are against it. ED – Will see what will develop from this meeting and where input from the community takes the Commissioners to make a decision. Again the ED provided her phone

number and extension for the residents use if they had any questions or concerns. No more discussion was had on this topic.

Commissioner Northrop requested more information from City on traffic issues including Northwest Blvd. and what GHA could do to encourage Northwest Blvd overpass and other traffic improvements. She also requested a list of the types of retail units that could be available in Sierra Ridge and asked that concept pictures be made available on website. Commissioner Glasco requested traffic studies be completed for Northwest Blvd. and anticipated traffic impact and traffic flow. He also requested an analysis of crime statistics in and around Shady Oaks and Georgetown and comparisons made. Lastly, requested information on the type of crime initiatives have been started in the neighborhood and on property. Commissioner Horick addressed the changes on Stonehaven Apartment property since the inception of the Boys & Girls Club on site and stated that there was a need to address public recreation facilities on the west side of Georgetown.

No action was taken on this item.

- Item 5. Discussion, Consideration and Possible Action regarding the approval of the Annual and Five Year Plans** – ED reviewed the items on the Final Draft of Annual and Five Year Plan with the Board. Commissioner Mesa moved to accept the Annual and Five Year Plan, Emily Northrop seconded the motion and it passed unanimously.
- Item 6. Recess into Executive Session: Pursuant to and in compliance with the Open Meetings Act, Chapter 551, Texas Government Code, the item listed below will be discussed in closed session and is subject to action in the regular session that follows.**
- a) **Section 551.072 Deliberation regarding real property. The Board will conduct a closed meeting to deliberate the purchase, exchange, lease, or value of real property for the purpose of developing an affordable housing project.**  
Commissioner Glasco made the motion to table this item until next meeting, Commissioner Mesa seconded the motion and it passed unanimously.
- Item 7. Adjournment** - There being no other business for this meeting Commissioner Glasco moved for adjournment. The motion was duly seconded by Commissioner Northrop and carried by unanimous vote. The Chairman thereby declared the meeting adjourned at 5:28 PM.