

HOUSING ADVISORY COMMITTEE
Meeting Minutes – December 15, 2017 at 9:00 AM
Courtyard Conference Room

Committee Members

Teresa Santucci
Jason Elzy
Pamela Hurlburt
Kelly Wessels (Vice Chair)
David Corsi
Doug Walker (Chair)
Sam Engel
Duward Brown
Loree Arthur
Andrew Luther
Mary Tillery - Absent

Staff/Council Liaisons:

Tom Schauer – Senior Planner City of Grants
Pass (Staff Liaison)
Roy Lindsay – City Councilor (Council Liaison)

Guests:

Troy Shinn – Grants Pass Daily Courier
Rick Ricker – City Councilor
Scott Lindberg – City of Grants Pass Grants
Specialist
Ryan Haynes – Housing Authority

AGENDA:

- 1. Roll Call:**
 - a. Chair Walker opened the meeting and took roll.
- 2. Items from Public:**
 - a. None
- 3. Consent Agenda:**
 - a. Minutes: November 17, 2017
 - Chair Walker mentioned that on page 2, section 5a, last bullet there is a typo. It say income date, it should say income data.
 - On page 4, section 6b, 6 bullets down, it says “weather”, it should say “whether”.

MOTION/VOTE

Member Corsi moved and Member Elzy seconded the motion to approve the minutes from November 17, 2017 with those changes. The vote resulted as follows: “AYES”: Chair Walker, Vice Chair Wessels, Members Santucci, Elzy, Hurlburt, Corsi, Engel, Brown, Arthur, and Luther. **“NAYS”:** None. **Abstain:** None. **Absent:** Member Tillery.
The motion passed.

- 4. Action Items (Recommendations / Decisions):**
 - a. None
- 5. Work Session / Discussion Items:**
 - a. **Barriers to Affordable Housing & Tools (vs Housing Needs Analysis)**
 - December 7, 2017 Memo – Tom explained what the jurisdictions in Jackson County are doing in terms of Housing Needs Analysis. Grants Pass has already expanded its Urban Growth Boundary and is going through the steps to get all of the public facilities done. Tom took the goals and looked at what could be done short term and what actions are still waiting. Tom wanted to focus on what the barriers are and which ones are posing the most constraints. Rather than doing community outreach around some of the tools, maybe the first thing this committee

could do is identify the most significant barriers from Jackson County's Stakeholder Interviews.

- Jackson County RPS Committee Housing Documents October 2017 – This is a way for each jurisdiction to work together to meet needs for the region rather than each one having to plan to meet their own housing needs. They adopted an Urban Reserve as their first step.
- 10/16/17 ECONorthwest Memo re: Summary of Stakeholder Interviews – This summarizes the five types of questions that ECONorthwest asked of the stakeholders. They are trying to get the reasons why no one is building multi family or more affordable housing types. They found some common things as well as unique things for each community. Tom would like to start some discussion about what this committee's observations are or if there are things in the packet that are missing or resonate with anyone. Tom passed out a document he put together that focuses on strategies and tools that help identify barriers. Some common things with barriers are land supply, fees associated with development, regulatory predictability and time frames in getting projects approved. Tom gave some examples of tools that address some of these barriers now. It was eye opening for him to hear that not only the cost of the System Development Charges was an issue, but the timing. Paying for those fees up front meant they had to be rolled into the construction loan, which increased the principal and interest. If we could affect that one issue without changing anything other than timing, we could potentially lower the cost of housing. Tom does not think people are aware that we already allow for financing of System Development Charges.
- 10/24/17 ECONorthwest Memo re: Policies to Support Housing Development
- 10/24/17 ECONorthwest Memo re: Affordable Housing Development Tools
- There was talk about rehabilitating existing housing stock, issues relating to owning and operating Rental Units, time sensitive issues, funding windows, and state actions that are underway regarding Building Code issues.
- Tom would like to look at local tools that can be achieved here. He talked about looking into how to refine implementing certain things, who is paying for what and is this subsidized. He talked about limited property tax exemptions.
- Member Corsi stated that we might be able to capitalize on Seattle Housing Affordability and Livability Agenda produced in 2015. They have 65 strategies outlined to increase affordable housing in the city of Seattle.
- Tom mentioned that this could be added to the website.
- Member (??) asked a local builder what are some of the barriers he has. He said that he does everything he can to keep from building in the city because of the SDC's. He is building a triplex and a duplex, which will require two new water meters that will cost \$49,000.00. This is before he moves any dirt. The cost of SDC's are prohibitive.
- Member ?? stated the city of Portland waived the SDC charges to encourage building. She asked if the fees could be waived here or if there are funds available make some kind of incentive for those builders.

- Tom asked if this committee wants to focus on the discussion around those barriers, and then do some targeted outreach to stakeholders in the community.
- Tom said he could talk with ECONorthwest and see if they would be willing to do some surveys like those they did for Jackson County.
- Member Brown mentioned the lack of labor and construction trade. He was surprised that the program at RCC is closed. He asked if someone from RCC could talk with this committee about what were the challenges, why this program closed and is there any opportunity of getting something going again.
- Councilor Lindsay talked about the shortage of skilled labor being a national problem.
- It was mentioned that some schools in the Portland area have construction classes for juniors and seniors where they build homes and sell them.
- Member Corsi stated that there are lawsuits winding through the courts regarding tax-exempt status of non-profits building houses and whether they are going to be able to keep their tax-exempt status.
- Chair Walker asked members to put goal ideas on sticky-notes and put them on the board. He suggested putting off the SDC's until the end of the project.
- Member ?? stated that the Oregon Legislature just put a lot of money into Emergency Housing Assistance and Supportive Housing Assistance Program. The legislature said to push the dollars out the doors to the communities to assist people into housing and keep them there. Without the inventory, you cannot use those dollars. If you do not use the dollars and they are returned the state then everyone assumes the problem has been resolved. However, it really has not. You do not have the inventory to do that.
- Tom said the lack of inventory is the problem. We need to focus on the tools we can use. Maybe this is not a barrier, it is a lost opportunity and it is compounding issues. We are losing available resources.
- Vice Chair Wessels stated that another compounding issue is that we cannot hire employees because there is no place for them to live.
- Zoning changes were discussed.
- Tom stated that as part of the UGB work, there were about 600 acres of land that was up zoned. He asked if we should be looking at doing that again. He suggested seeing if there are other lands that can be rezoned or other changes that would allow different uses in different zoning districts as part of the regulatory review of tools.
- Member Wessels stated that she is concerned that the City has a role in making a change and ability to promote that this is important. She does not want to lose site of the purpose that we are a community that wants to thrive.
- Tom stated that if this is a strategy of messaging and having the bully pulpit we could identify this as a strategy.
- Member Corsi stated that we should have a Housing Officer on City staff who works closely with the Economic Development Officer.

- Councilor Lindsay said that sometimes there is misperception in the community about what is being done. There has to be an education process to go along with these changes.
- Member Corsi said the County has recently declared a housing emergency. The City could take a similar stand and declare a housing emergency to allow the City to expeditiously address the issues and declare a public policy that it is the Cities desire and intent to increase the housing.
- Tom said in the last Legislative Session they adopted a bill that requires cities to allow ADU's on any lot this has a single-family dwelling. The City has that already, but we can refine this tool.
- Member Brown asked if the City is doing anything in terms of marketing outreach on ADU's. He does not think there is a broad awareness of that.
- Tom stated that one of the committee's goals is to increase opportunities to do education and outreach programs.
- Chair Walker stated that Caleb LaPlant would be holding a series of ADU seminars once a month.
- Member Engel stated that Evergreen Bank was going to talk about how hybrid loans can be used to support ADU's on residential properties.
- Member Corsi stated that his company sells all of their residential loans to Freddie Mac. Freddie does not like ADU's. He said that they could not loan on a property where we do not have first mortgage. If the current owner has a mortgage with a different institution, they cannot make a loan and take a second position unless the land is subdivided into separate lots. Freddie will not accept these.
- Member Engel said he is hearing from people that they have a good idea for a project but they do not have all the pieces of it in place. He would like to see some method or tool where people can come together and say they have five tools out of six and how do I get this project rolling.
- Member Elzy said the City of Bend issues an RFP on an annual basis to address this issue. They asks developers to bring them their ideas and projects and tell them what piece is missing and what the city can do to help.
- Tom stated that one of the goals is the discussion of a pilot project program. This might be a good way to address that.
- It was suggested to work with employers to sponsor transitional housing.
- Tom stated that there is a tool in the information ECONorthwest put together called linkage fees.
- Member Corsi stated not having a multi-family FHA lender in Grants Pass is an obstacle.
- Member Elzy stated that he is seeing a theme between existing city ordinances and code that are supportive of the things we would like to see in the community and the lending tools that are out there, but people do not know they are out there or they do not know how to use them.
- Tom said part of the ECONorthwest survey that was done in Jackson County was asking developers if there is anyone in town who is building multi-family housing and is familiar with those tools.
- Tom stated that people are starting to inquire about multi-family housing in Grants Pass. He does not know if this is a land supply issue or not. Those tools are available but they are not being used.

- Tom stated that he would compile these goals and get them back out to the committee.
- Member Elzy stated that the City of Medford is almost parallel on this process with this group. They have taken their tools and strategies and identified what is easier to accomplish. They have also categorized impact as low, medium and high. This might be a format that this group can use to further refine what it is they are trying to accomplish. He will get a copy of this to Tom.
- Tom pointed out things that are more difficult to accomplish that have low impact the committee might not want to spend a lot of time on. Things that are easy to accomplish and have a huge impact should be at the top of our list. He said the committee might want to delay those that involve policies realizing that those results are not going to happen immediately.
- Tom read the goals and organized them into categories.
- Chair Walker talked about the CET and that the State might be mandating this as well. He suggested having legal counsel talk with this committee about this topic.
- Chair Walker would like to meet with Tom to discuss CET's. He would like to outreach to the community and get their input.
- Tom said now that there is a question about time sensitivity with the potential State preemption it might be critical. Chair Walker and Tom will meet on getting dates set for outreach to the community on this.
- Tom suggested that the initial outreach be asking the community what their barriers are as a discovery and information gathering base.
- Member Arthur said there is a conflict with the parking. The Planning Commission is pushing for a complete review of parking requirements for commercial and residential. This committee is saying to increase the parking requirements, and that committee is saying decrease the parking requirements.

6. Information Sharing:

- a. Items from staff - Tom asked about a time frame for outreach for public forum. It was suggested to have one in late January or early February in the evenings.
- b. Items from committee members – Chair Walker stated that he has contacted the Home Builders Association about doing an outreach on ADU's at one of the booths at the Garden Tour. If anyone is interested in volunteering, let him know.
- c. Items from Council liaison – none

7. Agenda Building for Next Meeting:

- Chair Walker stated they would be refining these goals and ideas at the next meeting.

8. Adjournment

- Chair Walker adjourned the meeting at 10:45 pm.

Next scheduled meeting: Friday, January 19, 2018 @ 9:00 am in the CYCR

Minutes prepared by Dianne Phelan, City of Grants Pass Administration.