

HOUSING ADVISORY COMMITTEE
Meeting Minutes – January 19, 2018 at 9:00 AM
Courtyard Conference Room

Committee Members

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

Staff/Council Liaisons:

Tom Schauer – Senior Planner (Staff Liaison)
Roy Lindsay – City Councilor (Council Liaison)
- Absent

Guests:

Penny Mueller
Mona
Jessica Mackin
Brian
Susan ToKarz-Krauss
Greg Addington

AGENDA:

1. Roll Call:

- a. Chair Walker opened the meeting and took roll.

2. Items from Public:

- Susan ToKarz-Krauss noticed in the last meeting minutes that Caleb LaPlant is putting on an ADU class. She stated that he is doing this on his own, not through the Realtor Association. She asked why the City was not putting this on.
- Susan also stated that they have annual meetings with officials from the County and City. They give updates on what is happening in the County and City. This year the City and County officials informed the Realtor Association that they want to do this as a public forum.
- Susan stated that she would be talking with Lora Glover to find out when this is happening and wanted to let this committee know about that.

3. Consent Agenda:

- a. Minutes: December 15, 2017
- Missing names were added on page 2 and 3.

MOTION/VOTE

Member Corsi moved and Member Luther seconded the motion to approve the minutes from December 15, 2017 with names added. The vote resulted as follows: “AYES”: Chair Walker, Members Arthur, Brown, Corsi, Elzy, Engel, Hurlburt, Luther, Santucci and Tillery. “NAYS”: None. Abstain: None. Absent: Vice Chair Wessels. The motion passed.

4. Action Items (Recommendations / Decisions):

- a. None

5. Work Session / Discussion Items:

- a. Barriers to Affordable Housing & Tools (continued)
- Tom stated that Member Hurlburt sent some statistics on MLS. This gives the current state of what the inventory and prices are.

- Tom stated that Member Elzy also provided information from Jackson County's outreach to stakeholders about the barriers and developing their list of tools to help address those concerns.
- Member Elzy stated that the list is being prepared and they will present the final forum at the next Medford City Council meeting. He will share that information with this committee.
- Tom talked about the work they did on the barriers at the last meeting. He would like to focus on the inventory of residential buildable land.
- Tom showed a map of the Urban Growth Boundary before and after the expansion as well as the Urban Reserve Area.
- Tom talked about rezoning those areas and the process involved in that. He stated that they needed to update some of the public facility plans in order to rezone. Some of those are water, sewer, Wetland Plan and the Transportation System Plan Update.
- Tom stated that they would be initiating a pre-application to look at rezoning the area around Allen Creek Road. This will help to get some of those lands online.
- Tom said they are also looking at the UGB planning period. He stated that we could have all of the Urban Reserve Lands in the Urban Growth Boundary if we brought them in in 2020. This would then be a 20-year land supply. This might help in the short term to elevate some of the residential lands.
- Tom talked about the process to master plan with several different property owners. He said they could take the Local Street Circulation Plan and do what he calls a small area plan where he works with all of the property owners to figure out how to lay out the whole area and do one big Land Use Application to simplify the process.
- Chair Walker asked if this committee should recommend to staff to see a coordinated small area development plan for the Allen Creek area.
- Tom would like to discuss this first. He said there is a much higher level of effort from staff, and he does not know what the financial implications would be.
- Tom said the big cost on rezoning is any additional traffic impact analysis.
- Discussion followed. Tom will add this to Actions Items for the next meeting.
- Tom talked about starting to do the outreach to stakeholders in Grants Pass and Josephine County to get feedback on what they saw as barriers here.
- Tom talked to Beth Goodman who did that work in Jackson County and asked what would be involved in starting that up here.
- Tom stated that Beth suggested starting with stakeholder interviews, an online survey that would be available to a broader audience, and holding a meeting where we would invite stakeholders and anyone who is interested to attend.
- Member Elzy agreed with having the stakeholder interviews first. He said in looking at solutions, this information allows decision makers to point to the evidence and show why they are not seeing the housing and this is why we are proposing these solutions.
- Tom will get the detailed stakeholder interview questions from Jackson County to the committee.

- Tom said if we do interviews first, they would be telephone interviews. We could share some of those results at the meeting.
- Member Elzy stated that this group would be a valuable resource to start identifying some of the important stakeholders.
- Tom said he could get a list of what organizations and builders they reached out to in Jackson County.
- Member Elzy wants to make sure the stakeholders are from this community.
- Tom asked about thoughts on the timing. He asked if Tuesday evenings at 6:00 work for this committee. Discussion followed. He will check to see if March 13 works for Beth.
- Member Tillery said we all should brainstorm and come up with a list of stakeholders.
- Tom said he will send out a list and the committee members could add on stakeholders with a description of who they are.

6. Information Sharing:

a. Items from staff –

- Tom shared a google calendar with the committee and added it to the website. This is to share information with the committee members on upcoming meetings or events that they would want to share with the group
- Tom stated that on Saturday, January 27 at 1:00 at the Grants Pass Performing Arts Center there would be a Blue Zones Project public forum.

b. Items from committee members –

- Member Tillery is helping with the glossary of housing terms. She is trying to figure out the best way to compile this list for the committee.
- Member Corsi stated that at 1:00 tomorrow, Saturday January 27 at 1420 Willow, Habitat for Humanity would dedicate its 22nd home. Everyone is invited.
- Chair Walker stated that at 11:30 on Saturday, he would be giving his presentation to the City Council on the two things this committee is recommending. Those are the Housing Needs Analysis and the Pilot Project Program.
- Member Santucci said the Point-in-Time Homeless Counts is January 31. There is an event at the Josephine County Fair Grounds from 10:00 to 3:00. There will be service providers counting the homeless. The figures that are gathered from this event help show the need for housing money from the state. There is free transportation from Josephine County Community Transit for this event.
- Member Corsi mentioned that this committee was asked to give the City Council a recommendation on the Construction Excise Tax and we have not had much discussion on that.
- Tom stated that the committee is focusing on goal setting, identifying the need and then looking at solutions. We would want to identify the barriers first and then talk about the solutions.
- Discussion followed.
- Member Elzy talked about the current tax reform bill. The reduction from 35% to 21% of the corporate rate has directly impacted the Tax Credit Development Industry. The Housing Authority had \$30 million of projects in its pipeline working through some due diligence and environmental

matters. That reduction in corporate rate has changed the pricing on Tax Credit on the interim and possibly put those projects in jeopardy of going back to the drawing board.

- Member Elzy stated that there is still a program to reapply and they are putting together applications now. He said there is 100 units, maybe more, lost here in the valley. He said we are seeing a 14% reduction in Tax Credit Pricing, which on one project alone is millions of dollars.
- Member Elzy stated that Ryan, his Development director, has made some progress thanks to Chair Walker on the old Southern Oregon Hospital site. This may be a good affordable housing site.

c. Items from Council liaison – none

7. Agenda Building for Next Meeting:

- Chair Walker stated that they would talk further to coordinate a small development plan near the Allen Creek area.
- Chair Walker asked to look at some of the recommendations from Jackson County and push them forward.
- Tom suggested that the committee start putting together a list of topics and certain speakers that they would like to hear from.

8. Adjournment

- Chair Walker adjourned the meeting at 10:25 pm.

Next scheduled meeting: Friday, February 16, 2018 @ 9:00 am in the CYCR

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



MEMO

To: Housing Advisory Committee
Roy Lindsay, Council Liaison

From: Tom Schauer, Senior Planner

Re: Updates and Information Sharing

Date: February 8, 2018

Cc: Lora Glover, Parks & Community Development Director

Below are updates on key work items and related items of interest.

1. **Stakeholder Outreach and Engagement on Housing Barriers and Solutions.** We have a signed contract with ECONorthwest to conduct the Grants Pass stakeholder engagement we discussed at the last meeting, similar to the stakeholder engagement work they did in Jackson County. The work will include 10-15 stakeholder interviews, an online survey, a summary of the results of the stakeholder interviews and survey, a public forum tentatively scheduled for the evening of Tuesday, March 13, and a summary of the results from the forum. I'll be distributing drafts of the interview and survey questions for your review and feedback and assembling a preliminary list of stakeholders for the interviews for your consideration.
2. **Concurrent Work Underway.** While the work above continues, it is evident that the residential land supply is a significant issue and priority, so work continues on the items we discussed at the last meeting to increase available residential land supply.
 - a. **Allen Creek Road Rezoning and Possible Small Area Plan.** The site plan review committee meeting and pre-application conference were held. We are awaiting comments from ODOT re: traffic issues. We are investigating the nature and cost of traffic analysis that will be necessary. We are working on refining a draft local street circulation plan that would need to be considered concurrent with a rezone or adoption of a small area plan. Draft mapping is under review for wetlands plan updates. If the City Council concurs with the concept of the Small Area Plan, we will begin preparing for outreach to the property owners. The initial level of effort for the small area plan would be significantly greater in coordinating/resolving key issues among property owners, but would result in more efficiency and long-term certainty about development of the area and mitigation of cumulative impacts.

The Committee discussed this topic at the January meeting and scheduled this item for a recommendation at this February meeting. This topic also relates to a priority action item in the new strategic plan. **I believe the committee could make a motion to City Council to move forward with this item – with first preference for a Small Area Plan adoption and second preference for the simpler rezone concurrent with a local street circulation plan.**

- b. Other possible rezones and possible inclusion of Urban Reserve areas in the UGB.** Discussions are ongoing regarding these other items. If necessary, this can be discussed with the City Council at the same time as their Allen Creek area discussion.

- 3. Construction Excise Tax (CET) Pre-Emption Question.** I contacted Erin Doyle at League of Oregon Cities to find out if they were aware of any proposals to amend the CET legislation in any way that would restrict local governments from considering a CET under the current legislation. Her response follows:

In 2017 there was an attempt to cap the commercial CET, but nothing I have seen is looking at that issue for 2018. I expect that it will come back in 2019, but the development advocates have not come back to talk with us since the last session. I have copied Wendy in case she has heard from them in the interim.

There doesn't appear to be immediate urgency to move consideration of this topic ahead of other issues due to any pending pre-emption proposal.

- 4. Medford Housing Advisory Committee Recommendations / City Council Hearing.** The Medford City Council will consider several significant housing items at their February 15 meeting:

- a. Construction Excise Tax ordinance
(proposed to be effective upon adoption of their UGB expansion)
- b. Motion on ad-hoc Housing Advisory Committee Recommendations
(economic and regulatory tools and changes)
- c. Creation of standing Housing Advisory Committee
- d. SDC deferral program

A video of one of their town halls re: housing issues is available on their Facebook page:

<https://www.facebook.com/CityofMedford/videos/10155987365974424/>

- 5. Materials Posted on Website and Events**

- a. Glossaries from Mary Tillery
- b. Seattle, Corvallis Housing Strategies / Recommendations
- c. Oregon Tiny House Symposium – March 13 in Albany

- 6. Upcoming Speakers / Presentations to Schedule**

- a. February Meeting: Cathy Kemper-Pelle, RCC
- b. Kelly Madding, Deputy City Manager, City of Medford
- c. Karen Chase, Energy Trust
- d. Linda Reid, City of Ashland
- e. Jim Long, City of Bend (retired)
- f. Alison McIntosh, Neighborhood Partnerships and Oregon Housing Alliance
- g. Guy Tauer, Oregon Employment Department
- h. Donna Lea Brooks
- i. ACCESS re: Southern Oregon Housing Resource Center (SOHRC)
- j. Oregon Housing and Community Services
- k. Doug Walker re: Benefit LLC