

DATE: April 13, 2018
TO: Tom Schauer
FROM: Beth Goodman
SUBJECT: GRANTS PASS: HOUSING STRATEGY STAKEHOLDER SUMMARY

The City of Grants Pass is developing a housing strategy. The City contracted with ECONorthwest to provide support on the initial stakeholder engagement to be used in developing the housing strategy. ECONorthwest engaged with stakeholders in the following ways:

- **Stakeholder interviews.** ECONorthwest conducted 10 stakeholder interviews. The purpose of the interviews was to obtain input from stakeholders about barriers to, and opportunities for housing development in Grants Pass, and policies that the City and other stakeholders should consider to take advantage of opportunities and lower barriers to housing development.
- **Public forum.** The purpose of the forum was to engage stakeholders and interested citizens in discussion of the key barriers to housing development, including those identified through stakeholder interviews and the online survey, and brainstorm solutions to reduce or remove the barriers.
- **Online Survey.** The survey provided the opportunity for other additional stakeholders and interested citizens, who were not interviewed, to respond to questions. The survey asked respondents questions about barriers to, and opportunities for housing development in Grants Pass and policies that the City and other stakeholders should consider to take advantage of opportunities and lower barriers to housing development.

This memorandum summarizes key results from engagement of stakeholders as described above. It begins with a summary of key findings. This memorandum also presents appendices with summary notes from the stakeholder interviews, results of the public forum and a summary of the online survey results.

Key Findings

This section synthesizes key findings from all of the stakeholder engagement conducted by ECONorthwest. It begins with a discussion of barriers to development of housing and concludes with strategies recommended by stakeholders to address these barriers.

Barriers to development of housing

The following are regulatory barriers to development of all types of housing, with a focus on housing that is affordable to both low-income and middle-income households, which includes government-subsidized affordable housing and naturally occurring housing that has relatively affordable market-rate rents.

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- **Zoning constraints** that create disincentives for certain types of residential development include height limitations, parking requirements for multifamily housing, and no minimum densities in areas where greater density is expected.
 - **Permitting process** and review time may limit the desirability of developing in Grants Pass and can result in additional development costs. Feedback on this point was mixed, with survey respondents indicating that the permitting process was a barrier and stakeholder interviews and results from the public forum indicating that Grants Pass has transparent review processes and helpful permit staff relative to other cities in the region.
 - **City leadership** is trying to balance growth while maintaining the small-town environment. Related community opposition to certain types of housing, especially multifamily, could influence future policies that limit growth.
 - **Lack of vacant land in large enough parcels and with the necessary zoning designation.** Grants Pass does not have enough available vacant land that is development-ready in large enough parcels for cost-efficient development (e.g., parcels at least 10 acres in size and preferably 20 acres). In addition, Grants Pass does not have enough land zoned for multifamily development that is located near employment centers and service amenities.
 - **Lack of available vacant land with services** adds additional construction costs. The land that was recently added from the urban growth boundary expansion generally lacks infrastructure. New residential development in these areas will experience an increased financial burden from the cost of developing the initial infrastructure and also pay the resulting system development charges (SDCs).
 - **Allocations of state money** for housing from Oregon Housing and Community Services (OHCS) are limited because of the size of Grants Pass – it is both too big to be considered a small city, and too small to be competitive with the big cities.

The following are housing market and financial barriers to housing development:

- **Demand for denser development has not materialized.** Although the community is supportive of higher density residential developments (such as townhomes) the prospective occupants of the new developments still prefer single-family homes. People who have housing choice are more likely to want to buy a home and have that home be a single-family detached unit. Developers have experienced difficulty pre-selling the townhome or single-family attached units in a planned new development – pre-selling a certain percentage of units is necessary prior to construction of certain phases of new development.
- **Difficulty matching both existing and new housing to the changing demographics** in Grants Pass. There are fewer households with children and more single-person households, which could be reflected in demand for smaller units if those units existed.

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- **The quality of the existing housing stock** limits the opportunities for redevelopment and rehabilitation. It is often more expensive to rehabilitate a property than it is to build new, especially given the current sales prices.
 - **Lack of skilled construction labor** increases the cost of development and limits the speed at which developers can build housing. This issue is a particular problem in Grants Pass because there are no educational programs that teach construction and the growth of the marijuana industry in Southern Oregon is creating competition for labor.

Strategies to address the barriers

This section presents strategies to address the barriers identified through this project. The following are approaches to lowering regulatory barriers to housing development.

- **Conduct a zoning code audit to identify zoning constraints** such as entitlement limits within zones (e.g. height and parking requirements) as well as the location of higher density zones and compatibility with developable parcels. Identify land available for re-zoning to a mix of higher densities and for multifamily housing development. The code audit should evaluate opportunities for establishing minimum densities.
- **Evaluate opportunities within the zoning code to allow for development of different housing types** that meet the needs of smaller households or shared households. These opportunities could include smaller units as well as co-housing and therefore changes to household requirements.
- **Streamline the development application processes**, through more transparent, succinct, and consistent review procedures and speed up project review times. Work with developers who are active in Grants Pass to understand current issues in the development application process that can be streamlined, as feedback from stakeholders and survey respondents was mixed on this point.
- **Review fee structures** to identify inconsistencies with desired development types that makes it less financially feasible to build low-density multifamily housing from tri-plexes or quadplexes. Consider changes in fee structures to better align with other regulatory limitations on development types, such as the state building code definitions for single family and commercial development.

The following are strategies to address financial barriers to housing development.

- **Revise timing of SDCs payment** to allow for either a deferred payment (such as at certificate of occupancy) or financing over a period of years. The rationale behind this strategy is two-fold: (1) the impact of new housing development to the city infrastructure is nearly nonexistent until occupancy and (2) when the payment for SDCs is required early in the development process, the interest from SDCs in the construction loan increases financing costs.
- **Develop financial incentives to support subsidize affordable housing development.** The incentives with larger positive impacts on development feasibility of subsidized

housing are tax exemptions (such as the vertical housing tax exemption or the multiple unit tax exemption) and city-owned land donations for development of subsidized housing.

- **Create a low-interest loan program** to help support new development or rehabilitation of affordable housing. Affordable housing developments specifically need more predevelopment loans to help with due diligence and design prior to the construction loan.
- **Create a loan program or down payment assistance program** to help homeowners with rehabilitating existing naturally occurring affordable housing.
- **Evaluate the impact of implementing a construction excise tax (CET)** on new construction to help pay for programs that support affordable housing development, such as the approaches above.
- **Create a task force to identify and evaluate potential city partnerships for developing a homeless shelter or short-term transitional housing.**

The following are strategies for building relationships and partnerships to support housing development:

- **Increase outreach and communication with the development community** to inform them of changes in the zoning code and other changes that support the development of housing. An example might be a demonstration ADU project.
- **Work with other cities in the region to identify opportunities for and/or create a construction trade training program**, potentially at the high school level.
- **Coordinate with other regulatory entities**, like the Oregon building code, to better align overlapping requirements and policies that impact the efficient development of housing.
- **Work with OHCS to obtain better access to funding.** Use the existing allocation of state and federal funding – CDBG, HOME, etc. – to support government subsidized housing.

Appendix A: Stakeholder Interview Summary

The purpose of this appendix is to document feedback on the barriers to housing development, which was received through interviews with key stakeholders via phone calls and through a stakeholder workshop.

Methods

ECONorthwest worked with City of Grants Pass and the Housing Advisory Committee to identify key stakeholders, including: real estate and development professionals, affordable housing advocates, and economic development professionals.

ECONorthwest developed a list of questions to guide the interviews. The questions sought to obtain answers to the following, generalized, questions:

- If you have developed housing, in what areas have you developed and what drives the decision to build there?
- What factors influence the types of housing you build? What factors hinder you from building other types of housing (e.g., zoning/policy constraints, profitability, financing availability, lack of familiarity with developing other product types)?
- What makes building housing types other than single-family detached more difficult? What are the most significant changes that would need to occur to develop other types of housing (e.g., policies, industry issues, economics, financing)?
- What are the biggest challenges to development in the Grants Pass area?
- How do the constraints differ for developing regulated affordable housing?

Key Issues Identified in the Interviews

The interviews illuminated consistent barriers to development. These barriers range from local policy constraints to nationwide industry issues. The following key issues, and any associated recommendations from stakeholders, are synthesized below:

Limited availability of land suitable for development

Several stakeholders mentioned difficulty in finding land that is both suitable for development and affordable. Multiple factors were listed as the reasons for the limited availability, including parcel size, appropriately matched zoning and price that exceeds the value. More specifically, the following issues were identified as impacting the availability of land that is suitable for development:

- Remaining vacant land is too small for subdivision development (e.g., parcels greater than 10 acres and ideally 20 acres).
- Although there are parcels available for infill development, the zoning often prohibits higher density residential development. Some contacts directly identified this as a

barrier, while others mentioned they simply pursued zoning code to complete the housing development (which was relative easy given the helpfulness of city staff at the permit counter).

- There is a lack of land zoned for multifamily that is close to the employment and services amenities desired by the occupants.

Conflicting regulations at various levels create a disincentive for certain development types

Multiple levels of regulations and conditions (e.g. national lending policies, state building code, local zoning code) overlap to create conditions within which it may not be efficient to build. Specifically, in Oregon and Grants Pass, the overlap of these conditions makes it inefficient to build lower-density multifamily/ higher density single-family, for the following reasons:

- National lending practices create a break point in loan types at five units – a residential mortgage can be obtained for up to four units whereas a commercial mortgage (which is often more expensive and/or has more requirements on the borrower) is needed for anything greater than four units.
- The Oregon building code creates a break point in building requirements at four units – a residential building with up to three units is subject to the residential building code whereas a building with more than three units is subject to the commercial building code which has additional cost implications (e.g. sprinkler systems).
- The City of Grants Pass has a break point in development and fee requirements at three units – a residential building with up to two units has different, and more affordable, requirements and fee structures than a building with more than two units.
- The previous three bullets indicate that there are exponential increases in costs for developing the third, fourth, and fifth units in Grants Pass and that developers are likely to avoid this scale of development due to the increased cost.
- Lastly, zoning that is too flexible (e.g. zones R4/R3) and without minimum densities allows for smaller scale development to be built in areas better suited for denser, multi-family development.

System Development Charges and assessments

Every developer that was interviewed identified the cost of system development charges (SDCs) as a barrier. Though most were understanding of the need for the fees, some identified ways to help mitigate the costs or address issues related to the methodology for the assessment:

- Delay the requirement for payment, until the housing unit is sold and in use. The rationale behind this recommendation is two-fold: the impact to the city infrastructure is relatively nonexistent until occupancy, and when the payment for SDCs is required upfront the interest from the construction loan is then applied to the fees in addition to all the other costs, which increases the principle and resulting interest paid on the loan. Delaying payment until certificate of occupancy is most beneficial to residential units built as for-sale products and could have different implications for multi-family and/or

rental products. Multi-family and/or rental products are typically occupied before the entire building is sold (if ever) to another real estate firm. Therefore, the repayment of the SDCs would be an operating expense that could impact the revenue and resulting feasibility of the rental development.

- Create an SDC financing program for multi-family and/or rental products. The length of financing could vary depending on if the project is market-rate or affordable. Market-rate projects will likely have greater capacity to pay back the SDCs faster than an affordable housing development.
- Reassess the SDC methodology to incentivize denser development. One developer mentioned that it was exponentially more expensive to build the third unit in a triplex than a duplex, in larger part due to SDCs as well as other building and zoning code requirements.

Additional barriers specific to regulated affordable housing development

The population in need of affordable housing is growing. In addition to experiencing the other barriers identified in this appendix, the following barriers are specific constraints that impact the development of regulated affordable housing:

- Predevelopment costs, like due diligence and design, are an upfront cost for which many affordable housing developers do not have financial resources and cash flow to pay for. The majority of the financing for affordable housing development does not usually come until the construction loan but the predevelopment costs are incurred prior to the loan (including soils and environment testing, architecture and engineering fees, and staff time to apply for the low-income housing grants and tax credits). Some counties and jurisdictions in Oregon have created predevelopment loans or grants, through either a housing bureau or the creation of a non-profit housing fund, to help eliminate this barrier.
- Aging inventory of existing housing causes problems for both non-profits and first-time homebuyers. Federal assistance for affordable housing requires certain standards of living which includes the abatement of hazardous materials present in older homes (e.g., asbestos and lead). These repairs are costly for developers that are trying to preserve existing housing. The aging inventory also impacts first-time homebuyers who are attempting to use HUD 203k loans for both the purchase and rehabilitation of the homes. The resulting barrier for homebuyers is that the homes they can financially qualify put them in competition with investors who are seeking to buy, flip, and sell homes for a profit.
- There is a disconnect between the demographic characteristics of households that need affordable housing and the availability of funding. For instance, there are a lot of unmarried adults in need of affordable housing in Grants Pass but certain programs are targeted toward families.
- There is a lack of state funding from OHCS because the size of Grants Pass is too big for a small city but also too small to be competitive with bigger cities.

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- There is a lack of local funds available to use for incentivizing affordable housing, whether it be through land donations and affordable ground leases, tax exemptions, or general fund donations.

Economic and financial conditions support new, low-density, “for-sale” residential product

Most of the real estate developers interviewed were experienced in the development of single-family homes (either attached or detached) or townhomes. They explained that the reason for not rehabilitating existing housing stock, or developing denser for-sale and/or rental product was a mix of economic, financial, and policy factors:

- The current stock of housing in Grants Pass, that would benefit from reinvestment, is too expensive to rehabilitate. It is often cheaper to build new, especially given the current market prices for existing housing and the potential remediation costs (e.g. asbestos removal), and less cumbersome.
- Prospective occupants that can afford to pay the market price (a price that covers the current cost of construction), usually have housing choice and would prefer to own rather than rent.
- Single-family home buyers find higher density attached or detached single-family housing less desirable than lower density detached single-family housing. Developers have experienced difficulty pre-selling the townhome or single-family attached units in a planned new development – pre-selling a certain percentage of units is necessary prior to construction of certain phases of new development. One developer consolidated the denser lots to create units that met the market demand.
- Single-family home buyers often include retirees and first-time homebuyers with a price point that supports smaller units (e.g. 1,500 square feet on a 5,000 square foot lot). One developer noted that of the 60-70 units they developed since 2010, only one was a two-story development.

Construction labor shortage drives up cost of construction

In a majority of the interviews completed, the contact mentioned that labor shortages in the construction industry are driving up the cost of construction, causing uncertainty for new construction timelines, and creating a limit on the total number of units that can be constructed in a year. Though this is a barrier currently encountered throughout the country, it is especially problematic in Grants Pass for the following reasons:

- There are no local trade programs educating new construction laborers—the program at the local community college recently closed.
- The recent growth of the marijuana industry in southern Oregon has created competition for the real estate development industry by supplying jobs for skilled contractors and construction-related professionals (e.g., mechanics, electricians, and plumbers). In addition to offering consistent employment opportunities, the marijuana businesses often pay for the work with cash.

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- There is a lack of supportive services and training programs to help foster substance-free workers which leads to an inconsistent supply of workers for construction.
 - Although many stakeholders note this as a problem, others indicated that even with a sufficient supply of contractors, developers would not be able to keep up with needed pace of new housing development due to the lack of available land.

Appendix B: Public Forum Results

The City of Grants Pass held a public forum to discuss housing issues in Grants Pass. Participants in the public forum included members of the Housing Advisory Committee. Participants were asked to identify key barriers to development in Grants Pass and actions to increase development. At the end of the meeting, participants were asked to identify the three actions they thought were the highest priority actions, denoted with a green star (*) in the table below.

Category	Barriers to Development	Actions to Increase Development
General	<p><u>Cost – SDCs & fees</u></p> <ul style="list-style-type: none"> ○ SDCs – high cost ○ High cost of permits/fees* <p><u>Other</u></p> <ul style="list-style-type: none"> ○ Loan Guarantees* (lack of) ○ Infrastructure ○ Insurance for shared homes – standard insurers (home-fire) will not cover house with more than 2 unrelated “tenant” roommates and owner – very serious systemic barrier to meeting housing needs of majority singles 	<p><u>Funding & Loan Guarantees</u></p> <ul style="list-style-type: none"> ● Provide for low interest loans for developers and home buyers***** ● CET** (Construction Excise Tax) ● Down payment assistance program** ● Funds for rehab; loans or grants** ● Funding or regulatory support for in-fill lots* ● Help guarantee loans* ▪ <p><u>SDCs, Fees, Development Costs</u></p> <ul style="list-style-type: none"> ● Shift costs of SDCs from front end of development project to back end e.g. in property tax over next 10, 20, 30 years***** ● Delay of SDC to sale of property or due when CO is issued**** ● Reduce delay or eliminate SDCs* ● Reduce development costs to encourage development

Category	Barriers to Development	Actions to Increase Development
General (continued)		<p><u>Infrastructure</u></p> <ul style="list-style-type: none"> • Improve infrastructure that benefits housing: water, sidewalks, other • City can invest in Public Utilities – sidewalks, storm drains, landscaping, sewer, water <p><u>Education & Outreach</u></p> <ul style="list-style-type: none"> • PR outreach campaign to connect owners of vacant land with potential developers • PR campaign to inform public/developers of recent zoning/code changes that have made building easier or denser <p><u>Blight Remediation</u></p> <ul style="list-style-type: none"> • City seizure of boarded up houses for purpose of returning to functional housing stock** • Start condemning run down houses to force either demolition or renovation; should help improve neighborhoods <p><u>Other</u></p> <ul style="list-style-type: none"> • Formation of Community Based Development Organization • Ensure prevailing wage incentives for local talent • Home insurance coverage should not be allowed to discriminate between related and unrelated occupants; Oregon needs to require insurers to treat majority single population equally*
Single-Family Dwellings		<ul style="list-style-type: none"> • Add Solar Shadow Setbacks

Category	Barriers to Development	Actions to Increase Development
Accessory Dwelling Units		<p><u>Education & Outreach</u></p> <ul style="list-style-type: none"> • Public relations campaign to display, demonstrate, show off ADUs ▪ <p><u>Advocacy re: County regulations</u></p> <ul style="list-style-type: none"> • Allow in County • Strong advocacy at state level allowing ADUs in Rural Residential zoned land – county land*
Mixed-Use Development	<ul style="list-style-type: none"> ○ Flexible zoning 	<ul style="list-style-type: none"> • Mixed use supported by transportation networks
Multi-Family Housing & Affordable Housing	<p><u>Land Supply</u></p> <ul style="list-style-type: none"> ○ Land availability ○ Available land (especially serviceable land) ○ Available land with MFR zoning <p><u>Demographics</u></p> <ul style="list-style-type: none"> ○ Demographics – only 20% of Jo Co households consist of mom+dad+kids but most housing units/programs aim at providing for “families.”* ○ Demographics – over half of adult population is unmarried – single person cannot afford whole house/apt* 	<p><u>Zoning, Regulatory, Streamlining</u></p> <ul style="list-style-type: none"> • Require minimum densities in areas where greater density should occur**** • City initiate up-zoning and comprehensive plan amendment to increase MFR zoning*** • Establish multi-family zoning or integrated zoning • Alter zoning for higher densities • Increase max building heights • Decrease parking in areas that greater density is desired* • Relaxation or accommodation of minimal zoning/planning variances (parking, sidewalks, etc.)* • Streamline permit process – taskforce multi-family

Category	Barriers to Development	Actions to Increase Development
Multi-Family Housing & Affordable Housing (continued)	<p><u>Regulatory</u></p> <ul style="list-style-type: none"> ○ Parking restrictiveness of zoning <p><u>Transportation</u></p> <ul style="list-style-type: none"> ○ Transportation for Multi-family development <p><u>Funds for Leveraging</u></p> <ul style="list-style-type: none"> ○ Lack of local funds to leverage federal/state funds <p><u>Landlord Tenant Law - Awareness</u></p> <ul style="list-style-type: none"> ○ Misconception of rental law; e.g. potential landlords think tenants have “all the rights” 	<p><u>Financial Incentives</u></p> <ul style="list-style-type: none"> • Local investment in financial incentives to develop affordable and workforce housing***** • State/Federal grants money** • Pro-active use of government resources for development of multi-family units • Establish community fund to incentivize affordable housing <p><u>Surplus Land for Housing</u></p> <ul style="list-style-type: none"> • City might sell off excess land <p><u>Housing Types</u></p> <ul style="list-style-type: none"> • Well-designed adult dorms/single room occupancy residences can meet needs of majority unmarried population; well-designed = appropriate spaces for privacy and interaction, sharing expensive appliances and facilities* <p><u>Education & Outreach</u></p> <ul style="list-style-type: none"> • Strong PR campaign to explain, encourage development of multi-family buildings <p><u>Education & Outreach</u></p> <ul style="list-style-type: none"> • Strong public relations campaign explaining landlord tenant law; informing potential landlords of process*

Appendix C: Survey Results

The City of Grants Pass conducted a survey about barriers to housing in Grants Pass. Stakeholders involved with housing development and interested citizens were invited to take the survey. The City provided a link to the survey on the City's web page and advertised the survey in several ways, including the following: news item on the City website to the public and subscribers, through the City newsletter, advertisements in the local newspaper, outreach on local radio, and word-of-mouth.

The purpose of the survey was to solicit public opinion about barriers to housing and ways that the City could lower or eliminate those barriers. We urge caution in interpreting the survey results. Since the survey was not a random survey, the results are not statistically significant. The results present the opinions of the survey respondents but should not be interpreted as representing the results of all residents of Grants Pass.

The survey was available from February 28th through March 20th. One-hundred and forty-seven people took the survey. This appendix presents the results of the survey.

Introduction

The following was the introduction and instructions to survey respondents:

The City of Grants Pass is developing a strategy to address housing availability and affordability issues. The City and its Housing Advisory Committee are evaluating opportunities to help address the shortage of housing needed for people of all income levels in Grants Pass.

We are currently conducting outreach to stakeholders and residents to help identify barriers and solutions. This following survey is open to all who are interested in participating. Please share your knowledge and ideas with us.

Completing the survey should take about 15 minutes or less. Please use the "next" and "prev" buttons at the bottom of the page to navigate through the survey. Using the "back button" in your web browser may result in losing your responses.

Exhibit 1. Question 1. What experience do you have in Grants Pass's housing market? Please choose the closest response to your involvement in housing in Grants Pass to ensure that you are asked the correct questions in this survey.



Other responses:

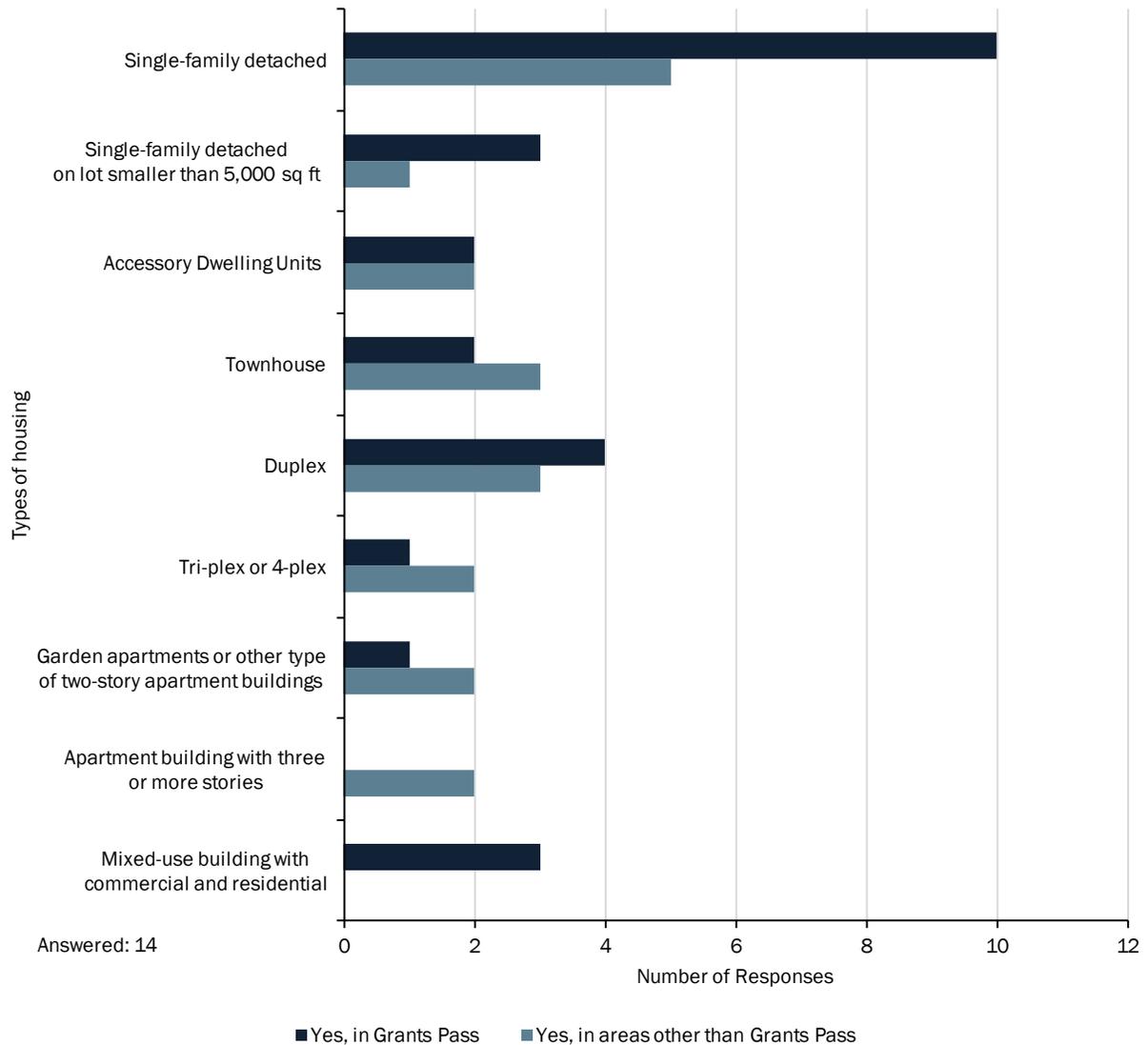
- Home Buyer
- architect
- property owner
- Renter
- Interested resident of Josephine county
- I was homeless for six months.
- Renter
- Homeless Resident
- Interested resident of Josephine County
- Rental housing owner.
- Renter locally
- Landlord-Tenant Attorney
- Renter
- Government agency assisting others in finding housing
- Community health worker assisting residents apply for housing
- Counselor; have clients in need of housing at times
- renter
- family and friends unable to find safe, affordable housing there.
- Renter and home buyer
- work with families that can not afford or find housing and they are finding places are changing rent prices to not serve families with HUD
- Purchased a house to rent to son's family because no rentals

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- Life Line Ministry that works to help people in financial need. When a person living in an apartment or home (not subsidized and/or landlord permitting) where their expenses exceed their income, we can match them with people who could provide income by renting a room. This process is more involved than what I've just written but, basically, that is it.
 - Representative of non-profit helping people find housing resources.
 - Social Worker living and working in Grants Pass
 - PHA
 - Housing case mgr ucan
 - CCO
 - i have been both home-owner (when i was Head of Household, three kids and a spouse. Now i am single, living with my college-attending daughter, in a smaller condo. so i have been in "both" markets. my interest is in keeping / making, GP affordable to more than one group.
 - My father owns a house in Grants Pass and I work in social justice in the Rogue Valley including Grants Pass.
 - I work for an company that is involved in the housing issues with our community
 - Legal aid attorney representing low income tenants
 - Non-profit involved in housing in Jackson County
 - Health care

Please note: The respondents' answer to Question 1 determined which survey questions they would be asked. For example, developers/builders/realtors and representatives of housing-related nonprofits were asked Questions 2 through Question 21, as well as Questions 39 to 42. In contrast, respondents that indicated they were interested residents of Grants Pass and other respondents were asked Questions 34 through 42.

Developers and Homebuilders

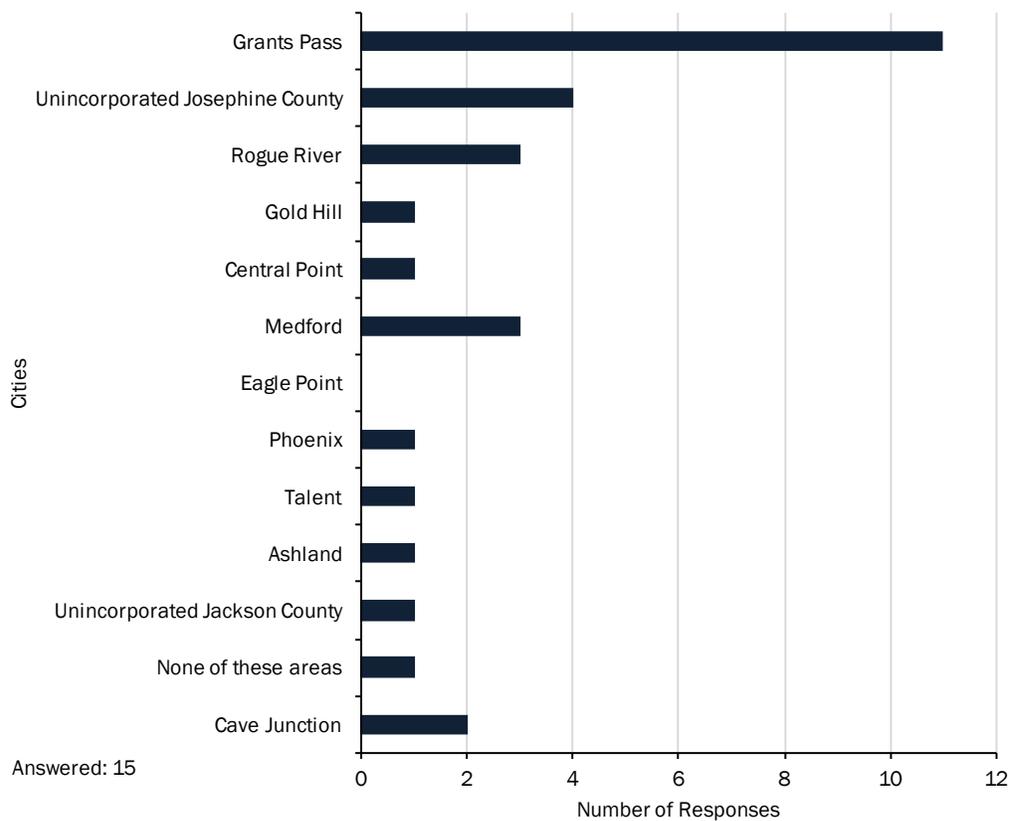
Exhibit 2 Question 2. What types of housing have you been involved in developing? (select all that apply)



Other:

- Temporary and emergency shelter
- 18 bed shelter for youth ages 10-17

Exhibit 3 Question 3. In what cities have you been involved with housing development in Southern Oregon? (select all that apply)



Other:

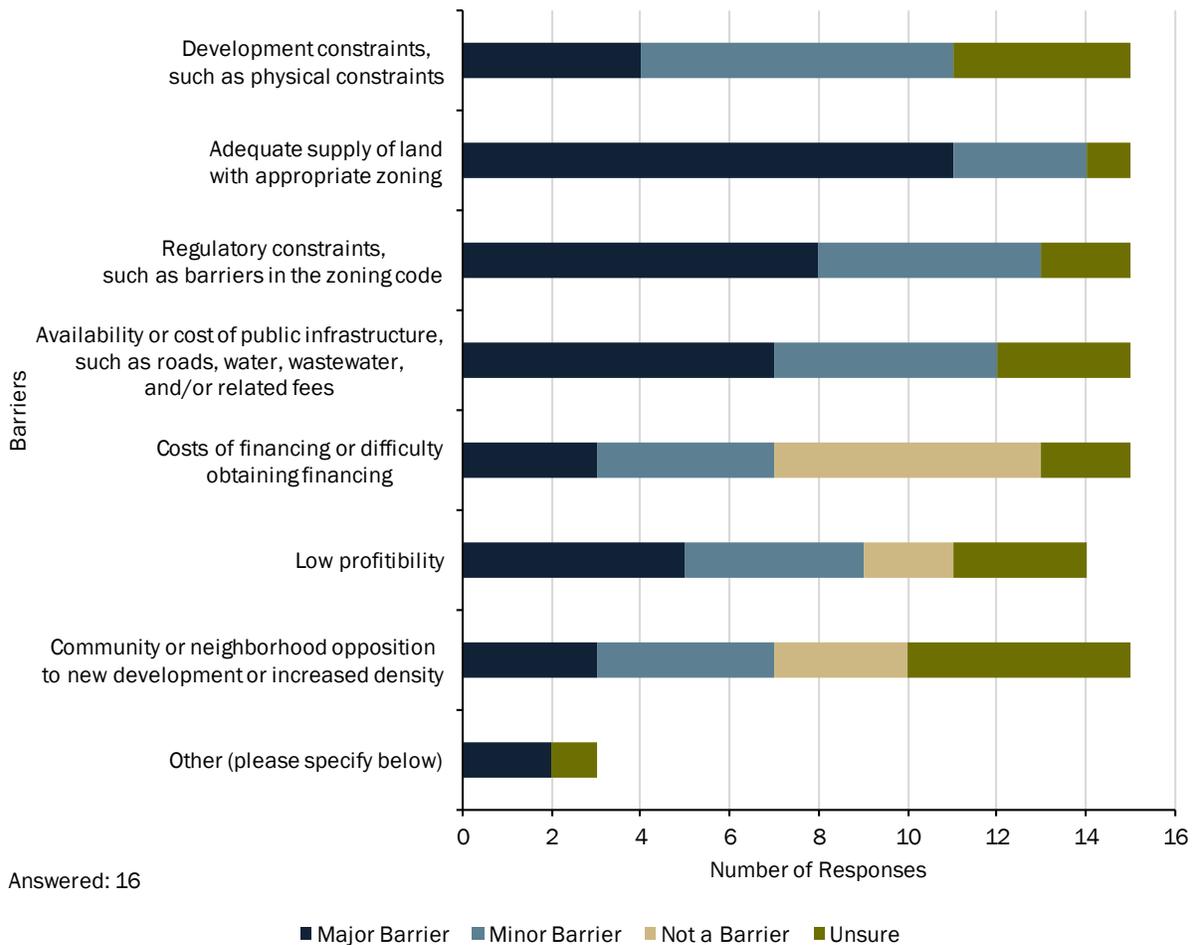
- Jacksonville
- San Francisco Bay Area

Question 4. What are the three most significant challenges in building any type of housing in Grants Pass?

- City building dept.
- Development Costs
- Affordable land
- Permit Process
- Permit Process
- California type overregulation.
- lack of financial incentive to even begin
- Funding
- Zoning
- Land
- Fees (SDC's)
- Availability of developed land
- Availability of lots
- County building dept

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- Enforcement of city "wants" not directly tied to code requirements
 - Loans and investors
 - Zoning and Lot line adjustment
 - Excessive permit fees.
 - Property Taxes
 - Costs for adhering to zoning requirements
 - System Development Charges
 - Processing Time
 - Development cost
 - Availability of workers
 - Lack of flexibility by city officials to "outside the box" ideas
 - State Processes
 - Loans to help with Affordable Housing Construction
 - Unqualified building officials.
 - Finding qualified contractors
 - Land
 - Taxes
 - Restrictions
 - Lot restrictions setbacks (solar)
 - Cost

Exhibit 4 Question 5. How much of a barrier, if any, are the following factors for housing development in Grants Pass?



Answered: 16

Other:

- Inflexibility of the City to COOPERATE with innovative ideas and designs; appearance of prejudicial preferences
- Lack of zoning in new UGB areas.

Question 6. What can the City do to support rehabilitation of existing housing in Grants Pass?

- Low interest loans
- Promote INNOVATION, create a true housing & community plan (ie: Bend) to create a more cohesive development, loans for upfront fees via partnership with community banks (interest and fees create a revenue stream for the city secured by property lien) to assist homeowners/business owners to create more housing units (live above, work below) ie: Portland.

- Grant or low cost loan program.
- Help with Loan Guarantees that way the City does no cash outlay and helps developers acquire funds.
- Make guaranteed loans available to back developers. This way the city doesn't put money out and it helps developers to get the necessary loans.
- Lighten up on regulations and fees.
- Minimize any red tape. Speed up the approval
- First require that certain houses get cleaned up, then provide easy accessible, Low interest rehabilitation grants and loans to both existing homeowners and developers; encourage programs that create safe and health family and senior zones, and provide loans and grants to encourage this

development. Provide incentives for developers/builders to rehab homes in order to keep existing homeowners or tenants in place. Require property managers to adhere to landlord/tenant laws, keep tabs on properties and set basic maintenance standards. But also streamline a process to evict nuisance tenants and squatters.

- Help create a solution for low income housing which reduce building permit costs to builders who are willing to reduce their profit margin.
- Not interested in rehabilitation.
- Incentives - roll back fees or eliminate for a period of time to promote building/rehab's
- Offer incentives

Single-Family Detached Development

Question 7. What are the three most significant barriers to development of single-family detached housing in Grants Pass, if any?

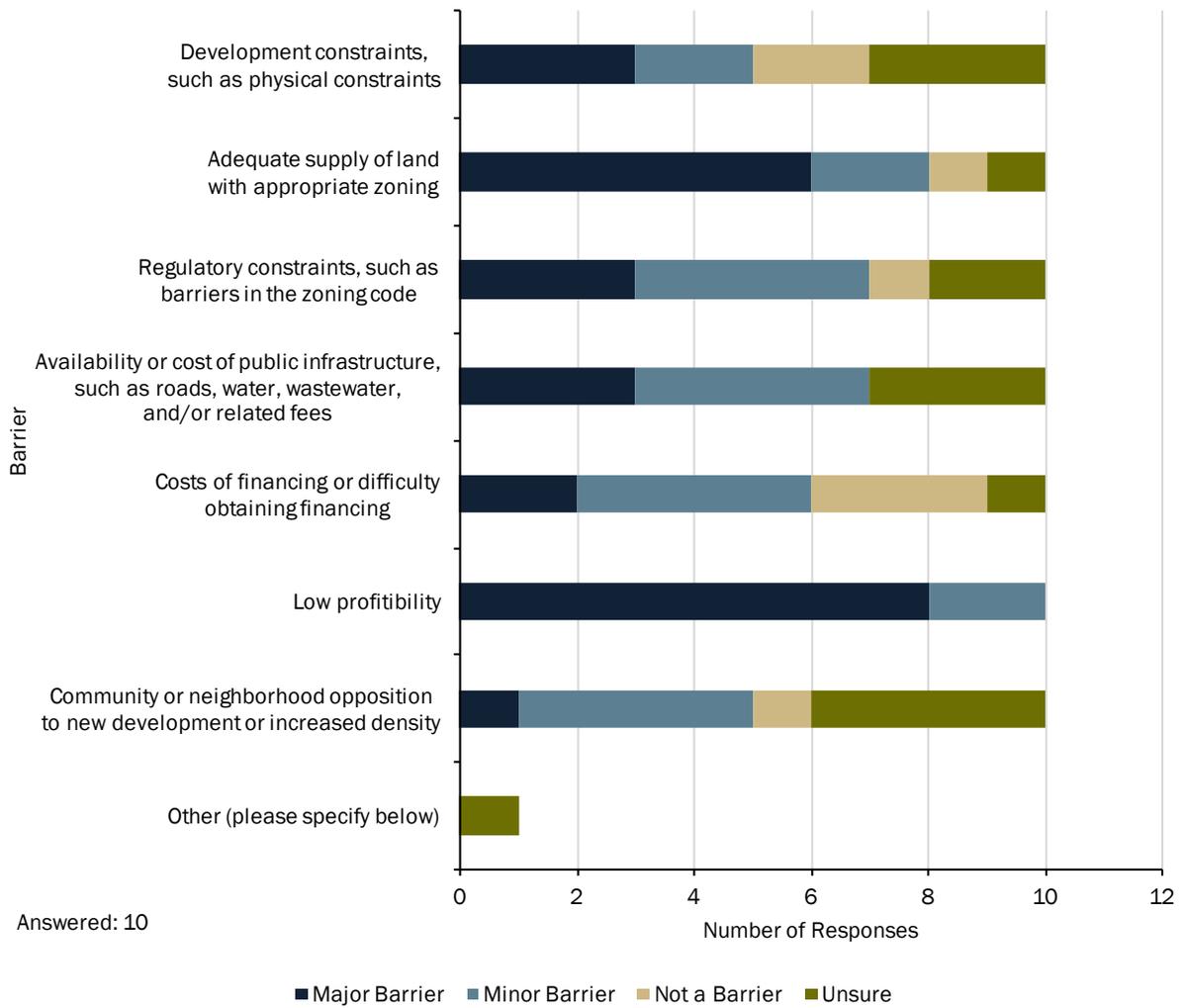
- fees
- Up front Development fees
- Resources, Land and cost
- Ridiculous rules
- Laws increasingly in favor of abusive tenants
- Funding
- Low income housing to meet the costs of living in the City
- Land
- same barriers as last question
- Availability of buildable lots
- Availability of lots
- taxes
- Lack of infrastructure to boundaries (water/sewer)
- Profitability and Time
- High permit fees.
- Construction costs & profit margins
- SDC's
- Cost of developed lots
- Workforce
- sewer rates

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- Affordable land
 - Single family homes are not what is needed.
 - Lack of existing infrastructure, e.g. roads, water, sewer.
 - Supply & demand
 - Cost

Question 8. What can the City of Grants Pass do to overcome the barriers to development of single-family housing from the prior question?

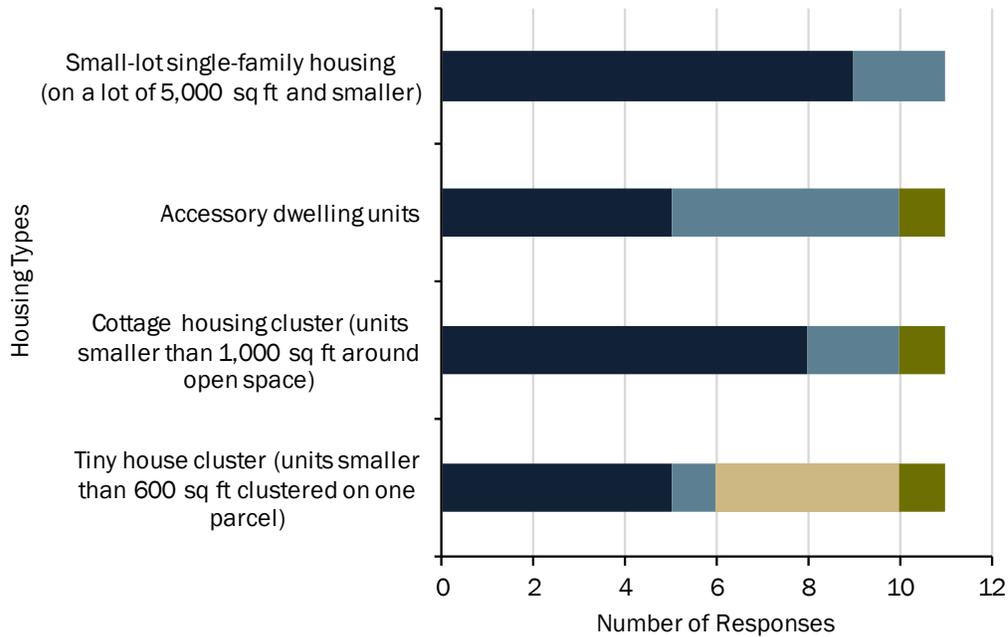
- we are being over taxed new schools sewer. we have to raise rents to pay taxes then tenants move out
- Create an atmosphere of beneficial cooperation between city & stakeholders. By the way, the average person probably doesn't understand who the stakeholders actually are. Watch Medford - new CDCs; plan being developed with RVAR as mediator/advisory capacity to bring those "stakeholders" together for a workable plan to promote success.
- Streamline Permit Process. Loan Guarantees
- Be reasonable, also zone the new UGB.
- Other than assisting with funding and keeping fees reasonable for responsible development of housing for target groups, plan future growth to reduce traffic congestion and provide transportation, avoid high utility and taxes, and create living wage jobs so that working families can afford to buy homes. Also consider walkability/biking options to attract healthy lifestyles for residents and mixed use development to keep building and living costs down.
- I think home owners who are renting their homes out in the tourist season is affecting the availability of homes to renters who are unable to afford the costs, or being evicted to find alternate housing which doesn't exist. Hopefully the City can develop a plan which would encourage home owners to rent to the local community.
- Reduce or eliminate SDC's
- same incentives as last question
- Incorporate more land
- Lower fees and offer incentives

Exhibit 5 Question 9. How much of a barrier, if any, are the following factors for single-family detached housing development in Grants Pass?



Answered: 10

Exhibit 6 Question 10. Grants Pass has only recently permitted certain types of smaller single-family housing types and does not currently permit all types of smaller single-family housing. There has been little development of some of the newly permitted housing types. Do you think there is a market for these housing types?



Answered: 11

■ Yes ■ Maybe ■ No ■ Unsure

Other:

- Senior focused independent living. 30% of population. ADU
- MULTI-Family housing!
- Whatever size house builders and clients desire.

Question 11. If you think there is a market for these smaller single-family housing types, what are the three most significant barriers to building them in Grants Pass?

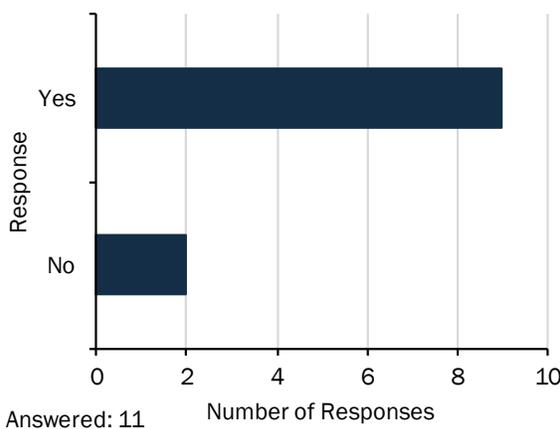
- Zoning; tiny homes can only be built on lands zoned for MH Parks.
- Space
- Zoning
- no financial incentive/low profitability
- For "cluster" housing you need large space that is accessible to schools, grocery stores and transportation
- same as previous questions
- Zoning
- Location & transportation. Small housing units will still need parking and/or transportation.

- infrastructure
- Availability of land
- Financing. A secondary market vehicle - FHA? (most conv loans are
- sold to FNMA/FHLMC, do they have a portfolio?)
- profitability
- Cost

Question 12. What can the City of Grants Pass do to overcome the barriers to development of small single-family housing types in the prior question?

- quit over taxing us
- Previously stated; the city should work to assist not to oppose just because they can. The city needs to develop more of a hands on approach. Remember city staff are EMPLOYEES of the community.
- allocate infrastructure assistance. incorporate areas for development
- Change zoning
- Historically there have been small to medium sized homes on small lots at top dollar. cluster housing would be beneficial to low income population but there would need to be management to keep the areas maintained and crime free to attract quality residents. Affordability, safety and access for residents not traditionally able to purchase is important to create community within the larger community. Cleaning up our residential areas, reducing homelessness and crime attracts business.
- same as previous questions - you need to promote building, not put road blocks/heavy red tape in the way of developments.

Exhibit 7 Question 13. Were you aware that Grants Pass recently adopted code changes designed to allow or make it easier to develop accessory dwelling units, cottage housing, and small-lot single-family detached housing?

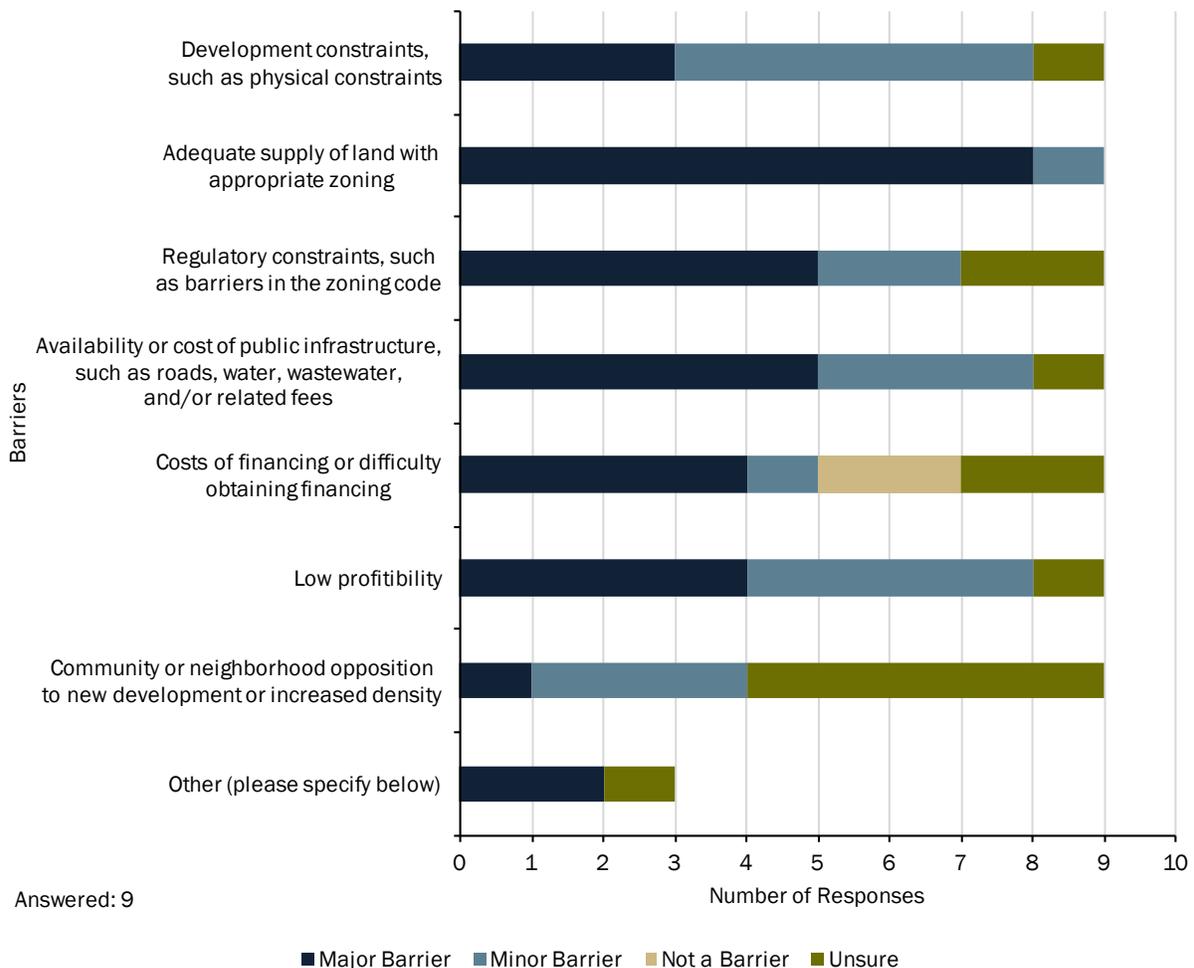


If you were not aware of these policy changes, what is the best way for the City to make you aware of future policy changes?

- easier to find info on the website
- Stop relying on others to communicate for you. Utilize the City newsletter which comes with water/sewer bills. Have city officials speak at forums designed to inform ie: SOREDI, RVAR, ROTARY, KIWANIS,ZONTA, UWAA, ETC.
- This is not the answer! building single family homes is not economical! The final costs are too high and you have already excluded "Affordable" before you built!
- Hold a few open houses. Send email/snail mail to all city licensed builders.
- Send out in the utilities bill if not done already.
- Public notices - front page of the Daily Courier - social media - something more than the city newsletter (which many people don't even read)

Multifamily Housing Development

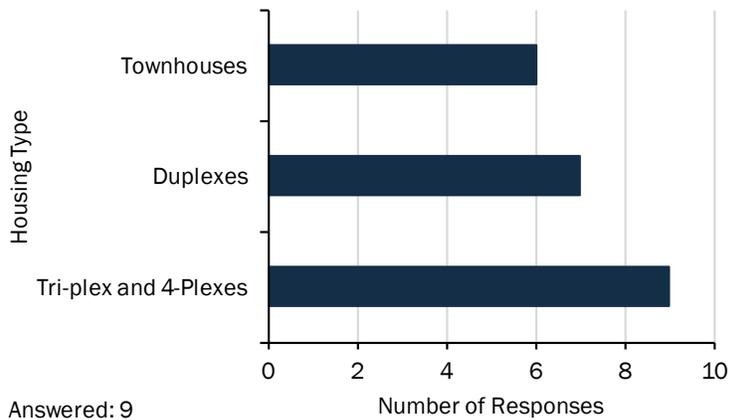
Exhibit 8 Question 14. Grants Pass has had relatively little attached and multifamily development over the last decade. How much of a barrier, if any, are the following factors for multifamily development?



Other:

- Governmental processes, committee approvals, State and local regulations
- It's cheaper to buy an existing house and rent it. Not only are building costs high but with the shortage of contractors you have to tie up your money way too long. But this has driven up the price of homes and rents and reduced availability. Mixed use, safety and proximity to services is important in making multifamily housing work. And again, maintenance. Apartment buildings have bred crime and people feel unsafe and live in them as a last resort.
- Low demand

Exhibit 9 Question 15. Is there unmet demand for the following types of attached and small-scale multifamily housing in Grants Pass?



Question 16. What are the three most significant barriers to building townhouses, duplexes, tri-plexes, or 4-plexes in Grants Pass?

- fees
- Financial
- ZONING
- LACK of interest by buyers.
Excessive rules, regulations. Excess permit costs.
- Cost/funding
- Profitability
- Land
- same barriers as single family, duplex, etc.
- Availability of land
- taxes
- Low profitability (tenants do not take care of units like a home owner)
- Investments / Loans
- Contractors
- Zoning
- SDC's
- Workforce
- sewer rater

- State stance against Landlords/property owners
- County and State Processes
- Making them attractive to upstanding residents
- Adequate supply of land
- Cost

Question 17. What can the City of Grants Pass do to overcome the barriers to townhouse, duplex, tri-plex, and 4-plex development in the prior question?

- above
- PROMOTE THEM and disburse information which shows how the city plans on doing that
- Infrastructure Grants, LOAN GUARANTEES! I am not saying paying loans. I am saying working with institutions to help garner loans!
- Should be obvious, so read my answers
- Reduce crime, create opportunities for ownership and governance of multi family units.
- Create a cost benefit to the builder to offset the costs of lower profit margins
- Change some zoning and free up some of the land the city owns.
- same as previous questions
- Lower fees

Exhibit 10 Question 18. If you think there is unmet demand for rental apartments in Grants Pass, what type of apartments do you think there is demand for?



Other:

- All types of condos for rentals

Question 19. What are the three most significant barriers to building apartments in Grants Pass?

- Same as cited previously
- Rental Rules are prohibitive
- Rules and regs.
- Building costs/Profitability
- Land
- same
- Availability of land
- Lack of code enforcement
- Cost of permits.
- Funding
- SDC's
- Availability of workers
- Lack of home oversight
- Uneducated/ignorant building officials.
- Cost

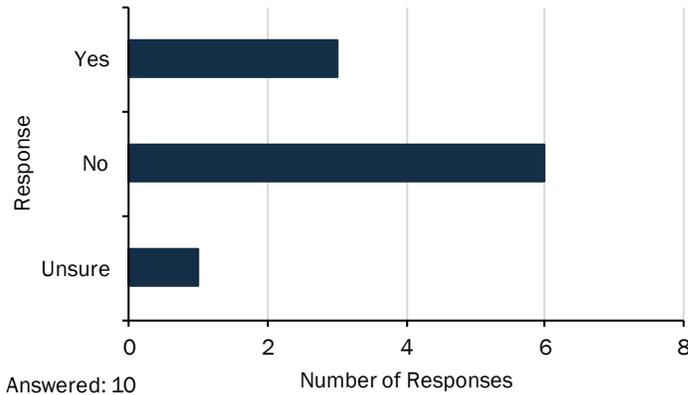
Question 20. What can the City of Grants Pass do to overcome the barriers to apartment development in the prior question?

- Subsidized housing assists low income housing only. Those units should be located on the fringe of the city not in the middle of it. Low income population should not take priority to those working very hard to create their own wealth and prosperity. It undermines rather than promotes.
- Enforce Codes on existing rental properties. Assist landlords and owners to enforce rents and assist with problem tenants who damage and destroy property!
- Should be obvious, so read my answers.
- Same as above
- same
- Rezoning

Subsidized Housing

Please note: Only respondents that indicated they were representatives of housing-related nonprofits on Question 1 were asked these questions.

Exhibit 11 Question 21. Does your organization develop subsidized housing?



Question 22. What work does your organization currently do in subsidized housing development?

- 6 plexs
- Working with OHC and USDA to create "Affordable Workforce Housing" for people with 50 to 120% of median income.
- I am a partner in multi family apartments in San Diego. Half of the units we built are subsidized

Question 23. What are the top three barriers to development of subsidized housing, aside from availability of funding to build it?

- DEQ, ODOT, etc
- Land
- Infrastructure
- SDC's
- Governmental
- Taxes

Question 24. What can the City of Grants Pass do to lower these barriers and support development of subsidized housing?

- Streamline them together to save time. Create a task force to help with development
- See above

Question 25. What changes would enable your organization to develop new attached or small-scale multifamily subsidized housing in Grants Pass, such as townhouses, duplexes, tri-plexes, or 4-plexes?

-
- A single point of communication. A task force of some kind that can help with streamlining red tape.
 - See above

Question 26. What changes would enable your organization to develop new multifamily subsidized housing in Grants Pass, such as apartment buildings?

- A consortium of some kind to get developers together to create a task force to cut through red tape and do long term planning.

Question 27. What are the top three barriers for developing shelter space for people experiencing homelessness or developing short-term transitional housing?

- FUNDING
- Helping homeless people is a huge commitment
- Resource commitments
- See above

Question 28. What can the City of Grants Pass do to lower these barriers and support development of shelter and short-term transitional housing?

- Create a TASK FORCE to look into this and see what resources are available. You need counseling, training, locations, medical and dental help, education, security, etc
- See above

Employers or Recruiters

Please note: Only five respondents that indicated they were employers or recruiters in Grants Pass on Question 1 were asked these questions.

Exhibit 12 Question 29. Is availability of housing a barrier to attracting employees or businesses to Grants Pass?

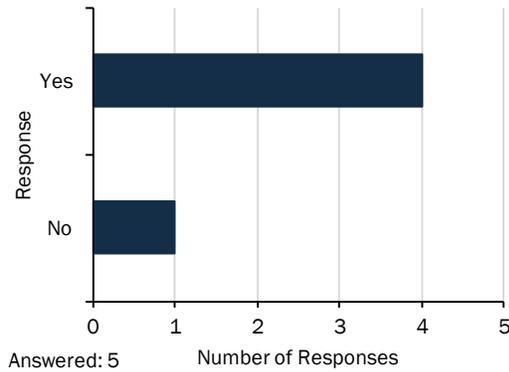


Exhibit 13 Question 30. What types of rental housing do you think Grants Pass is most in need of to support businesses to attract and retain employees? (select all that apply)

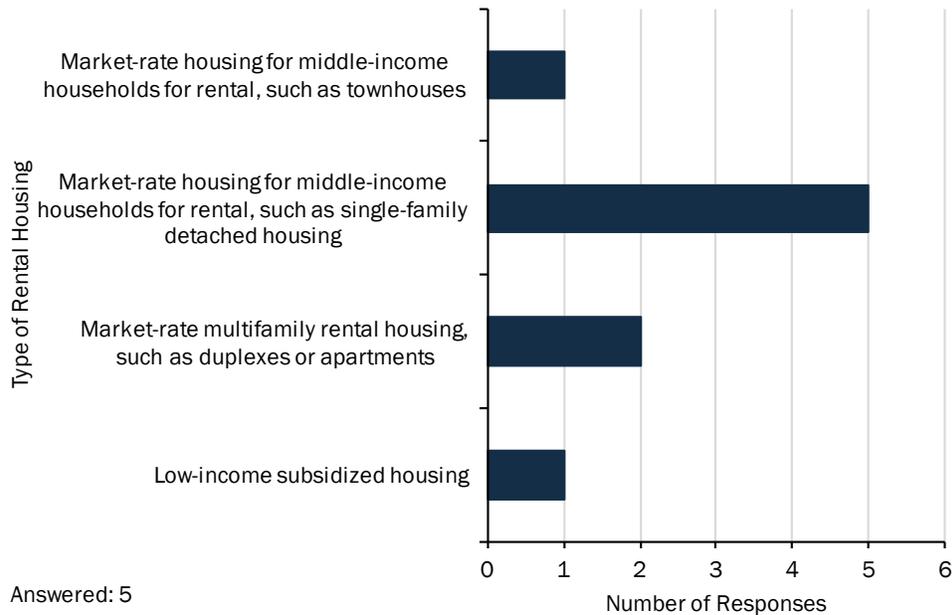
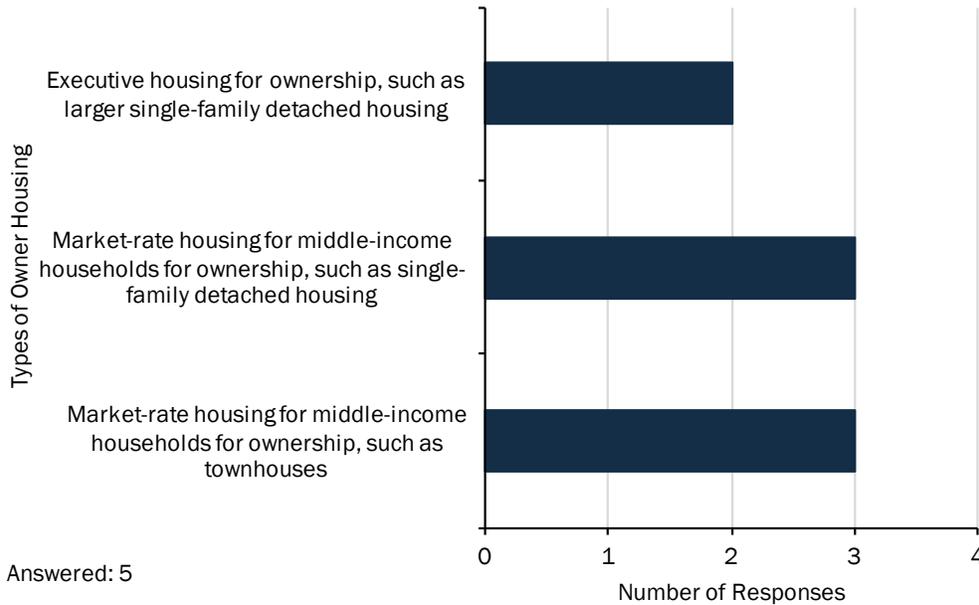


Exhibit 14 Question 31. What types of housing for homeownership do you think Grants Pass is most in need of to support businesses to attract and retain employees? (select all that apply)



Question 32. What are the top three barriers to development of these type of housing in Grants Pass?

- Availability
- lack of labor
- Property crime
- Limited supply of residential land
- Bureaucracy barriers of city/county/state
- Cost
- Lack of sub contractors
- Transients everywhere
- Building regulations and fees
- Land needed to build
- Democrats wanting larger constituencies
- Absence of bridge between Cave Man Bridge and Robertson
- Financing

Question 33. What can the City of Grants Pass do to support development of these types of housing?

- incentives for builders developing targeted housing
- We have the opportunity to attract professionals and artists to a unique community. We should embrace our high end natural gifts to build a high end culture.
- Zone more land for residential development, reduce development regulations and fees
- Remove financial/political barriers to development. Provide incentive to developers to bring housing to the area.

Interested Residents or Other Stakeholders

Please note: Only respondents that indicated they were interested residents of Grants Pass or other respondents on Question 1 were asked these questions.

Exhibit 15 Question 34. Is availability of housing a barrier to living in or attracting businesses to Grants Pass?

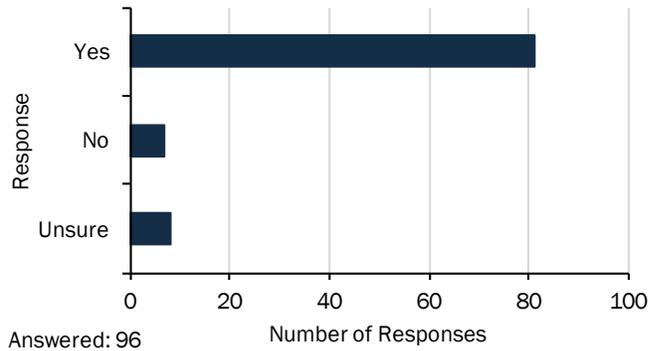


Exhibit 16 Question 35. What types of rental housing do you think Grants Pass most needs? (select all that apply)

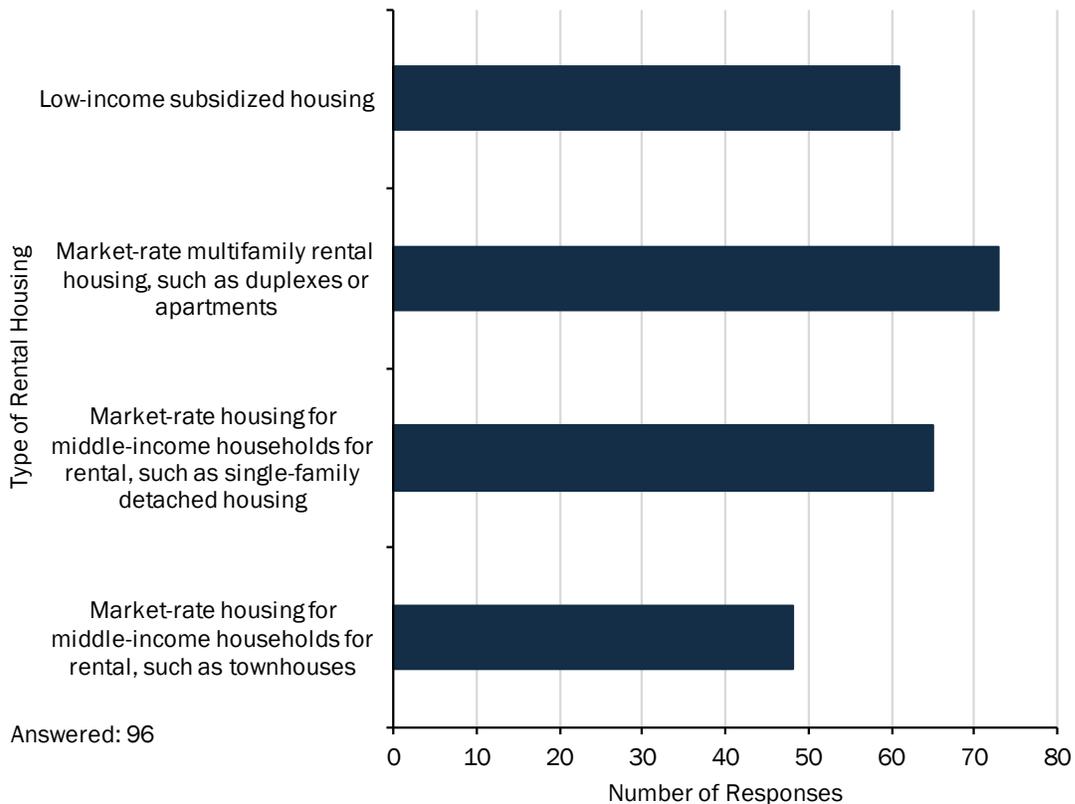
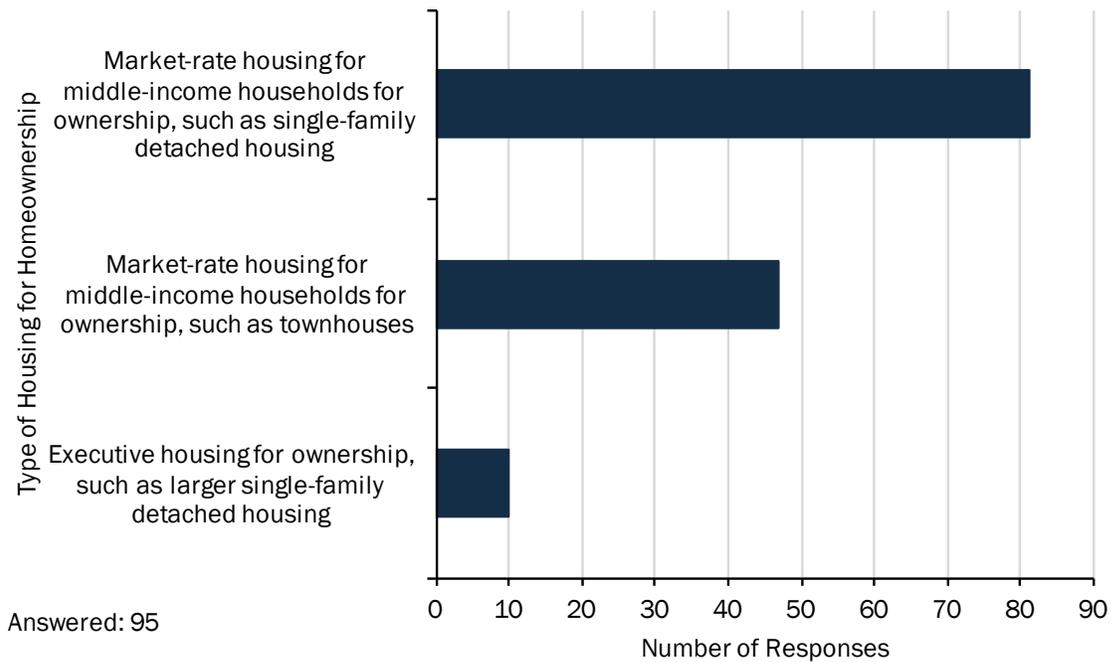


Exhibit 17 Question 36. What types of housing for homeownership do you think Grants Pass most needs? (select all that apply)



Question 37. What are the top three barriers to development of these type of housing in Grants Pass?

- you did not mention affordable housing, the problem is the "market - rate" which is inflated
- Zoning, denisty
- building codes
- Zoning
- Restrictive rules for people wishing to live outside the city
- Change the regulated zones out of town.
- Zoning
- Space.
- Available land
- Lack of qualified contractors/help
- Amount of people moving to the area
- High-as-**** monthly rent costs
- People’s background check most don’t pass
- The planning department
- Zoning
- Space
- Lack of land for development
- Development fees
- Personal Income vs Cost of Living
- Crime
- Price
- Shortage of space within the city limits

-
- Zoning laws
 - Land
 - Buyers who can afford/qualify for loans to be able to live here..
 - cost
 - funding
 - Competitive construction companies
 - Land. Too much city land is owned by the county.
 - Lack of low-income housing subsidies (for both developers and renters).
 - Rental shortages
 - zoning laws
 - Development of SFDs provides a fast return on investment
 - investment returns
 - Cost of land
 - housing application fee's
 - lack of desire for the city to grow
 - Job market ie affordability
 - lack of interest on the parts of those who aren't suffering from the issue
 - Rents too high
 - Expense
 - Cost to build
 - Too concerned with bringing chain restaurants here
 - profit for developer
 - HUD clients not being rented to
 - Lack of funding
 - No room in the town
 - Investors
 - money
 - Financial
 - Developers wanting to invest in affordable housing options
 - Affordable housing
 - Few good jobs for working people, affordability
 - Not being a developer I cannot way in on this question.
 - Higher paying resource extraction based jobs.
 - Lending
 - Price
 - Well paying jobs so residents can afford market rate housing
 - No land
 - City fees
 - No money to be made
 - high prices even for smaller homes
 - price
 - costs to build compared to income generated by landlords
 - cost
 - Market rate is inflated beyond middle-income
 - available land / infrastructure upon which to build the above housing
 - There are lots of barriers to building a home for yourself. My father's HUD rental just burned down and it cost around \$30,000 for permits, the new sidewalk requirement, and a garage. He is lucky enough to be able to afford it but many are not.
 - Cost

-
- unknown
 - Price
 - Funding
 - Zoning
 - Lack of sufficient government subsidies.
 - Price of buying or Cost of renting is too high.
 - developers willing to take on a subsidized housing project
 - Last of apartments/townhomes
 - Cost
 - Builders don't make enough money
 - Grant Resources
 - Location and access
 - permit and planning office hours
 - Building fees
 - State regulations
 - Cost.
 - Cost
 - Unreasonable city/county requirements/fees
 - Cost of land/housing
 - Zero rental availability
 - Low income , high rent
 - Time the planning department takes to approve permits
 - Income
 - Price
 - Lack of vacancy
 - Regulatory Paperwork
 - Crime rate
 - Money, cost to build
 - Price
 - Prohibitive infrastructure costs for developer
 - Permit process not conducive to development.
 - Taxes
 - Low income residents lack education and drive to earn a livable wage.
 - wealthy buying homes up for short term rentals
 - regulations/permit processes
 - Price of lumber
 - Cost of building due to little competition between builders.
 - Zoning/planning restrictions.
 - Leadership tunnel vision
 - cost
 - Lack of affordable capital to develop MFR projects
 - city/county/state codes & restrictions
 - Cost of building materials
 - "fair market" pricing, a single parent making \$30,000 a year can not purchase a home in the valley
 - Drug problem neighborhoods
 - Long wait list for subsidies
 - lack of funding
 - Landlords wont rent to lg families
 - Limited land
 - Space within city
 - Allowing propert managers to take advantage of the shortage

-
- interest in housing people
 - not having affordable housing
 - Lack of lots in town
 - Developers
 - infrastructure
 - Resources
 - residents not admitting that there is a need for housing
 - Available housing/rentals
 - Resistance to subsidized housing
 - Overburdensome zoning and building regulations.
 - Property taxes increases preventing ADUs
 - Workmanship
 - Marijauna grows
 - State regulations
 - County rules
 - lack of construction of affordable housing
 - land
 - lower income individuals
 - buy in
 - builders and developers have hard time making projects pencil for lower to median income
 - mid-level, mid-paying jobs & income to support home / condo ownership
 - Reluctance of established residents for new apartments
 - Price
 - Funding
 - State involvement in landuse
 - Lack of affordable undeveloped land.
 - Taxes
 - financing for building
 - Availability of land
 - It's easier to approve another bar or coffee house
 - Government Budget Cuts
 - Cost of development fees
 - building requirements
 - Infostructure
 - City and County regulations
 - Height constraints.
 - Too much concern over low income people who, for the most part, do not add to the cities economy. They only drain it.
 - Availability of land/housing
 - Stagnant wages/high living costs= no chance to buy a house without massive debt AND great credit
 - So no barriers , plenty of housing , bad background checks
 - Building permits are almost impossible to get for new construction on personal property
 - Available
 - Buildings that are unoccupied and going to waste
 - High Rent Prices
 - Not enough higher paying jobs
 - Honest property management
 - Quality of homes

-
- City zoning restrictions
 - Higher paying jobs require a higher skilled labor pool
 - rental prices going up or non existant
 - available sites
 - Lack of a development plan involving land use, development, and city plans.
 - City building dept. putting restrictions without accurate knowledge of area.
 - Cost
 - Dearth of federally-sponsored programs targeted to small-scale MFR developments
 - the upkeep of low income housings/ renters abuse residents
 - Red tape for permits/zoning
 - Too few police
 - Keeping the availability low to drive up prices
 - No rentals available
 - Rent and mortgage prices
 - Price gouging by owners
 - Nobody cares that people are spending more than half their income on rent
 - mindsets in place
 - GP needs more subsidy homes for seniors, and low income
 - Lack of builders interested in this type of housing
 - Zoning
 - Support
 - gentrification
 - Rental owners benefit from short supply of housing
 - A low income welfare mentality that has become generational.
 - Assessor overvaluing property near downtown
 - Overcrowding
 - Cost of living
 - Space
 - Apathy
 - subsidizing smaller sq. footage homes
 - governemnt
 - community involvement
 - Difficulty in getting housing projects with over 50 units approved
 - see above. oh, wait. rent control. we may need to visit the issue of rent control, especially as it is taking over senior living parks / spaces.
 - Taxes
 - Price
 - Funding
 - The neighbors who already live here
 - Other more profitable land development uses.
 - Employment, wage or income.
 - land availability
 - Developers are incentivised by higher profits on single-family/detached housing and don't know how affordable or multi-family housing would "pencil out". This may be related to higher

development costs and SDCs as well as concerns about selling multi-family units or managing renters.

- NIMBY people
- Willingness

Question 38. What can the City of Grants Pass do to support development of these types of housing?

- pass a LAW that prevents landlords from raising rents to take advantage of the dearth in affordable housing for honest citizens who are working hard to maintain their livelihoods, while their income does not increase and landlords raise rents to force people out so they can sell their properties and take advantage of the inflated prices of real estate
- Supplement development, increase building density.
- let low income families exempt from building codes, set backs, inspections, permits, other requirements. Use Home Owners Insurance industry to enforce requirements not government. More homesteads and tiny houses that can be built for expansion from 200sqft to 800-1200sqft.
- Build them!
- Open up more land for residential. Ease permit requirements and fees.
- Work with the county to facilitate additional housing in the county. For example, I own 35 acres and am surrounded by smaller lots of about 10 acres all of which have single family homes. Because of zoning, I am told it is not possible to split my property into 10 acre lots, which would provide a couple of additional homes in this era of short housing. The land is not farm land, mostly serpentine which will grow a few pine trees but not much else except poison oak. The city could expand the UGB and gobble more farmland, of course.
- Not sure.
- Tax breaks to developers for townhouses and apartments. Make more parks so yards are not needed as much.
- Work with builders/property owners. Offer incentives to build here. Pick a priority and stick to it. The City wastes too much time on stupid stuff and trying to find more ways to get more money out of us home owners.
- Limit the amount of people moving to the area. Set limits on land/housing increases. Get control of rent deposit hikes.
- Build low-cost rental houses/apartments with heavy policing (to keep druggies & non-workers out)
- The city is not responsible for those looking to rent who don't have funds. There also not responsible for people's low credit scores . Renters want landlords to let them have 2-5 pets and that's a right if the owner wants to say no . The city is not responsible for this ,

however the city needs to go downtown and look and the buildings that are a blight to visitors . Clean up downtown, bring in more business to bring in more money for the city so if they ever decide a solution they may have the means to help.

- Fix the planning department.
- Change zoning laws
- Rent control property management run units so family's rents are not increasing every 6 months to a year and families can save up money for down payments to be home owners.
- Plan a budget and lower the cost of rentals by making laws that protect the renters from crummy slumlords that litter grants pass.
- Rezone more land for developers
- Encourage job growth for professions that pay higher wages. More money families have, the more they can afford, the more people have to spend on building
- Crack down on homeless, and crime. Go after dishonest and abusive property mamanagerent.
- I am not too sure what the City of Grants Pass can do. Can they adjust prices of rentals or homes for sale? Can they hold landlords responsible for not price gouging? Will they let people have their pets in rentals? Prevent taxes from raising rent? Provide another High School for the city? Move the school boundaries?
- Have a willingness to explore alternative options...such as changing zoning restrictions and encouraging "missing middle" housing developments.
- Reduce fees. Work with developers as if the city really wanted to solve the problem.
- Support higher education for city residents. Most low income residents do not have requisite education and skills to attract businesses and to earn enough to afford housing. We should not be "building down" to attract those who cannot afford to live here.
- Do not allow short term rentals in Grants Pass. You are taking away business from Hotels and homes for families.
- streamline permit/regulatory piece
- Decide where they want new housing developments to be, and make living their attractive to residents, such as increased public bus service; schools, shops, restaurants, entertainment venues close by; more regulation of marijuana grows near residential areas. For instance, a number of city events are scheduled downtown, but there aren't many apartments or townhouses nearby. These are essential to attract customers to businesses with limited parking areas. Adding living spaces above commercial properties would be an idea. The city needs to do more to address the homeless and vagrant populations that gather downtown as well.

-
- Examine the procedures for getting building permits. Offering tax breaks to builders to attract new builders to the area. Find ways (bond measure) to match funds for federal assistance for building low income housing.
 - Provide housing subsidies to low- income residents and to developers who create subsidized housing.
 - Reduce development application fees. Bring in outside housing consultant with no monetary and prior knowledge of Josephine County.
 - ease up on zoning laws, do whatever it takes to help bring costs down.
 - We might explore lobbying our state and national legislators to implement funding programs that are better suited to mid-size (e.g. not "rural" and not truly "urban") markets like Grants Pass.
 - What is a matter with more manufactured home parks or RV type of parks or trailer parks.
 - Modify zoning laws to allow 'tiny houses'. For example this house for sale in Medford: <https://www.youtube.com/watch?v=FLzJ4gm11yg&t=5s> This three person home is listed at \$69,000.
 - restrict application fee's by rental agencies
 - More police officers, no tolerance for drugs or drug related crimes.
 - Consider caps on rental costs; often they are higher than mortgages. Create tiny home villages to reduce homelessness which includes all levels of homelessness.
 - Use some of the property the city purchased where the old hop farms used to be. We don't need any more parks or such, we need housing desperately. I'm sure if you could show the zoning department a viable plan, they could, or should change zoning
 - Tax breaks for contractors
 - Build more low income apartments or townhouses. People who have previous felonies or records and are trying to change their lives and people with bad credit cannot find rentals currently in this housing market.
 - Subsidize and rent control
 - Make it happen! There's land--don't bring one. Ore fast food joint here until you've addressed this.
 - Change building plans to allow more green and alternate building. Give incentives to developers building low income housing. Consider the live-ability of Grants Pass in decision making processes.
 - Work with UCAN and Jackson County Housing Authority to develop land for homes, enforce the law of discrimination that is happening

-
- Allow a mix of low/moderate income housing on the Demick property. Encourage duplexes and small apartment buildings - 8-10 residence per area scattered throughout town. Tiny homes and little houses or those that want them.
 - Let people build small dwellings on there own property for people to rent.
 - Draft policies and provide incentives for builders to build multi-unit apartment complexes.
 - Use the many buildings that are no longer being used; tear them down and rebuild...tiny house community, apartment/duplex's. Have a homeless shelter that doesn't discriminate and without so many restrictions. Need warming center in Grants Pass.
 - partner with developers and offer incentives for affordable housing. Utilize urban renewal dollars to purchase property to develop mixed use housing.
 - Encourage more affordable housing, build subsidized housing, attract businesses that offer well-paying jobs
 - I am unsure why or what the barriers are in our area. It seems that since the 2007 recession multiple homes became repossessed by the banks. Are there homes still being held by these banks and not released back into the market? The housing needs are dire here in Southern Oregon BUT it should not be done by sacrificing rural zoning standards. Residing on the south side of Grants Pass is a complete nightmare. To many homes in a small condensed area is also not the answer. It creates other issues that the city is not capable to manage such as traffic, transportation access, school overcrowding, etc... My thoughts are a bit more involved and starts with rewarding new businesses for opening in an unused already build structure. There are multiple buildings around town to support any business large or small. This would open up area's throughout Josephine County to build residential structures instead another corporation that may or may not remain a viable long-term business. This decreases the ghost buildings. There is also the old Urgent Care off of Washington that could be turned into affordable apartments. It may take a small fortune to make this building livable however the long-term outcome would repay itself within a short amount of time.
 - Less regulation.
 - Help homeowners with limited incomes build the ADUs that are needed to sustain our downtown. A \$300/mo property tax bill for a single home keeps those who own larger lots near downtown from considering building ADUs.
 - Promote business that bring in jobs. Not just service jobs that keep people poor. You can also support accessory dwelling units through education to the public about thier use and permit process.
 - Give priority to housing builders not pot farms
 - No sdc's
 - Tax breaks

-
- higher fees on larger homes to subsidize affordable housing? State funding for More Habitat for Humanity homes
 - Make the process easier, offer more incentives, free up land
 - talk people into building locally
 - educate the community on needs and also encourage self responsibility and employment for options for those looking for housing
 - Removing codes that prove as barriers to development. Making the process of permits and fees more friendly to builders who are trying to improve the housing situation in the area.
 - develop site-specific lands and set aside for development of condos, townhouses for purchase. give SDC relief to builders / owners to incentivize development.
 - Requite more affordable housing in developments. Support non profit developments and tiny house villages. Make it so that middle class folks can buy a "starter home" and give low income folks the tools to dig themselves out of poverty. For profit housing is drowning us.
 - Small homes, tiny house
 - More quality cost effective developers.
 - Tax breaks, reduce permit price, reduce restrictions
 - Apply for grants to support development in our community, work with business owners who are interested in developing housing and provide assistance and resources to make the process easier. I feel like some time of governance over the current property management companies we have would be helpful. They discriminate and require far more money up front than any medium wage family could possibly come up with!
 - Acquire more city boundary lands. Support zoning changes needed to allow development. Develop infrastructure. Assist with financing. Help pay the taxes.
 - Work with state and federal resources to prioritize, plan and fund affordable housing projects.
 - Develop low income housing and price it fair enough for people to afford. Offer incentives towards up keep of homes, community resources for employment and income help.
 - offer developers incentives; creatively partner with non-profits to build subsidized housing
 - Allow more development
 - Incentivize development through deferred or reduced costs for developers building affordable units. Educate builders/developers about code/zoning that supports affordable/multi-family housing.

-
- Build them and they (new employers or current employers hiring additional employees) will, AND stay.
 - Address Social Issue barriers to stability for the homeless. Affordability for low and middle income households. Restoration of abandoned properties. Small Tiny House Industry might be viable if zoning restrictions were less rigid . Involve businesses people, residents and adopt models from other cities who have accomplished housing goals.

Survey Conclusion

Please note: All survey respondents were asked these questions.

Exhibit 18 Question 39. The City of Grants Pass is holding a forum to discuss opportunities to address the shortage of housing needed for all people at all income levels in Grants Pass. The forum will be held on Tuesday March 13 2018 at 6 PM. The location of the forum is the Grants Pass City Council Chambers at 101 NW A Street, Grants Pass, OR, 97526 Will you be able to join us at the forum?

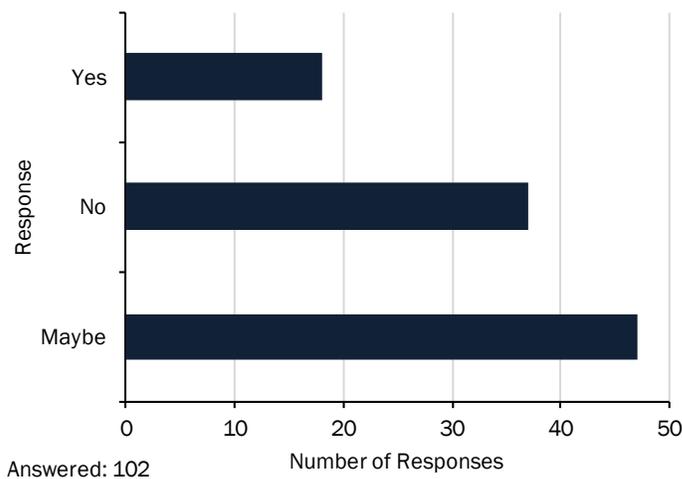
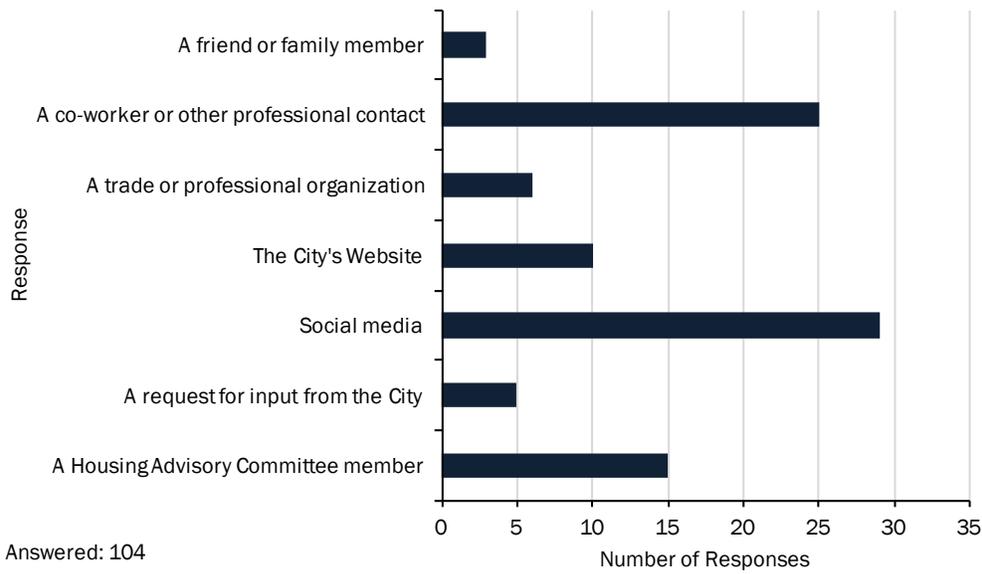


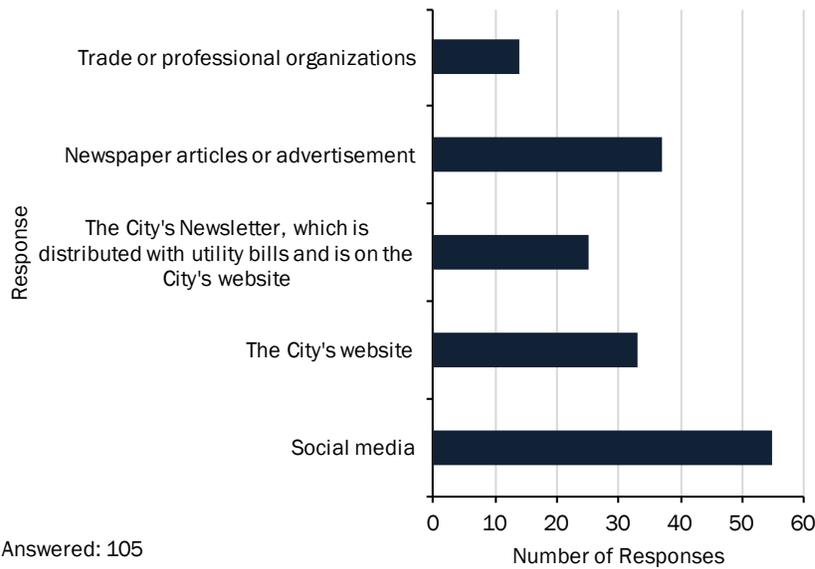
Exhibit 19 Question 40. How did you learn about this survey?



Other:

- news paper and on line news
- newspaper
- News
- News story about the forum that happened.
- KDRV New
- news paper
- TV News-
- Local News Station
- KAJO
- KLDR
- Radio
- KLDR
- KAJO news website
- Grants Pass Daily Courier
- newspaper
- Daily Courier
- nightly news
- Radio Q100.3
- News article, NBC KOBI 5
- NBC 5 News
- Channel 5 local news
- Planning Department employee
- KAJO news
- KAJO had an employee on the air
- online news: kajo.com
- Allcare, Sam told me about it
- automatic city email notices
- email from city

Exhibit 20 Question 41. What is the best way for the City to provide you with information about the on-going discussion about housing needs in Grants Pass?



Other:

- Signs (billboards) downtown.
- Email
- Local news
- Radio
- KAJO news
- nightly news
- News chanel
- TV News
- Work with trades/assns to promote programs
- email notifications
- email [REDACTED]
- The city's website is damn near non-navigable.
- email
- emails from the Housing Advisory Committee members
- more forums. this is an issue that cannot be solved by just one public forum. We need to remain diligent until this problem is addressed throughout the community
- email- [REDACTED]
- Email newsletter
- e-mail
- Emails
- Create a list serve for email updates or send City's Newsletter out via email
- thru specific announcements, from city, which i subscribe to.
- Thru work
- Email: [REDACTED]
- automatic city email notices
- Email
- direct email