

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

Committee Members

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

Staff/Council Liaisons:

Lora Glover – PCD Director (Staff Liaison)
Taylor Garybehl - Planner
Roy Lindsay – City Councilor (Council Liaison)

Guests:

Susan Seereiter
David – Rogue Action Center

AGENDA:

1. Roll Call:

a. Chair Walker opened the meeting and took roll.

2. Items from Public: (opportunity for citizens to share information with the committee regarding items that are not on the agenda) – None

3. Consent Agenda:

a. Minutes: September 21, 2018

MOTION/VOTE

Member Elzy moved and Member Engle seconded the motion to approve the minutes from September 21, 2018. The vote resulted as follows: “AYES”: Chair Walker, Vice Chair Wessels, Members Arthur, Brown, Corsi, Elzy, Engel, Luther and Santucci.

“NAYS”: None. Abstain: None. Absent: Members Hurlburt and Tillery.

The motion passed.

4. Work Session Items:

a. Review of additional recommendations generated at September meeting.

- Chair Walker said this Committee stated that the first and most important recommendation to City Council is the creation of a staff position that focuses on housing issues.
- Chair Walker said this Committee doesn't have to fill in the details of that position. We just need to say that is our number one priority if everyone is in agreement with that.
- Member Corsi said he thinks this position should be at the director level. That person needs to have the ear of all directors and fight for housing. He said that there was some discussion on folding this into Lora Glover's position. There is an inherent conflict if she is going to be the one arguing for housing because she is conflicted with the needs of all the other sub departments she is responsible for. He also feels this person should be skilled in housing.
- Vice Chair Wessels said it should be something related to a housing person rather than being buried in another department.
- Member Brown said he doesn't disagree with that, but he thinks that if that is the recommendation this Committee makes then we might not get

the position. He thinks the Committee should recommend that the City Council consider that but not have the door to that position close entirely because they don't want to make it that high level position.

- Discussion followed.
- Member Corsi stated that the reason we are here is because the City hasn't addressed the housing issue.
- Member Santucci asked Councilor Lindsay if this Committee recommends there be a specific person hired to do housing, is it this Committee's job to help the City develop the job description for that. And if and when the City Council agrees to this, then this Committee would also have a say in how it is done.
- Councilor Lindsay said yes.
- Chair Walker said he would like a motion that the first and strongest recommendation is for a full time staff person in the City, preferably at a director position, so they can have the ears of the appropriate people to move housing forward.
- Vice Chair Wessels suggested tying this in with the strategic goals of the Council because this is number 4 or 5 on Council goals and you could say this is an effort to advance that goal.

MOTION/VOTE

Member Corsi moved and Vice Chair Wessels seconded the motion to recommend that the City create a full time staff position, preferably at the director or equal level to address housing issues. The vote resulted as follows: "AYES": Chair Walker, Vice Chair Wessels, Members Arthur, Brown, Corsi, Elzy, Engel, Luther and Santucci. "NAYS": None. Abstain: None. Absent: Members Hurlburt and Tillery.

The motion passed.

- Chair Walker suggested putting their list on the whiteboard and having the Committee rank them.
- The list consisted of:
 - Squeaky Wheel/Customer Concern Process
 - SDC Elimination for ADU's
 - Marketing Outreach Effort by Staff
 - Minimum Density Requirements
 - Inclusionary Zoning
 - Exclusionary Zoning
- Discussion followed on exclusionary zones.
 - Inventory of Public Lands, including County owned land in the city limits
 - Affordable Housing Tax Waivers
 - Receivership of Boarded Up Vacant Housing
 - Expediting Affordable Housing Permit Process
 - Urban Growth Boundary Rezone
 - Environmental Review by City
 - Greater Density in the Outer Downtown Corridor
 - Up Zone Feature for Affordable Housing
- Discussion followed on SDC's.
- Taylor talked about the Bend Affordable Housing Program. He suggested creating a framework for the analysis of the things this Committee is proposing. There are some guidelines to the creation of

a housing program and to address affordable housing in a community. This is a first step in his opinion.

- Taylor said the City of Bend has a 2014 – 2019 Consolidated Plan which is associated with their CDBG.
 - Vice Chair Wessels said a Consolidated Housing Plan is as basic as you can get it. You can link it to the number one request.
 - Taylor said there are some major goals in Bend's Consolidated Plan.
 - Member Santucci said maybe this Committee needs to review the CDBG plan as it relates to housing.
 - Member Elzy suggested making two lists. One for actionable items right now that we can achieve to produce housing and then look at a five year plan to move the ball forward.
 - Member Brown asked where we are with SDC's and CET's.
 - Councilor Lindsay said the Council decided to delay SDC's right now. The other items are going to be delayed for goal setting in January.
 - Chair Walker suggested ranking the items on the list in two columns. One effectiveness for the community and the other ease of implementation.
 - Member Elzy suggested combining some of the items on the list. He asked if the City currently has a Comprehensive Land Use Plan.
 - Discussion followed.
 - Member Elzy stated that we need to review the Comprehensive Land Use Plan to encourage unutilized land to be up zoned or rezoned to encourage housing development.
 - Member Brown suggested reevaluating SDC structure in relation to ADU's and Affordable Housing.
 - Chair Walker said this will be consolidated into an email, rate them as likely to be effective and ease of implementation.
 - Member Arthur talked about an old presentation by Tom Schauer on density. It shows what this is in different parts of town. There was a disconnect between people's perception of the old fashioned town they wanted and what they really wanted in larger amounts. She thinks it might be helpful if it was emailed out to everyone.
 - Chair Walker will email this out with questions for comments.
- b. Further discussion on the needed resources to get the housing position
- c. More conceptual ideas to bring to City Council
- Member Engel commented on minimum density and that he was looking at a transit map of Jackson County because they are looking at rearranging much of their lines. They are looking at eight dwellings per acre. If we are looking at developing affordable housing, you are looking at transportation being important unless you are within walking distance of downtown.
 - Councilor Lindsay said the Transportation Plan is about to be presented to the Council.
 - Member Brown said the big change coming out of Josephine County Transit is the expanded Saturday service.

5. Information Sharing:

a. Items from staff

- Update from 10/01/18 Council Workshop
 - i. Taylor said the main thing the Council is implementing is the option to defer SDC's until certificate of occupancy or close of escrow.
- Exclusionary Zone/Permitted Uses
 - i. Taylor said the Exclusionary Zone/Permitted Uses relates to the definition of the social service facility/transient quarters in regards to the project where the foodbank was. Social services facilities are only allowed in Business Park or Industrial areas. This determines where they can be in the future.
 - ii. Discussion followed on the lack of formality and the philosophy that pushes this forward.
- Recent Inquire ~ What programs are available for private developers?
 - i. Taylor said it is hard from a governmental side because they seem to favor non-profits. There are some options available for small businesses but that has a certain definition depending on the area in which you are in. He talked about grants.gov.
 - ii. Vice Chair Wessels said if you read the Housing Stability Council agenda you can see where their funding is going. This website tells what projects were approved and at what level. It shows incentives that are created at the state level.
 - iii. Member Elzy stated that there are huge pots of money that will be available next year but if Grants Pass doesn't have available land we can't use that money.
 - iv. Member Corsi stated that there are still conventional government programs.
- CDBG Program Update
 - i. Taylor included an email for the Committee that states that if the project focuses on repair or rehab, site acquisition or other allowable projects, the particulars with that project are the frameworks in which you can receive funding. He said the project applicant determines the amount of money that is needed for the project. This has to be done through several quotes that are brought to the City. Then the applicant pays for the repairs and upon completion the City gives the agreed amount to the applicant. Then the City goes to the CDGB to receive those funds.
 - ii. Taylor said admin costs can be paid for but requires tracking of billable hours, tracking receipts for costs and it opens up our financial records for auditing from HUD. That money can only be used for direct cause, not indirect. Every amount must be documented and verifiable.
 - iii. Vice Chair Wessels asked who is point on CDBG now. She said they don't have full disclosure as a CDBG grantee. She said there are no contacts out and they should have been as of October 1. She has no emergency housing money from CDGB and she would like to know where it is.
 - iv. Member Engel said he has received contracts and is dealing with Scott Lindberg.

b. Items from committee members –

- Vice Chair Wessels shared that you can put in a proposal with Oregon Housing Community Services to be part of a rural peer development network. There is a lot of action up at Oregon Housing right now as far as integrators. It is an opportunity for us to look to our peers across the state and drill down into what is being effective and what is not.
- Vice Chair Wessels strongly encourages this Committee to look at the OHCS Housing Stability Council monthly.
- Member Corsi mentioned that Habitat for Humanity is building its 23 house.
- Member Engel stated that after the Ninth Circuit Court ruling in September, he looked into what cities are doing proactively around it already. He looked at Eugene who shared coding around city sanction campsites. He emailed that to Susan and Chair Walker. Until we have a low barrier shelter in the County, the question is going to keep coming up.
- Discussion followed.
- Councilor Lindsay stated that he took a tour in Eugene of three different 'rest stops'. All three were entirely different, but simple structures. They did not have water, sewer or electricity at all sites, but the people loved it because it was safe.
- Vice Chair Wessels talked about square one and tiny homes designed for veterans. They will be in Roseburg. She said she is sitting on funding that she can't use because of our zoning and codes.

c. Items from Council liaison –

- None.

6. Future Agenda Building for Next Meeting:

- a. Reviewing Goals List**

7. Adjournment

- Chair Walker adjourned the meeting at 10:3am.

Next scheduled meeting: Friday, November 15, 2018 @ 9:00 am in the CYCR