

**COLLABORATIVE ECONOMIC DEVELOPMENT COMMITTEE**  
**Meeting Minutes – March 4, 2019 at 4:00 pm**  
**Courtyard Conference Room**

**Committee Members:**

Jon Bowen (Chair)  
Cameron Camp (Vice Chair) – Via phone  
Tripp Androy  
Shauna Bland - Late  
Sam Engel  
Ron Goss  
Bryan Hawkins - Late  
Kenny Houck – Absent  
Jason Maki  
Josie Molloy - Absent  
Colene Martin - Late  
Gene Merrill - Late  
Julie Thomas  
Hameed Shakeri  
Vacant

**Government Liaisons:**

Susan Seereiter - City Business Advocate  
Darin Fowler – County Commissioner  
Jean Ann Miles – City of Cave Junction  
Dennis Roler – City Councilor

**Guests:**

Colleen Padilla – SOREDI Executive Director  
Lany Sullivan

**1. Roll Call**

- a. Chair Bowen opened the meeting at 4:00 and took roll.

**2. Approval of Minutes:**

- February 4, 2019. Member Thomas asked if acronyms can be explained or typed out.
- Tamara Bushnell was not absent from the February meeting as reported.

**Motion**

**Member Androy moved and Member Goss seconded the motion to approve the minutes from February 7, 2019 as presented. The vote resulted as follows:**

**“AYES”: Chair Bowen, Committee Members Androy, Bland, Camp, Engel, Goss, and Martin. “NAYS”: None. Abstain: None. Absent: Members Hawkins, Molloy and Houck**

**The motion passed.**

**3. Items from Public:**

- None

**4. Work Session Items:**

- a. Broadband –
- b. Water Treatment Situation awareness with consultants Stantec (Jason Canady – Postponed to a later date.
- c. Broadband –
  - Vice Chair Camp spoke about looking at ways in which the County can get the best information they can get from constituents about how they feel about their broadband, so they can have a more complete picture. This is in process and there will be announcements coming.

- Gene Merrill joined the meeting.
- d. Administration and data collection
- Jon Bowen talked about getting an accurate survey of what the needs are in the community. It would be a great help to pinpoint where they need to go on this. Jon asked the committee if they had any thoughts on that.
  - Member Goss said it would be interesting to not only assess what people think they need but also assess what's available in certain areas. If we could get that information we could map what services are currently available geographically.
  - Susan Seereiter mentioned there is a coverage map available for broadband. Member Camp said this is self-reported from the carriers so there may be accuracy issues.
  - Chair Bowen mentioned the visitor from last week that talked about 5G. He has come to learn that the main purpose of 5G is future technologies in our cities that is more pinpointed cell service with a lot of repeaters to allow these new technologies. Member Camp added that 5G is much faster, but it will require substantially more access points. There could be revenue potential, pro or con, for the City.
  - Member Camp had to leave the meeting.
  - Susan Seereiter added that most of the poles are owned by Pacific Power. It was noted that it is still in the City utility right of way (ROW). The other poles the City does own are the decorative light poles.
  - There are also health concerns. Radiation needs to be looked at. We need to understand its relevance and is it a broadband solution.
  - Member Thomas feels it is a safety and security issue in our rural areas. So many people don't have good access to phones or 911 or can't get on the internet. If 5G is 5-10 years out, it would be great to see if there is something in the interim.
- b. Economic Development Assessment Project –
- Chair Bowen mentioned Caleb LaPlante had placed an ad about and Social Media about the housing crisis. We need to get on the City and County about ADUs (Accessory Dwelling Units). We need to pause for a second to be sure it is the right decision. He doesn't want to squelch the idea but doesn't want to throw the baby out with the bathwater either. He mentioned he's not taking sides but knows what it's like to have too much density in neighborhoods that weren't designed that way. He feels this group has a golden opportunity to take some of the key pillars of economic development in a community, such as things in the Workplan. They can break down each one and determine what the needs are in each one of those areas. In each item, there needs to be a balance. Maybe we will see the holes and the opportunities to fix things. If we analyze our employment and see that there all below \$30,000 range annually, does that meet the housing needs.
  - Member Goss said this is a little discouraging when we are taking initiatives at the State level that are counterintuitive to what we are trying to address at the local level. Economists have stated that you don't want to do rent control. It raises rents and creates a conversation of rental units into private property because of all the new rules and other consequences. You are creating a system where everyone has carte blanche to raise rents. The rent will be controlled from a percentage

standpoint but if you look at the total dollars that rents will increase, the total dollars that consumers will have to pay for rent is going to go up a lot more than anybody anticipated.

- Member Engel mentioned the last time there was a formal housing study done by the CDC was 1998. The housing rate had gone up 80% since 1990. There are two different conversations going on about rent control. One is preserving affordable housing and the other is building new housing. Both are tightly linked. We want to keep housing affordable, but we are so far behind in terms of what the County needs. When EcoNorthwest did their last presentation on housing here, they estimated we are 2000 affordable units shy of needs in this County. Jackson County is 5000 units shy. The official population forecasts from Portland State University (PSU) is tied back to SB100 from the 70s. We are building housing slower than our population is growing. Discussion continued about people that are looking at selling their rentals. There are unintended consequences from an understandable concept, but the impacts are so much greater.
- Chair Bowen noted that years of bad economy have caused the developers to leave and lose faith in building new units. If we lay it all out look at those the needs, we could illustrate the problem. We need to start responsibly tackling these things. If we identify the shortage, how are we going to get there? How about ADUs, apartments, duplex's, etc. that would help accommodate. This is just a way to organize the task ahead of us. We have all these ideas but how do we make it clear.
- Councilor Miles talked about ADUs purpose. They help with density issues, but it also helps keep families united. Easing anxiety for all members of the family is one of the primary ideas behind the ADUs. We need to keep it in mind for not only a solution to a housing problem but a solution for family crisis. There are a lot of rentals going for a lot of money that are substandard. The idea of rent control for some people, that don't have a lot of money, but are living in horrible conditions. Because there are so few rentals available, landlords can ask whatever they want. They discussed if the rent control bill will help. Rents would go up 21% plus CPI in three years. Currently there is no control. This also impacts the other side with the other side of the family and the young workforce living at home.
- Member Martin mentioned having a conversation about factors such as construction costs and interest and lending rates. They discussed getting the barriers out of the way, so contractors can build affordable housing.
- Guest Colleen Padilla responded to the efforts of getting an assessment of data and SOREDI is there to help in these efforts. She also mentioned the discussion of ADUs and how can our region and jurisdictions have a coordinated effort that is system wide way of addressing ADUs. The timeline on the study is April 1. EcoNorthwest has a plan and wants to get feedback from all the stakeholders and all the jurisdictions and see what SOREDI can be working on that will work with this committee and other plans and not against.
- Member Bland mentioned talking with Susan about a year ago about the idea of a competition between the schools for coming up with a solution for the housing problem. Keep our eyes and minds open.

- Member Engel talked about the ADUs are for the City and the County is DLS (detached living structure). They are two different things. There rules behind putting a DLS on your County property is different than the ADUs in the City. It can be easily made more available to put a DLS on a County property.
- Commissioner Fowler talked about the state legislature that is working on an ADU for counties. He added why isn't there some sort of incubator houses with 8 ADUs on a 1-acre lot, less than 1,000 sq ft, 2-bedroom, 1 bath, no garage but then it is what kind of neighborhood do you have? This can be a tipping point for our state. Grants Pass made number 3 in the nation on income vs. affordability. There is more to it than build it and they will come. What can you build? Will the builder make money? Will the City or County help? We are at a great spot for the conversation.
- Chair Bowen mentioned density issues. If you turn single-family neighborhoods into multi-family neighborhoods where parking wasn't identified, it's a transformation that isn't good. But if you plan the density in certain areas right from the beginning, then it's appropriate. We have to start planning that way.
- Member Merrill said there is a greater issue. If you threw 500 ADUs in the city, the Grants Pass school district is swamped where the County school district is losing numbers.
- Member Engel asked if the school district could be a partner with the City on the Ballot Measure 102 bond for housing the schools at the same time? He explained that about two years ago there were a lot of articles about the housing crisis. One article out of Seattle, the Godawful Soulless Bungalows that Are Infesting the Edges of our Society. All of the quotes are from the 30s. The summary of it was change is hard. But what do we do if people can't afford to stay in their homes? What do we do about the fact that people have had 25 and 35% rent increases in Grants Pass in the last year? What do we do about homeless people that could be contributing to our workforce if they were able to do so?
- Member Bland said if we fail to plan, we plan to fail. There is no excuse for us to just throw out an initiative without thinking of other things. Other communities have strategized about all aspects. What you are doing (Colleen Padilla) with SOREDI is huge but I don't think we can wait a year to make any move. We have enough leaders at the table that have a piece of the conversation to find ways do it or help with collaboration, cooperation and coordination of people that are having the same conversations. We don't want to reinvent the wheel so if we identify where those gaps are we can bridge that gap.
- Susan asked if they want to do sub-committees. We've identified the different topics, the housing, adult education, airport, workforce, and K-12.
- Chair Bowen suggested, at the next meeting, we break down the columns in sub-categories and we start there. Then we gather all the employment numbers and salaries. Then we can start filling it in. I really think if we lay it out like this we will see the holes.
- Member Goss mentioned you really have to look at the infrastructure. He noted a local community that is trying to eliminate fossil fuels. If we

suddenly build 2,000 homes in this area, is the infrastructure going to be able to support that?

- Member Bland said coming up with what is the current and the areas. There is a lot of conversations in committees that already exist that are talking about those issues. Maybe because we will have planned, we will be more effective when the growth comes.
- Commissioner Fowler talked about how there might have enough of the summary picture to see the glaring holes and see what your missing in three months or so. It's a summary view and something we can do something about.
- There was some discussion of getting groups like the local Home Builders Associations and bring them to the table. We do have a housing committee and they have done a lot of work. That's a good place to start.
- Member Martin mentioned that she and Member Engel went to Medford to Hope Village before Christmas. It is for the homeless population. They are 10x10 buildings that have no power and run by Rogue Retreat. We've invited the Commissioners and the City Council to take a tour of it. She extended the invitation to this group. This is in conjunction with Doug Walker. They were only allowed 15 units in the beginning but are now being allowed to expand. The transition from homelessness to housing has been successful. They are charged rent and after a certain time the rent goes up. Half the rent goes into a trust fund to help them move out.
- Councilor Miles talked about Opportunity Village in Eugene. She is on the CJ Homeless Alliance Committee and we are trying to get together a homeless project in CJ.
- Member Engel shared some information shared a story from a gentleman named Cliff that got into the case-managed warming shelter that offers the same services as they have at the Village. Now he is living at the Village and employed by Rogue Retreat to work at the shelter where he was just staying all in just a few months. Another individual went from homeless to sheltered and now to moved out into his own housing. But he also went through the So Hope Program at RCC (Southern Oregon Hope). He's on his way to being employed in the medical field.
- Councilor Miles talked about the housing community and the layout. They are required to do work. They must apply to be accepted. Part of the application process is their transition plan to get out of the facility knowing it is a temporary thing. They have several villages to transition too. But it's the big city and they have a lot more resources.
- Chair Bowen said he will put it on the agenda for the next meeting to start breaking it down. He will meet with Susan and they will lay it out and send it out ahead of time.
- Susan asked about the 5G presentation? That was a request.
- Chair Bowen suggested to delay that until it's appropriate.
- There was a question of what the goal with the houses.
- Chair Bowen explained its an easy tool to identify areas of economic development that need work. We can identify the shortage in each area and focus on areas that need work.
- Member Shakeri noted that the idea is good for the long-term but for the short-term we know we have a housing shortage for the homeless. That's a transitional housing that we really must start looking at and get

the ball rolling on providing housing for the people. We should really focus on the short-term as well as the long-term.

- Chair Bowen stated how they get things going is the number one problem right now.
- Member Engel said the housing committee is trying to look at all those pieces. What policies are working in other communities and what are the low-hanging fruit that we can work with. If something could work here, what is the best way to enact it and how to we recommend that to Council.
- Commissioner Fowler stated we could take the economic impact of that and try to cross it into those other columns.
- Member Thomas agreed but workforce housing is also in crisis. We keep losing employees because they can't find a place to live. We have jobs for the first time in 30-years and we can't keep them, or we can't bring them.
- Member Androy talked about Dutch Bros and recruiting at the income level that they can buy a house. We have trouble recruiting employees because we aren't Portland or San Francisco. We have employees at different income ranges who struggle with housing security just as every other business we are most actively recruiting. The bigger issue is we would have to pay them just as much as they make in LA and they get all the benefits of living in LA and none of the downsides of living in Grants Pass if they stay in LA. If Portland and San Francisco sort out their housing problems, then I don't see how we can get anyone to come to Grants Pass.
- Member Engel talked about looking at workforce housing, you are looking at 20% one way or the other of \$1000/month and that is housing costs in total. That's HUD (Housing and Urban Development) definitions and Oregon's definitions. AARP likes to look at livability standard that also includes transportation. That has more to do with the County in Cave Junction than with Grants Pass. The median income in Grants Pass is not high. Four years ago, USA Today put out a list of the 10 Cities in America that had the greatest income disparity. Grants Pass was number 3. We have a dramatic spread between the lowest and highest earners in this community. That \$1000/month is huge and it's closer to \$800 for a lot of people.
- Member Androy mentioned that the problem with bringing in skilled employees to the Rogue Valley is we are such a small labor market that they take a significant risk of the fit not working out with their employers and finding themselves stuck here. In a bigger labor market there is more opportunity.
- Susan said there is also the trailing spouse syndrome.

c. Youth Pathways –

- Lany Sullivan talked about Youth Pathways. It is a non-profit organization. Entrepreneurial visioning vs. managerial visioning was not happening. It is now a standalone entity with the Chamber of Commerce holding an advisory seat on the Board of Directors along with the City and the County. The only position that hasn't been filed on the Board is the

City of Cave Junction position, but he hasn't talked to them yet. The first Board meeting is this Wednesday at 1 p.m.

## 5. Information Sharing:

- **Items from Staff –**
  - None
- **Items from Council (Grants Pass and Cave Junction)**
  - Councilor Roler said the City Council is going to give staff permission to start condemnation proceedings on Copelands property for the Water Plant Development. As for affordable housing, we are working on some proposals now. One is to put 2 ADUs on a property. One attached and one detached. We are trying to find out what kind of affect the SDCs (System Development Charges) will have. Will it make a difference or not? The forming of another committee to deal with Makerspace; City Council feels it would be better to form a sub-committee. The barriers seem to be RCC not having the space available right away and they must work out some logistics. Otherwise, money, what kind of technology, where do you jump in and stay out, looking at different locations.
  - Susan added that they need a maker advocate to spearhead the project. There is RCC and the City of Grants Pass. Two governmental agencies that have to go through bureaucracy and makers don't want to go through the bureaucracy. RCC has a great program of continuing education and providing workshops. We want to have a space that's accessible to the students. Those are some of the barriers.
  - Member Goss said RCC is making progress. The art department will move this summer and the space will be available this fall.
  - Commissioner Fowler suggested a board of folks with rich resource people that are excited about it.
  - Susan said she took over the Makers Meet-up group. There are 65 people in the group and she took over as the organizer. If a maker wants to get some people together, I can send out that information. She would happy to someone else once it gets going.
  - There will be a presentation for the feasibility study that will take place on April 15. They discussed doing some off-site meeting to prepare for the feasibility study review that Amanda will do in April. They will wait for another time to start the sub-committee.
- **Items from Commissioner**
  - None
- **Items from Committee members**
  - Member Engel mentioned at St. Anne's Church at the meeting hall in the back they will have a meeting about developing a community warming shelter form 1-3 pm. He was asked if he had any updates on why it didn't work with the Seventh Day Adventist Church? He answered that it passed the Parish Council but didn't pass the congregation. The theory is there isn't enough volunteers. Medford is using the basement of the Methodist Church.
  - Member Thomas stated the Josie is on maternity leave. She is the Chair elect at the Chamber of Commerce.

- Councilor Miles shared information from Cave Junction. They are working on a grant for the spray pad in the park. Some things got posted on Facebook that wasn't accurate. The Farmer's Market is not getting kicked out. People perceived that one was affected by the other. Joe's Place will no longer be in the park. They were given a location next to the Jr. High. They are happy at their new location and they don't have to pay a fee. The Homeless Alliance is now a registered non-profit with the state. They meet every Sunday and they are working on getting a location. She is taking some classes for grant writing and 501(c)(3). They are creating a Parks and Rec Commission so anything that happens in the park will go through the Commission first and be an advisory board for the Council.

## **6) Adjournment**

- Jon Bowen adjourned the meeting at 5:30 pm

**Next scheduled meeting: Monday, April 1, 2019 at 4:00 pm, Courtyard Conference Room**

Minutes prepared by Donna Anderson, City of Grants Pass Administration.