

HOUSING ADVISORY COMMITTEE
Meeting Minutes – March 15, 2019 at 9:00 AM
Courtyard Conference Room

Committee Members

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

Staff/Council Liaisons:

Lora Glover – Parks & Community
Development Director

Guests:

Stacey Goldstein – Siegal Planning Services

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)

a. None

3. Consent Agenda:

a. Minutes: January 18, 2019 – Member Wheeler had abstained from the approval of the minutes from the November 16, 2018 minutes.

MOTION/VOTE

Member Elzy moved and member Santucci second the motion to approve the minutes from February 15, 2019 as presented. The vote resulted as follows: “AYES”: Chair Walker, Members Arthur, Elzy, Engel, Hurlburt, Santucci, Wheeler “NAYS”: None. Abstain: None. Absent: Vice Chair Wessels, Members Brown, Corsi and Luther
The motion passed.

4. Work Session Items:

a. Committee and meeting structure -

- Chair Walker talked about a meeting that took place with all the committee chairs, the City Manager and the Mayor to go over meeting structure and procedures.
- Member Engel asked about work-shopping stuck projects. Is there an opportunity to do a separate workshop or a sub-committee meeting like the City Council does, to work through the reasons why the project is stuck?
- Lora said sub-committees can be developed to strategize. They discussed examples and how to set up a sub-committee. Lora advised of rules associated.

b. Presentation: Stacey Goldstein, Siegel Planning Services, LLC

- Stacey talked about the services her company provides. They focus on projects like this and assist developers through the land use process. They looked at the draft of the Housing Code Amendments. They are looking for input and want to be on the right track. She talked about the background a little with the Department of Land Conservation &

Development (DLCD) and funding. Grants Pass was awarded project funding. They are in the drafting of the Code stage. She would like members to review the materials and get any feedback to Lora by the end of this month. Then she will bring back another draft and can move it forward to the public meeting stage. She talked about having clear and objective design standards, discretionary guidelines, and site plan review process. She went through some scenarios and suggestions.

- Member Engel asked if a play structure could be waived in a 55 and older, over 20-unit housing complex? She said they could.
- Stacey continued with her presentation. She mentioned that the DLCD offers free parking analysis. They have a program called Code Assistance. They hire consultants to come in and do complete re-writes of city zoning and development codes. She showed members what her recommendations are in their packets, bold and underlined. She went over some of the code articles for further details. She would like any comments from this committee to be sent to Lora by March 31. She will come back at the April meeting to go over any comments.
- Chair Walker talked about the City Code being complicated. He asked Stacey what would have caused that over the last 20 years.
- Stacey said that when cities update codes that take pieces from other jurisdictions. The State has a document called the “Smaller Cities Model Code”. It is used as a starting point then tailored to what is appropriate for a city.
- There was concern and discussion about members being qualified to assess components of the Code.
- Stacey welcomed having input other than just members of this committee.
- There was further discussion on this process and getting the Code in front of people that are qualified.
- Lora said she would get it to Justin Gerlitz.
- Member Arthur mentioned that she knows the concept of model codes but noted about common/open space in regard to slope.
- They talked about having a joint meeting with the Urban Area Planning Commission.

5. Information Sharing:

a. Items from staff

- Measure 102 – Lora spoke about this measure that is for local government being able to leverage through a bond system to get funding for affordable housing. The issue with it is that it requires citizen vote. They talked about what proceeds can be used with the funds and paying back the bond. It needs a champion for it.
- CDBG Yearly Goal Setting – Lora provided handouts.

b. Items from committee members –

- Member Walker talked about approvals of their recommendations to the City Council. He asked if they have a motion to bring it forward and do we need to be there? Lora explained that the motions are taken to the council and approved. He wants to be effective with Council so would like to know when these go forward.
- Member Engel had a few interested parties to apply for this committee that are renters.

- Chair Walker mentioned asking Council to consider ADU permits similar to a renovation addition permit where some SDCs were eliminated. Lora said that policy is in place.
 - Chair Walker talked about their motion for recommendation to move forward on marketing and outreach materials for developers and potential landlord development.
 - Member Engel said there may be a cross-benefit opportunity. He mentioned some ADU or middle housing walking tours.
- c. Items from Council liaison –
- DJ Faszer introduced himself to members. He mentioned he met with Doug Walker to get caught up. He noted the consensus is this committee does a lot of work, but it doesn't necessarily gain steam. His goal is to try to help make this a more effective committee.

6. Future Agenda Building for Next Meeting:

- Committee Workplan and subcommittees
- Public Outreach Program
There was discussion about having time to talk after the meetings. They thought about Robert's place as a pilot project.
- Joleen White introduced herself as a caregiver and in the SEIU Union (Service Employees International Union) and an offshoot group called CareWorks that is promoted by the union. They address issues that caregivers and recipients experience. Housing is at the top of the list. She is here to learn what is going on.

7. Adjournment

- Chair Walker adjourned the meeting at 12:19 pm

Next scheduled meeting: Friday, April 19, 2019 @ 9:00 am in the CYCR

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