

**HOUSING ADVISORY COMMITTEE**  
**Meeting Minutes – August 17, 2018 at 9:00 AM**  
**Courtyard Conference Room**

**Committee Members**

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

**Staff/Council Liaisons:**

Shandell Clark – Principal Planner (Staff Liaison)  
Roy Lindsay – City Councilor (Council Liaison)

**Guests:**

Arielle Reed – Neighborworks Umpqua

**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: June 15, 2018 Regular Meeting

- On page 7, it was Member Luther who seconded the motion.
- There was discussion about Members Corsi and Tillery being absent for the motion to approve the minutes. They were late to the meeting and were absent for that vote only.

**MOTION/VOTE**

**Member Santucci moved and Member Corsi seconded the motion to approve the minutes from June 15, 2018, as amended. The vote resulted as follows: “AYES”: Chair Walker, Vice Chair Wessels, Members Brown, Corsi, Elzy, Engel, Santucci, and Tillery. “NAYS”: None. Abstain: None. Absent: Members Arthur, Hurlburt and Luther.**

**The motion passed.**

**4. Work Session Items:**

a. Review Previously Identified Industry Tools

- Chair Walker stated that they have the packet of recommendations to present to City Council on August 27, 2018.
- Chair Walker read the items that will be moved forward.
- Member Corsi stated that there are a number of communities that have waived SDC's entirely or conditionally based upon the resident for affordable for a period of time. He will email copies of these ordinances to Chair Walker for the presentation.
- There was discussion on exemptions for certain government entities.
- Chair Walker asked for questions or comments.
- Member Corsi stated that at a conference he attended, representatives from the City of Bend said that their experience with CET's was disappointing. Builders would much rather build the high end projects.

- Councilor Lindsay commented that at the last City Council Workshop, there was a presentation on the Destination Street situation where the builder had to construct a sidewalk from that property to the destination street. It could be 100', it could be several 100'. Builders have walked away from projects because of that added cost.
- Councilor Lindsay said the Council has decided to remove that requirement, but they still have to build a sidewalk on the property itself. He stated that this is not a regulation yet, but that is the indication.
- There was a discussion on the need to update some ordinances and the best way to do that. They also talked about what is causing frustration for builders.
- Chair Walker asked for new ideas to move forward. He suggested calling it the 'Squeaky Wheel Report' process.
- Chair Walker also suggested decreasing SDC's for ADU's.
- Chair Walker commended that the City could have a marketing person for outreach around these issues.
- Member Corsi stated that we should have a City Housing Division and Housing Staff whose sole purpose is to promote housing and get it through the various hurdles.
- Vice Chair Wessels said that is a separate item. This is a budgeted item that has to be reviewed. This Committee should come up with the black and white of what it would cost to have what we idealize and to make the case of what the benefits of that are. She said if you want this city to grow, you better get into the business of self-promotion.
- There was discussion on molding this position around CDBG administration to help fund the Housing Division.
- It was suggested to get Medford and Ashland's Housing Staff and Scott Lindberg to attend a future meeting.
- Member Elzy suggested looking at a community like Seattle to see what they are doing. They have 5 staff dedicated to Social Justice within the city.
- Member Elzy also suggested looking into all of the communities that were recognized by the Governor's office. One of the communities is putting in workforce housing with health and grooming.
- Vice Chair Wessels stated that we need to build the case around the things we would like to do, but need a convener to do it with.
- Chair Walker asked the Committee members if they knew of some monies this Committee could attach itself to, send the information so they can pursue it.
- Vice Chair Wessels will contact Kenny Lapoint, from OHCS, to come talk with this Committee. She said he is wanting to know what it will take for communities to get structure around housing. She said without the structure, OHCS is finding it very difficult to deploy all the money that they want to push down. They have to unload that money or they are going to look bad. The legislature gave them an awful lot around housing. They want to see the outcome and they know there are specific communities in Southern Oregon that are not improving their status across the continuum, not just affordable units, not just market, but they are not addressing issues of transitional and shelter.

- Chair Walker talked about establishing a Community Development Foundation.
- Chair Walker talked about Minimum Densities.
- Member Corsi stated that the City needs to get behind the Affordable Housing issue. Part of getting behind the issue is the willingness to change codes when it becomes apparent that the codes are inhibitive.
- Member Corsi said that Minimum Densities ties into Inclusionary Zoning which is now legal in the State. He doesn't think Grants Pass has an Inclusionary Zoning Ordinance.
- Member Engel said he thinks we are still looking at some Exclusionary Zoning and Definition of Terms.
- Chair Walker talked about reviewing duplex standards.
- Vice Chair Wessels stated that this Committee needs to explore codes and barriers to emergency housing.
- Member Corsi stated that this Committee needs to identify publicly owned land and get a policy from both the City and the County for that land to be transferred for the purpose of Affordable Housing.
- Member Corsi also stated that there are some counties in the State of Oregon that waive or reduce real property taxes for Affordable Housing. The waiver stays in place for a number of years as long as the owner stays there.
- Chair Walker stated that Medford is a Receiver Community. They take boarded up properties, give notice and if they weren't dealt with within a certain time frame they went into Receivership.
- Member Corsi talked about tax foreclosures being dealt with in the same manner.
- Member Corsi also talked about communities that have Expedited permitting processes for Affordable Housing so permits can be issued within a week or 10 days instead of months.
- Member Corsi stated that the State just released the latest allocations for tax credit housing. There was nothing in Josephine County.
- Member Elzy stated that the City should be looking at increasing the buildable inventory.
- Shandell said she has a large packet of what Tom was working on. She and Lora are working on assigning those tasks.
- Member Engle suggested getting one or two acres of park land from the Allen Creek Master Plan and putting that towards Affordable Housing.
- Member Corsi stated that the property was illegally purchased and there is going to be a lot of work needed to make it available for anything.
- The Committee added Land Banking to the list.
- The Committee agreed that the number one priority is getting a Housing Staff.
- There was discussion on talking with other communities who have Housing Staff and have them explain how their positions came about.

**5. Information Sharing:**

- a. Items from staff – Presentation Monday August 27th.
- b. Items from committee members –
  - Member Engle stated that the Collaborative Economic Development Committee made a recommendation to City Council to have a facilitator

come in to help manage communication between the City and the Committee and give clear goals and understandings. He said the CEDC may be taking a more active interest in housing.

- Member Tillery stated that she is seeing a lot of down payment assistant programs. There is going to be one administered by the Oregon Department of Revenue that will be similar to the tax crediting from 2010. The money to fund this is coming from increases in recording costs so it will take a while to fill up the fund.
- Member Corsi stated that Habitat is building its 23 house right now.
- Arielle Reed introduced herself. She said she has a developer who is interested in working in Josephine County. She stated that she come to these meetings if the Committee wants her to.
- Chair Walkers stated that he is a member of the Mid-Rogue Foundation which was started to bring grant dollars into the community for medical reasons. They want to shift gears to housing. He said they have been meeting and trying to get steps moving forward. He said there is an AmeriCorps person working with them. This may evolve into a Community Development Benefit Organization. He asked the Committee for help with language to start the organization.
- Member Elzy stated they have had recent success in Jackson County with acquiring sites for development land because of UGB rezones. He said they try to have a five year pipeline of land and at this point Jackson County has about an eight year pipeline. He said they are trying to be that active here, they are just looking for sites. He stated that they are going to continue to talk about the hospital sites and feels they will continue to make progress there. He stated that there are several projects and funding sources coming online through OHCS. He said they have hired a new developer here in Grants Pass and they are looking to expand with another person.
- Member Santucci stated that the Section 8 Housing Choice Voucher waiting list is moving right along. If anyone on the Committee knows of someone who needs housing, send them to her office. She also handed out a flyer on a Land Use, UGB and Public Transit training.
- Member Corsi said Habitat has some land in the Redwood area which he is having difficulty subdividing. He met with the engineer and surveyor over two months ago and he is still waiting for a reply.

c. Items from Council liaison –

- Councilor Lindsay said he is impressed with the list from this Committee.

**6. Future Agenda Building for Next Meeting:**

**7. Adjournment**

- Chair Walker adjourned the meeting at 10:33am.

**Next scheduled meeting: Friday, September 21, 2018 @ 9:00 am in the CYCR**