CITY OF GRANTS PASS
COUNCIL AGENDA
August 3, 2016
6 p.m. City Council Meeting
Council Chambers - 101 N.W. "A" Street

MAYOR: Darin Fowler

CITY COUNCIL MEMBERS:

Ward 1	***Ward 2***	***Ward 3***	***Ward 4***
Dan DeYoung	Valerie Lovelace	Ken Hannum	Vacant
Roy Lindsay	Rick Riker	Dennis Roler	Vacant

Invocation

Flag Salute

Roll Call

Swear-in Police Officers: Derek Evans and Brook Johnson

1. PUBLIC COMMENT This is a courtesy the Chair provides for citizens to address the Council regarding any item or issue that is not on tonight's agenda. The intent is to provide information that is pertinent to the City's jurisdiction. Each speaker will be given three minutes to address the Council as one body, not to individuals. Council may consider items brought up during this time later in our agenda during Matters from Mayor, Council and Staff.

   This meeting will proceed in an effective and courteous manner. Citizens and Council members will be allowed to state their positions in an atmosphere free from slander, threats, or other personal attacks. Signs or placards, outbursts of applause, campaigning for public office, or other disruptive behavior will not be tolerated.

   If you have a question regarding any government provided service or a current City policy, please contact the City Manager's office in an attempt to resolve the matter.

2. PUBLIC HEARINGS

   a. Public Hearing – Thomas Ballard taxi driver's permit application (appeal). **Pgs. 1-6**

   b. Resolution amending the City's 2015-2019 Consolidated Plan and adopting the 2016-2017 Action Plan for the CDBG Program. **Pgs. 7-268**

Quasi-judicial

   c. Ordinance amending the Comprehensive Plan and Zoning Map for Properties located at 1701 & 1741 Dowell Road. **Pgs. 269-330**

d. Ordinance vacating the common property lines between tax lots 5002 and 5100 of map number 36-05-21-CC. **Pgs. 331-336**

Legislative

e. Ordinance making certain determinations and findings relating to and approving the Grants Pass Urban Renewal Plan - 2016 and directing that notice of approval be published. **Pgs. 337-424**

3. CONSENT AGENDA (Items included are of such routine nature or without controversy so that they may be approved with a single action).
Indicates short Staff presentation and Council comment.

a. Resolution authorizing the City Manager to submit an application for brownfield planning grant funds. **Pgs. 425-428**

b. Motion approving the minutes of the City Council meeting of July 20, 2016. **Pgs. 429-434**

c. Motion acknowledging the minutes of the Committee on Public Art meeting of June 14, 2016. **Pgs. 435-438**

d. Motion acknowledging the minutes of the Tourism Advisory Committee meeting of June 14, 2016. **Pgs. 439-442**

e. Motion acknowledging the minutes of the Urban Area Planning Commission meeting of June 22, 2016. **Pgs. 443-450**

f. Motion acknowledging the minutes of the Urban Area Planning Commission meeting of July 13, 2016. **Pgs. 451-460**

4. COUNCIL ACTION

a. Ordinance declaring a ban on medical marijuana processing sites, medical marijuana dispensaries, recreational marijuana producers, recreational marijuana processors, recreational marijuana wholesalers, and recreational marijuana retailers; referring ordinance; and declaring an emergency. **Pgs. 461-464**

b. Resolution approving referral to the electors of the City of Grants Pass the question of banning medical marijuana processing sites, medical marijuana dispensaries, recreational marijuana producers, recreational marijuana processors, recreational marijuana wholesalers, and recreational marijuana retailers within the City of Grants Pass. **Pgs. 465-470**

c. Resolution adopting the Water Distribution System Master Plan. **Pgs. 471-480**

5. MATTERS FROM MAYOR, COUNCIL AND STAFF

a. Review Mayor/Council emails.
   1. Trisha McLaine – Beekeeper restrictions **Pg. 481**

b. Committee Liaison reports.

6. EXECUTIVE SESSION 192.660 (2) (Executive session is held to discuss one of the following subjects: (a) Employment of Public Officers, (b) Dismissal or discipline of Public Officers/Employees, (c) Public Medical Staff, (d) Labor negotiations (news media not allowed without specific permission), (e) Real property transactions-negotiations, (f) To consider information or records that are exempt by law from public inspection, (h) With city attorney re: rights/duties, current-likely litigation, (i) Performance Evaluations of Public Officers, (j) Public Investments…)

   Yes
   (h) With city attorney re: rights/duties, current-likely litigation

7. ADJOURN

ACCOMMODATION OF PHYSICAL IMPAIRMENTS: In order to accommodate person with physical impairments, please notify the City Recorder's Office of any special physical or language accommodations at least 48 business hours prior to the meeting. To request these arrangements, please contact Karen Frerk, City Recorder at (541) 450.6000.

Item: Public Hearing – Thomas Ballard taxi driver's permit application (appeal). Date: August 3, 2016

SUBJECT AND SUMMARY:

Thomas Ballard applied for a taxi driver's permit. He did not meet the requirements of City Code and the permit was denied by staff. He desires to appeal the decision and have the Council over-ride Grants Pass Municipal Code Section 4.16.070(A)(8)(g) and allow him to obtain permit to drive a taxi.

RELATIONSHIP TO COUNCIL GOALS:

This supports Council's goals of cooperative, shared **LEADERSHIP** and **KEEPING CITIZENS SAFE** by following a clear and consistent process for issuing taxi driver permits.

CALL TO ACTION SCHEDULE:

Thomas Ballard submitted an appeal in writing and filed it with the City Manager. Council is required to hear the appeal not more than 28 days after the revocation. Call to action schedule: August 3, 2016.

BACKGROUND:

Thomas Ballard has submitted an application for a taxi cab driver's permit. The driver's permit is for the purpose of driving a taxi. Mr. Ballard's appeal letter (Exhibit 'A') and the City's denial letter (Exhibit 'B') are included in this staff report.

I. DRIVER'S PERMIT

The procedure following staff recommendation for denial of a driver's permit is established by GPMC 4.16.085. Section 4.16.070 Licenses and Permits – Ineligible Persons, identifies the process and minimum requirements necessary to be granted a license. The background check revealed that Mr. Ballard is not eligible to receive a taxi driver's permit. Staff has denied the driver's permit. Mr. Ballard fails to comply with Section 4.16.070(8)(h), because he has been convicted of a misdemeanor property crime within the last 5 years. He was convicted of Theft 3 on February 29, 2016.

4.16.085 Driver's Permit - Hearings.

A. The Public Safety Director, based on the criteria listed in 4.16.070, shall make a written recommendation to the City Manager of "denial" or "no position."

B. If the Public Safety Director recommends denial, the City Manager shall set the matter before the Council for a public hearing at a regularly scheduled meeting.

Staff Report (continued):

A. CRITERIA FOR DRIVER'S PERMIT

1. **GPMC 4.16.085(E)**: At the staff level, there is no discretion permitted. Staff may not approve, or recommend approval, of a permit when the applicant fails to meet the standards in Section 4.16.070. *The council has the discretion to issue the permit, despite the applicant's failure to meet Section 4.16.070, if the applicant demonstrates that the public health, safety, and welfare will not be placed at risk or adversely affected by granting the permit.* Applicant must demonstrate that he meets that standard by "clear and convincing evidence." "Clear and convincing evidence" is a legal standard meaning evidence establishing that the truth of the facts asserted is highly probable. *In re Johnson,* 300 Or 52, 55 (1985). Therefore, for the applicant to qualify for the license, Council would have to find that it is "highly probable" that he would not endanger the public health, safety, or welfare.

2. **GPMC 4.16.090(A)**: In determining whether to approve an application for a driver's permit, the Council shall take into consideration the factors set forth in 4.16.085 (probability of endangering the public health, safety, or welfare) and shall also consider the character, experience, criminal history, and financial responsibility of the applicant as well as any background or other information which the Public Safety Department deems necessary or useful to the Council in making its decision.

STAFF FINDING: Mr. Ballard's relevant criminal history bars staff approval of the application. Staff is not given any other discretion.

Mr. Ballard has submitted a conciliatory letter on his behalf.

COST IMPLICATION:

None.

ALTERNATIVES:

- Council can choose deny the permit; or
- Council can find that the public health, safety, and welfare are not adversely affected and grant the permit.

RECOMMENDED ACTION:

Staff offers no recommendation.

POTENTIAL MOTION:

I move to grant (or deny) the driver's permit.

EXHIBIT A

Received
JUL 15 2016

To whom it concerns:

I am filing an appeal of the denial on my taxi license. I did something very stupid back in January. It was shoplifting from a store. I'm very ashamed & embarased of my actions. I now have fines I need to pay off. With out this job I will not be able to pay on.

Also I ~~A~~ have just moved into a studio apartment. If I loose my job I can not pay rent plus I have other small debts to pay.

MY BOSSES DAVE & DEA KNOW WHAT I DID AND ARE WILLING TO KEEP ME WORKING. THEY REALIZE IT WAS A VERY STUPID THING I DID, BUT STILL TRUST I'm NOT A THIEF.

TO GET ANOTHER JOB COULD PROVE TO BE DIFFICULT. I PROMISE THIS WILL NOT EVER HAPPEN AGAIN. I'm BEGGING YOU TO PLEASE ISSUE ME MY TAXI LICENSE. I REALLY WANT TO CONTINUE HELPING PEOPLE AND BEING A PRODUCTIVE CITIZEN OF GRANTS PASS & JOSEPHINE COUNTY.

SINCERELY
TOM BALLARD.
Tom Ballard

EXHIBIT B

City of Grants Pass
101 NW A Street
Grants Pass, OR 97526
www.grantspassoregon.gov

July 7, 2016

Thomas Eugene Ballard
1021 NE A Street #18
Grants Pass, OR 97526

Dear Thomas Eugene Ballard:

Upon review of your Taxi/Limousine Driver Application, The City has denied your license to operate a taxicab in the City of Grants Pass. Per the City Municipal Code, you have 14 days from the date of this letter to file an appeal with Council (4.16 .370). The appeal shall be in writing and filed with the City Manager who shall set the matter for a public hearing before Council not more than 28 days after the date of denial. At the public hearing you have the burden of showing by clear and convincing evidence that public health, safety, and welfare will not be placed at risk or adversely affected by the granting of a driver's permit (Ord. 5189, 2003; Ord.5358 17, 2003; 5430 2, 2008). The Council will also consider your character, experience, criminal history, and financial responsibility as well as any background or other information which the Public Safety Department deems necessary or useful to the City Manager or Council in making its decision.

If you do not pursue an appeal process, per Municipal Code a person whose permit is denied or revoked may reapply after six months (4.16.070(9B)). Please feel free to call me at (541) 450-6035 if you have any questions.

479-4939

Sincerely,

Kimberly Gasperson
Customer Service Supervisor
Finance Division

816-9799

COPY

Item: Resolution amending the City's 2015-2019 Consolidated Plan and adopting the 2016-2017 Action Plan for the CDBG Program. Date: August 3, 2016

SUBJECT AND SUMMARY:

This public hearing is specified in the City's Community Development Block Grant (CDBG) Citizen Participation Plan for major amendments to the Consolidated Plan and adoption of the Annual Action Plan. It follows prior public involvement activities, including the April 20 public hearing to obtain input on housing and community development needs and the 30-day public comment period on the draft plan. Approval of the resolution will authorize use of CDBG funds for projects and activities in the plans.

RELATIONSHIP TO COUNCIL GOALS:

This supports Council's goals of **LEADERSHIP** by encouraging citizen participation, and approval of the resolution would authorize CDBG funds for projects to **KEEP CITIZENS SAFE**, encourage **ECONOMIC OPPORTUNITIES**, facilitate **SUSTAINABLE, MANAGEABLE GROWTH** and maintain and expand our **INFRASTRUCTURE** to meet community needs.

CALL TO ACTION SCHEDULE:

The adopted plans must be submitted to HUD no later than August 15. Call to action schedule: August 3, 2016.

BACKGROUND:

This public hearing is specified in the City's CDBG Citizen Participation Plan. Amendment of the Consolidated Plan and adoption of the Action Plan will authorize activities and projects in accordance with the direction of Council provided at the May 16 workshop and incorporated into the plans which were available to public review and comment during a noticed 30-day public comment period. One comment in support was received during the comment period, which was distributed at the July 18 workshop. Minor, non-substantive revisions have been incorporated into the final documents to fit the word limits and formatting of HUD's document templates.

Staff Report (continued):

Previous information and public input occurred through:

- Website
- Stakeholder outreach and consultation
- April 14 Public Workshop and Open House
- April 20 City Council public hearing regarding needs
- Survey (through April 29)
- May 16 City Council workshop and Council Memo 018-2016
- May 25 Planning Commission update
- June 15 – July 15, 30-day public comment period for plans
- July 18 City Council workshop regarding plans

COST IMPLICATION:

Amendment/adoption of the Consolidated Plan and 1-Year Action Plan is a necessary prerequisite for the City to receive its annual allocation of CDBG funds as a direct recipient, for the identified projects and activities in the plans. These funds are projected to be $275,000 per year, other than for year two, which is estimated at $300,069, or $1,400,069 over the 5-year period.

ALTERNATIVES:

- Adopt the Consolidated Plan and Action Plan as proposed;
- Adopt the Consolidated Plan and Action Plan with modifications;
- Don't adopt the Consolidated Plan and Action Plan, and forego CDBG funding.

RECOMMENDED ACTION:

It is recommended Council approve the resolution amending the Consolidated Plan and adopting the Action Plan as presented.

POTENTIAL MOTION:

I move to approve the resolution amending the City's 2015-2019 Consolidated Plan and adopting the 2016-2017 Action Plan for the CDBG Program.

RESOLUTION NO.

A RESOLUTION OF THE COUNCIL OF THE CITY OF GRANTS PASS AMENDING THE CITY'S 2015-2019 CONSOLIDATED PLAN AND ADOPTING THE 2016-2017 ACTION PLAN FOR THE CDBG PROGRAM.

WHEREAS:

1. The City of Grants Pass (City) is identified as the principal city of a Metropolitan Statistical Area (MSA) following the 2010 Census; and

2. As the principal city of an MSA, the City has been invited by the United States Department of Housing and Urban Development (HUD) to participate in the Community Development Block Grant Program (CDBG) as an entitlement grantee; and

3. Entitlement status enables the City to receive a direct allocation of CDBG funds and to work directly with HUD and community stakeholders on crafting a community development program that is responsive to local needs; and

4. As an entitlement community and direct recipient of CDBG funds, the City is required by federal law to follow its Citizen Participation Plan for adoption and major amendments to its 5-year Consolidated Plan and 1-Year Action Plans to identify needs, goals, and activities for use of CDBG funds consistent with federal guidelines; and

5. The City has followed its Citizen Participation Plan and developed an amended 2015-2019 Consolidated Plan and a new 2016-2017 Action Plan, which address community needs, set goals, and identify activities for use of CDBG funds.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Grants Pass that the amended 2015-2019 Consolidated Plan attached hereto has Exhibit 'A' and the 2016-2017 Action Plan attached hereto as Exhibit 'B' are adopted.

EFFECTIVE DATE. This Resolution shall be effective immediately upon its passage by the City Council and approval by the Mayor.

ADOPTED by the Council of the City of Grants Pass, Oregon, in regular session this 3rd day of August, 2016.

SUBMITTED to and _____ by the Mayor of the City of Grants Pass, Oregon, this _____ day of August, 2016.

_____
Darin Fowler, Mayor

ATTEST:

_____
Karen Frerk, City Recorder

Date submitted to Mayor:_____

Approved as to Form, Mark Bartholomew, City Attorney:_____

EXHIBIT A

CITY OF GRANTS PASS

CONSOLIDATED PLAN 2015-2019

and

ANNUAL ACTION PLAN

FOR FY 2015/16

Adopted August 5, 2015

Revisions: September 30, 2015, March 23, 2016

Minor Amendment: April 4, 2016

Amended August , 2016

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Table of Contents

Executive Summary 5

ES-05 Executive Summary - 24 CFR 91.200(c), 91.220(b) 5

The Process 14

PR-05 Lead & Responsible Agencies 24 CFR 91.200(b) 14

PR-10 Consultation - 91.100, 91.200(b), 91.215(l) 15

PR-15 Citizen Participation 38

Needs Assessment 47

NA-05 Overview 47

NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c) 49

NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2) 62

NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2) 67

NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2) 70

NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2) 72

NA-35 Public Housing – 91.205(b) 73

NA-40 Homeless Needs Assessment – 91.205(c) 81

NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d) 86

NA-50 Non-Housing Community Development Needs – 91.215 (f) 91

Housing Market Analysis 94

MA-05 Overview 94

MA-10 Number of Housing Units – 91.210(a)&(b)(2) 96

MA-15 Housing Market Analysis: Cost of Housing - 91.210(a) 104

MA-20 Housing Market Analysis: Condition of Housing – 91.210(a) 109

MA-25 Public and Assisted Housing – 91.210(b) 113

MA-30 Homeless Facilities and Services – 91.210(c) 115

MA-35 Special Needs Facilities and Services – 91.210(d) 118

MA-40 Barriers to Affordable Housing – 91.210(e) 121

MA-45 Non-Housing Community Development Assets – 91.215 (f) 122

MA-50 Needs and Market Analysis Discussion 131

Strategic Plan 135

SP-05 Overview 135

SP-10 Geographic Priorities – 91.215 (a)(1) 136

SP-25 Priority Needs - 91.215(a)(2). 137

SP-30 Influence of Market Conditions – 91.215 (b) 147

SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2) 151

SP-40 Institutional Delivery Structure – 91.215(k). 153

SP-45 Goals Summary – 91.215(a)(4) 157

SP-50 Public Housing Accessibility and Involvement – 91.215(c) 166

SP-55 Barriers to affordable housing – 91.215(h) 167

SP-60 Homelessness Strategy – 91.215(d) 168

SP-65 Lead based paint Hazards – 91.215(i) 170

SP-70 Anti-Poverty Strategy – 91.215(j) 172

SP-80 Monitoring – 91.230 174

Expected Resources 176

AP-15 Expected Resources – 91.220(c)(1,2) 176

Annual Goals and Objectives 179

AP-20 Annual Goals and Objectives 179

Projects 181

AP-35 Projects – 91.220(d) 181

AP-38 Project Summary 182

AP-50 Geographic Distribution – 91.220(f) 186

Affordable Housing 187

AP-55 Affordable Housing – 91.220(g) 187

AP-60 Public Housing – 91.220(h) 188

AP-65 Homeless and Other Special Needs Activities – 91.220(i) 190

AP-75 Barriers to affordable housing – 91.220(j) 193

AP-85 Other Actions – 91.220(k) 194

Program Specific Requirements 196

AP-90 Program Specific Requirements – 91.220(l)(1,2,4) 196

Attachments 197

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The 2015 - 2019 Consolidated Plan with 2016 Amendments includes all amendments to date, including the minor amendments adopted in March 2016 and Major amendments adopted in August 2016. The major amendments include expanded goals and strategies and corresponding reallocation of funds to address Decent and Affordable Housing, Homelessness, and Non - Housing Community Development needs.

Executive Summary

ES-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

1. Introduction

The City of Grants Pass became an Entitlement Grantee in 2013, and will begin receiving an annual allocation of Community Development Block Grant (CDBG) funds from the U.S. Department of Housing and Urban Development (HUD) Oct. 1, 2015. As a recipient of CDBG funds, the City is required to prepare a five-year strategic plan that identifies housing and community needs, prioritizes these needs, identifies resources to address needs, and establishes annual goals and objectives to meet the identified needs. This five year plan is known as the Consolidated Plan. The purpose of the Plan is to outline a strategy for the City to follow in using CDBG funding to achieve the goal of the CDBG program, "to develop viable urban communities by providing decent housing and a suitable living environment and expanding economic opportunities principally for low- and moderate-income persons."

The Plan serves the following specific functions:

- A planning document that identifies the City's housing and community development needs, priorities, goals and strategies to address these needs; A strategy for how funds will be allocated to eligible housing and community development activities to address the City's housing and community development needs; and A management tool for assessing performance and tracking results.

This first Consolidated Plan for fiscal years 2015 through 2019 (the Plan or Consolidated Plan) was prepared in accordance with Sections 91.100 through 91.230 of HUD's Consolidated Plan Final Rule.

The City will receive approximately $275,000 in CDBG funds annually to assist Grants Pass with eligible programs to meet community development and housing needs. Over the term of the five-year plan, approximately $1,375,000 is expected to be available, with up to 20% of that for planning activities and administration of the program. Each year, the City will prepare an Annual Action Plan that outlines the specific program activities to be carried out in meeting the Consolidated Plan strategies. The City will focus on partnerships and collaborations to foster successful projects and leverage funds in order to address needs for low-income and homeless housing, services for special needs and low-income persons, and community and economic development needs.

The Consolidated Plan includes a profile of the community and its economy, an assessment of housing and community development needs, and the development of long-range strategies to meet those

needs. The Plan provides a framework for action to meet the needs of residents of the City, with emphasis on assisting its populations with greatest need. The Needs Assessment section of the Plan captures housing and community needs identified throughout the public participation efforts and research. The Plan also provides the basis for allocating HUD funds under the CDBG Program.

2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

The Consolidated Plan outlines goals and strategies that will be pursued over the next five years with CDBG funds. All CDBG funded projects except for program administration and planning activities, must meet one of three HUD defined National Objectives:

1. Benefit to low- and moderate- income (LMI) persons: Requires recipients to spend at least 70% of their CDBG funds to meet LMI national objective.
2. Aid in the prevention or elimination of slums or blight
3. Meet urgent needs to alleviate emergency conditions.

Local Goals and Objectives

The Consolidated Plan for FY 2015-2019 identified goals and strategies that the City of Grants Pass will address through CDBG programs. The goals were developed through the Needs Assessment, data analysis and consultations with area agencies and citizen input. CDBG funds were allocated to address these goals in the 2015-2016 Annual Action Plan. Concurrent with the development and review of the 2016-2017 Action Plan, the City broadened and reorganized the Goals and Objectives in the Consolidated Plan. The 2015-16 Action Plan which is part of this document still reflects the original Goals and Objectives. This amended Consolidated Plan and the subsequent Action Plans will reflect the amended Goals and Objectives. Those are summarized below:

Affordable & Decent Housing

Goal 1: Help maintain the supply and condition of the existing affordable housing stock, while providing for reduced monthly costs and decent housing conditions. Increase opportunities for aging and disabled citizens to remain independent in their homes and to find accessible housing.

- Action 1. Weatherization/energy efficiency of existing housing stock.
- Action 2. Rehabilitation of existing housing stock.
- Action 3. Assistance with ADA accessibility improvements.

Goal 2: Help increase the supply of affordable housing.

- Action 1. Assistance with acquisition of market rate housing to be made available at affordable rates by other organizations.
- Action 2. Assistance with eligible costs associated for new affordable housing construction funded by other organizations (site acquisition, site preparation, installation of frontage improvements including public improvements and private utilities.
- *(At this time, there are insufficient resources for Action 1 and Action 2. Action 1 is not funded, but resources could be reallocated or provided for Action 1 should funding levels be higher than projected).*

Homelessness

Goal 3: Help prevent homelessness.

- Action. Provide resources to help prevent homelessness for short-term emergency situations such as a one-time health emergency, where a household may be at risk of losing its home in the event of one-time inability to make mortgage or rent payment, etc.

Goal 4: Help homeless youth with shelter and through supportive services to enable them to finish school and increase opportunities for future success.

- Action 1. Help support services provided at new youth shelter.
- *(Funding for new youth shelter through other resources)*
- Action 2. Help provide access to supportive services for homeless youth.

Non-Housing Community Development

Goal 5: Help support youth services that provide life skills and job training skills.

- Action 1. Help fund services and provide funding for tuition waivers for programs that help build life skills and work skills.
- Action 2. See Goal 6 Action 2 below.

Goal 6: Help small business owners and entrepreneurs have increased access to opportunities to help them succeed and thrive.

- Action 1. Increase access to business classes for LMI business owners and entrepreneurs by providing funding for tuition waivers for micro-enterprise courses.
- Action 2. Support access through tuition/membership waivers or scholarships for use of makerspace for LMI youth, workforce, and small business owners and entrepreneurs.
- *(Funding for new makerspace through other resources).*

Goal 7: Help LMI residents access services such as daycare to facilitate transitions through work-skills training and into workforce.

- Action 1. Daycare assistance while accessing work-skills training and workforce entry.

Goal 8: Support continuity of the senior meals and 'Food and Friends' program in Grants Pass.

- Action. Support the development of a new Senior Meals facility to ensure continuity of 'Food and Friends' program in Grants Pass following termination of the lease at the location of the previous facility.

Goal 9: Reduce the spread of neighborhood blight resulting from abandoned or neglected properties.

- Action. Reduce the spread of neighborhood blight through a remediation program that provides for rehabilitation or demolition of vacant, abandoned, neglected, or dilapidated properties that have been neglected by owners, including foreclosed properties with absentee owners or landlords. Prioritize properties that have become an attractive nuisance or magnet for illicit activities such as drug use.

Goal 10: Help meet needs for special needs populations to remain independent and address crises.

- Action. Support expansion of the crisis resolution center and/or adult outpatient facility.

Planning

Goal 11: Further Fair Housing

- Action 1. Complete an Analysis of Impediments to Fair Housing to guide Fair Housing activities during the timeframe covered in this Consolidated Plan.
- Action 2. Complete an Assessment of Fair Housing prior to initiation of the next Consolidated Plan to guide Fair Housing Activities in the next Consolidated Plan.

Goal 12: Further Affordable Housing

- Action. Complete an Analysis of Barriers to Affordable Housing

3. Evaluation of past performance

2015-16 was the City's first year of the City's first Consolidated Plan. Year 1 activities were as follows:

- Planning:
    a. Analysis of Barriers to Affordable Housing
    b. Analysis of Impediments to Fair Housing
- Affordable & Decent Housing
    a. Weatherization/Energy Efficiency. Target: 8 households weatherized
- Homelessness/Homeless Prevention
    a. Emergency Housing Assistance. Target: 5 households provided emergency assistance
- Non-Housing Community Development
    a. Micro-Enterprise Assistance. Target: 15 persons assisted through training and technical assistance
    b. Youth Training Services. Target: 15 youth provided vouchers for youth training services

Year 1 activities were still ongoing at the time this plan was prepared. Past performance will be addressed in the CAPER. The City completed the following at the time this plan was prepared:

- Adopted minor amendments to the Consolidated Plan to correct data,
- Demonstrated that work had already been completed substantially as required for the Analysis of Barriers to Affordable Housing, and that actions had been completed to address barriers.
- Initiated work on the Analysis of Impediments to Fair Housing.
- Completed contracts with UCAN for weatherization and energy-efficiency improvements and emergency housing assistance, with the Boys and Girls Club for youth training services, and with the SBDC for micro-enterprise assistance.

4. Summary of citizen participation process and consultation process

The City conducted a public process in 2015 in development of the Consolidated Plan and 2015-16 Action Plan, and conducted an additional public process in 2016 in development of the 2016-17 Action Plan and the major amendments to the Consolidated Plan.

2015 Process

As a new Grantee, the City developed a Citizen Participation Plan in 2015 in order to comply with the Sections 91.100, 91.105, and 91.505 of HUD's Consolidated Plan regulations.

Various agencies, service providers, and residents were contacted and consulted with the purpose of collecting and evaluating data and providing input on community needs. Two open houses were hosted, and the Urban Area Planning Commission provided an additional forum for public input. Finally, the Grants Pass City Council held a public hearing on June 17, 2015 to solicit public input on community development and housing needs.

City staff consulted with other service providers and residents regarding housing and economic needs for seniors and the disabled, homeless persons, and low- and moderate-income agencies in developing the Consolidated Plan. Overall, 37 local agencies and organizations were consulted with as part of Consolidated Plan development.

Consistent with the Citizen Participation Plan, the City also held public hearings and provided a 30-day public comment period to obtain comments on the proposed Consolidated Plan and 1-Year Action Plan.

2015 Survey, Public Meetings

The City also solicited comments from community partners and service providers through a brief survey. The results were used to help identify and prioritize needs.

5. Summary of public comments

Comments received during the 2015 Needs Assessment phase as follows:

8 comments provided by Stakeholders at initial public meetings.

A wide range of comments and needs were received during the public involvement process. Topics indicated the need for:

- Sidewalk infill ADA accessibility—sidewalks, housing, public restrooms, downtown businesses Sobering Center Education, training and job preparation, Low-income and downtown development, housing assistance, Teen outreach and drop-in center, Rental and homeowner housing rehab programs (i.e. weatherization and energy efficiency), Transient services, Utility assistance, Boys and Girls Club expansion, Mental and behavioral health services, Emergency shelter for domestic abuse victims, Transitional housing
- 2 written comments were submitted via e-mail

Comments received on the Draft Plan through the 2015 public comment period and at the Planning Commission Hearing

- 2 public comments were provided at the Planning Commission public hearing, and comments were provided by Planning Commissioners at that hearing. No written comments were received. (See minutes)

Comments received on Final Draft Plan after the 2015 public comment period and during the City Council Hearing for adoption of the Plan

- 2 public comments were provided at the City Council public hearing. Neither required any substantive amendments to the Plan.

6. Summary of comments or views not accepted and the reasons for not accepting them (in 2015)

All comments and views were accepted.

2016 Process

Below is a summary of the Citizen Participation Process and consultation process undertaken when developing the 2016-2017 Action Plan and amendments to the Consolidated Plan. In 2016, the following citizen participation process and consultation process were undertaken, the public comments are summarized below, and any comments or views not accepted are summarized below.

The process included public participation in two phases. The first phase was to obtain public input regarding housing and community development needs and priorities to assist with development of the plan. The second phase was to obtain public input on the draft plan.

Needs and Priorities:

The City gathered input on community needs for the 2016-17 Action Plan and amendments to the Consolidated Plan through:

- Public Workshop & Open House (April 14, 2016)
  - Notice in Grants Pass Daily Courier (April 6, 2016)
  - Notice, agenda and minutes posted on City's website, news feed, and calendar
  - Notice posted in multiple public locations.
- Needs Survey (April 2016)
  - Emailed to stakeholders, posted on City's website
- Public Hearing (April 20, 2016)
  - Notice in Grants Pass Daily Courier (April 6, 2016)
  - Notice, agenda and minutes posted on City's website and calendar
  - Notice posted in multiple public locations.
- City Council Workshop (May 16, 2016)
  - Notice, agenda and minutes posted on City's website and calendar
- City Webpage
- City Facebook
- Email
- City Staff contacts

The City gathered input on the draft 2016-17 Action Plan and amendments to the Consolidated Plan through:

Draft Plan:

- Notice of 30-day Comment Period (June 15 - July 15, 2016)
  - Notice in Grants Pass Daily Courier (June 1, 2016)
  - Notice posted on City's website
  - Notice posted in multiple public locations.
- Public Hearing (August 3, 2016)
  - Notice in Grants Pass Daily Courier (June 1, 2016)
  - Notice posted on City's website,
  - Notice posted in multiple public locations.

Documents are available for review at the following locations;

- Grants Pass Community Development Department
- Grants Pass branch of the Josephine Community Library
- Grants Pass website

Below is a summary of public comments received during the development of the 2016-2017 Action Plan.

Needs and Priorities:

Agencies that attended the April 14, 2016 Open House and Workshop

- Royal Standley, Board President, Maslow Project
- Karen Phillips, Development Director, Maslow Project
- Keith Heck, UCAN
- Greg Holmes, 1000 Friends of Oregon
- Shonna Bouteller, UCAN and Gospel Rescue Mission
- Teresa Santucci, Josephine Housing Council

Emails

- Karen Phillips, Maslow Project
- Ellen Johnson, Options for Southern Oregon
- Michael Cavallaro, RVCOG
- Kelly Wessels, UCAN
- Jessica King, Boys & Girls Club
- Bill Lovelace
- Ben Carleton
- Ron Goss, SBDC

Verbal testimony received at the April 20, 2016 Public Hearing

- Rycka Brown – comments re: code enforcement
- Bruce Cox, Hearts with a Mission – comments re: transitional and homeless youth shelter
- Dave Corsi – comments re: City housing advocate to bring other housing programs to Grants Pass, use of City and County surplus land, planning process/fee waivers, ordinances/inclusionary zoning/density bonuses

Responses from the Needs Survey (total 65)

- 14 submitted together: "Food and Friends"
- 46 submitted together by Evelyn Kinsella:
    - 41 exclusively Food and Friends
    - 5 Food and Friends plus one or more of: beautifying and staging downtown buildings, safe sidewalks, public safety, jail, homeless, senior assistance
- 1-Harry Nuessle: Food and Friends
- 1-Donna Harold: social contact, regular balanced meals, Food and Friends
- 1-Doug Rasmussen: wheelchair accessibility at sidewalk/parking lot (1309 N3 6th Street), rain puddling in ADA parking spaces in public parking lot at corner across from Safeway on G Street, uneven or broken sidewalk along 6th/7th and on G Street – Booth to 9th, etc.
- 1-(no name); affordable housing/homeless prevention, more rental housing, clean-up and beautify shadier areas to make more attractive to tourists, assist UCAN with housing projects and low income assistance
- 1-Marcia and Bob Nelson: eliminate city homeless blight which is a serious health and safety problem to all of Grants Pass. Give one-way tickets to homeless, druggies, and felons out of town.

Draft Plan:
During the 30 day comment period one comment was received from the Maslow Project in support of the Consolidated Plan.

All comments were reviewed. Some comments would not qualify for use of CDBG funds.

7. Summary

The Consolidated Plan and amendments reflect coordinated planning and citizen participation to identify the City's top priority needs and eligible projects that can be supported with CDBG funding. The data in the plan will provide community organizations, citizens, developers and policy makers with the context of community development needs for low-income and special needs residents in Grants Pass. The Plan also provides the HUD framework in which the City's CDBG program must be structured.

The goals in the Strategic Plan work to expand housing and economic opportunities for all residents within the City. The Plan outlines a variety of programs the City of Grants Pass will pursue during the five-year period beginning October 1, 2015, to address identified community needs.

Process

PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)

1. Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
CDBG Administrator	City of Grants Pass	Parks & Community Development Department & Finance Department

Table 1 – Responsible Agencies

Narrative

City staff will be responsible for administering Grants Pass' CDBG programs and ensuring compliance with HUD regulations.

The City Council has the responsibility of approving the Consolidated Plan and for administration of the programs covered by the Consolidated Plan. Only the City Manager, after approval by the City Council has the authority to authorize grant awards and execute HUD-required documents and agreements.

Consolidated Plan Public Contact Information

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PR-10 Consultation - 91.100, 91.200(b), 91.215(l)

1. Introduction

The City of Grants Pass coordinated the preparation and completion of the Consolidated Plan (Plan). In compliance with Consolidated Plan statutes, the City consulted with representatives of federal, state and local government entities, quasi-governmental agencies, and private non-profit and for-profit organizations on areas of housing, community development and economic needs and Plan priorities. The Plan was developed in consultation with area agencies and service providers, community leaders, the public, and recipients of community development services. The list of agencies and organizations consulted is listed in Table 2. The City consulted with other City departments to identify public facility and community development needs. During the 30-day public comment period, the Consolidated Plan was advertised as available and posted on the City's website and was available for review at Grants Pass City Hall and the public library.

2016-17 Amendments

Additional consultations conducted in 2016 in conjunction with the 2016-2017 Action Plan and amendments to the Consolidated Plan are summarized in the 2016-2017 Action Plan.

Activities to enhance coordination between public and service provider's agencies are ongoing. Specific providers who contributed in identifying the needs for the 2016-2017 Action Plan and amendments to the Consolidated Plan include:

- Affordable & Decent Housing: 1: United Community Action Network (UCAN); 2: Housing Authority of Jackson County (HAJC)
- Homelessness/Homelessness Prevention: 1: United Community Action Network (UCAN); 2: Maslow Project
- Non - Housing Community Development: 1: Small Business Development Center (SBDC); 2: Boys and Girls Club; 3: Rogue Valley Council of Governments (RVCOG), Senior and Disability Services, Area Agency on Aging

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l)).

Grants Pass is located in Josephine County in Southern Oregon. Several organizations serve the region and coordinate Continuum of Care needs regionally. Grants Pass elected officials and residents serve on boards of directors of these organizations helping foster coordination between providers and needs within the Grants Pass area. During the consultation process, meetings were convened to facilitate coordination among agencies and needs assessment activities. Individual agencies were also consulted during preparation of the Consolidated Plan.

Josephine Housing and Community Development Council (JHCDC) distributes choice vouchers for the HUD Section 8 housing activities in Grants Pass and currently distributes 730 NCVs in Josephine County, 696 of which are tenant-based HCVs. Under the HUD tenant-based voucher program, eligible families find their own rental units in the existing housing market. Families pay a portion of the rent and utilities, generally equal to 40% of their adjusted monthly income. The Housing Authority pays the landlord the balance of the rents on behalf of the families. The special purpose vouchers include 1 for Veterans Affairs Supportive Housing and 33 for disabled individuals. Grants Pass has no public housing units. Some units are owned and controlled by Jackson Housing Authority, but those units are not classified as public housing per 24 CFR 5.100.

Oregon's Ending Homelessness Advisory Council (EHAC) was created in 2008 through Executive Order and is charged with developing goals and strategies centered on preventing and ending homelessness for Oregon's most vulnerable citizens.

Rogue Valley Council of Governments (RVCOG) is a voluntary association of 22 local jurisdictions, special districts, and education institutions in southwestern Oregon's Jackson and Josephine Counties. RVCOG helps communities collaborate to solve problems and connect member governments, businesses and individuals with a wide array of resources.

Options for Southern Oregon, Inc. is an Oregon Non-profit, 501(c)(3) corporation in Grants Pass since 1981 and serves as the primary agency providing mental health services to Josephine County. They provide additional services, such as Integrated Primary Medical Care Hillside Medical for all members of the community.

United Community Action Network (UCAN) is part of the 1,100 community action non-profit and public organizations established under the Economic Opportunity Act of 1964 to fight America's War on Poverty. UCAN of Grants Pass serves both Douglas and Josephine counties with affordable housing, food, Head Start/Early Head Start programs, health insurance and Rx assistance, heat assistance, homeless services, information and referrals, money management, national service programs, tax assistance, transportation services, and weatherization.

The City brought together representatives of Grants Pass non-profit housing providers, homeless advocates, Continuum of Care agencies, local government, the schools, senior council, disability advocates, and residents. The Stakeholder meetings provided an opportunity for enhancing the existing coordination and delivery structure of the area's housing, homeless and social service providers.

The Stakeholders were instrumental in assessing and describing the coordination among the many agencies. A list of agencies consulted in the development of this Plan are outlined in Table 2 included low-income housing providers, special needs populations and related social services organizations that serve needs of Grants Pass residents. Additional direct consultation by staff provided an opportunity for staff to clarify and expand on the City's understanding of community needs and funding priorities.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness

The Stakeholders contacted included a representative from United Community Action Network (UCAN), Grants Pass Continuum of Care lead agency and the area's community action agency. Representatives from other organizations providing services, shelter or advocacy for the homeless were part of the Stakeholders contacted.

UCAN is part of the 1,100 community action non-profit and public organizations established under the Economic Opportunity Act of 1964 to fight America's War on Poverty. UCAN of Grants Pass serves both Douglas and Josephine counties with affordable housing, food, Head Start/Early Head Start programs, health insurance and Rx assistance, heat assistance, homeless services, information and referrals, money management, national service programs, tax assistance, transportation services, and weatherization.

Based on the Continuum of Care's strategic plan, the focus is on the needs of homeless families with dependent children who require housing and school stability. Josephine County chronically homeless families with children increased from 916 in 2014 to 1285 in 2015.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS

City staff participates in the development of the Continuum of Care, working with area service providers to include City resources, to the extent possible, in the provision of services to homeless individuals and families in Grants Pass. Through the new entitlement community status and with the new Consolidated Plan, there will be a formal coordination and consultation process for the Continuum of Care to coordinate with the City.

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities

Table 2 – Agencies, groups, organizations who participated

New 00	**Agency Group/Organization**	HEARTS WITH A MISSION
	Agency/Group/Organization Type	Non-Profit Services -Children
	What Section of the plan was addressed by consultation?	Homelessness - Youth
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Participation in open house and direct outreach. Will provide new homeless shelter and services for youth at their Homeless Youth Shelter.
New 0	**Agency Group/Organization**	MASLOW PROJECT
	Agency/Group/Organization Type	Services – Children Non-Profit
	What Section of the plan was addressed by consultation?	Homelessness -Youth
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Maslow Project is expanding its service to include the Grants Pass area. The City invited service agencies to participate in their Open Houses/Workshop, Public Hearings and survey participation and through direct staff consultations. The Maslow Project will provide homeless youth services to approximately 150 persons.
1	**Agency/Group/Organization**	UCAN
	Agency/Group/Organization Type	Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-homeless Services-Health Services-Education Regional organization

	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	UCAN is part of the 1,100 community action non-profit and public organizations established under the Economic Opportunity Act of 1964 to fight America's War on Poverty. UCAN of Grants Pass serves both Douglas and Josephine counties with affordable housing, food, Head Start/Early Head Start programs, health insurance and Rx assistance, heat assistance, homeless services, information and referrals, money management, national service programs, tax assistance, transportation services, and weatherization programs.
2	**Agency/Group/Organization**	JOSEPHINE COUNTY
	Agency/Group/Organization Type	Services-Children Services- Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Health Services-Education Health Agency Other government - County
	What section of the Plan was addressed by Consultation?	Lead-based Paint Strategy Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Josephine County Public Health Department ensures compliance with public health laws, rules, and local ordinances. The provide prevention services such as cancer screening for breast and cervical, a communicable and preventable disease program, public health preparedness (bioterrorism), family planning services, HIV prevention programs, parent and child health programs, perinatal program, a sexually transmitted disease clinic, vital records, women, infant and children nutritional programs, and women health care.

3	**Agency/Group/Organization**	City of Grants Pass
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Economic Development Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Various City departments were consulted to gain insights into employment and economic development needs, infrastructure and public facility needs, parks and recreation needs, housing and affordability needs, lead paint issues and practices, and the impacts of land use planning and policies on housing affordability. This consultation and coordination will be ongoing.
4	**Agency/Group/Organization**	HOUSING AUTHORITY OF JACKSON COUNTY
	Agency/Group/Organization Type	PHA Other government - County
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Grants Pass has no public housing units. Some of the units are owned and controlled by the PHA, but those units are not classified as public housing per 24 CFR 5.100. The information provided by the agency is captured in the Consolidated Plan. Coordination and consultation will continue and improve as the Consolidate Plan is implemented.
5	**Agency/Group/Organization**	Josephine Housing and Community Development Council
	Agency/Group/Organization Type	Housing Services - Housing Other government - County
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	JHCDC is the local housing authority in Josephine County. The agency provides rental assistance to low income families in the county through the HUD Section 8 Housing Choice Voucher (HCV) program. The federally funded program provides rent subsidies that enable income-qualified participant's to lease privately owned rental housing. The Housing council also owns a 48 unit tax credit project with has two, three and four bedroom units. The immediate needs are rental assistance, rental housing, housing for persons with disabilities, energy efficient improvements, accessibility improvements, emergency shelters and homeless services. The priority needs are weatherization for either rental units or owner occupied units, rehab for owner occupied units, financial help for potential renters, new construction assistance and a sobering center. Consultation and coordination is ongoing.
6	**Agency/Group/Organization**	Gospel Rescue Mission
	Agency/Group/Organization Type	Services-homeless Faith based Organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The GPM operates two emergency homeless shelters in Grants Pass. They work with over 40 local churches to provide clothing, spiritual counseling, education, food, healthcare and shelter. They work closely with community businesses and other local service agencies. The City is currently working with the GPM to establish a sobering center for a safe and secure detox facility and provide those individuals with the appropriate care services. The GPM operates the Fisko Family Center which shelters and sleeps up to 60 homeless women and children, cooks over 350 free meals every day, provides clean clothing and shoes, daily free showers for street people, 5,000 square feet of raised beds for vegetables, free dental care. The City will continue to coordinate with the GPM throughout the Consolidated Plan process.
7	**Agency/Group/Organization**	Women's Crisis Support Team
	Agency/Group/Organization Type	Services - Housing Services-Victims of Domestic Violence Services - Victims
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	WCST is the primary provider of domestic violence shelter and services in the area. Consultation with WCST was used to inform both the housing needs and assessment and homelessness strategy sections of the Consolidated Plan. WCST operates the Talsunne Safe House which is an emergency shelter for up to 12 women and their children. The City expects to consult and coordinate with WCST with programs that help address the housing and service needs of survivors of domestic violence. This coordination will improve over the Plan period.

8	**Agency/Group/Organization**	Rogue Valley Council of Governments
	Agency/Group/Organization Type	Services - Housing Services- Elderly Persons Services-Persons with Disabilities Services- Education Services-Employment Regional organization Planning organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Families with children Non-Homeless Special Needs Economic Development Market Analysis Anti- poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	RVCOG staff and published materials were consulted for purposes of elderly and special needs for seniors service needs assessments, housing needs, and economic development plans and needs. The Agency includes both an Office of Senior & Disability Services and a Planning Department, both of which are responsible for the development of plans and implementation of programs in the area. The City's Consolidate Plan will offer opportunities to expand programming provided by RVCOG and collaborate on economic development. This consultation is ongoing.
9	**Agency/Group/Organization**	Community Living Case Management
	Agency/Group/Organization Type	Services-Children Services- Elderly Persons Services-Persons with Disabilities Services-Health Regional organization
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	CLCM provides services for individuals and their families who are eligible for services under the Developmental Disabilities criteria. Services are provided not only for Josephine County, but also Douglas, Curry and Coos under the provision of Community Developmental Disabilities Programs (CDDP) and are contracted through CLCM via the State of Oregon. The services include intake and eligibility determination, general case management/service coordination, protective services for adults, contractual services for community base programs such as residential supports and employment or alternatives to employment, foster care recruitment and licensing and placements for adults and children, high school transition services and crisis services. Staff will continue consultation throughout the Consolidated Plan process.
10	**Agency/Group/Organization**	OPTIONS for Southern Oregon
	Agency/Group/Organization Type	Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Health Non-Profit
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Options serve as the Community Mental Health Program and provide additional services such as the Integrated Primary Medical Care Program for all members of the community. They address issues related to housing, advocacy, community integration, crisis intervention, therapy, co-occurring issues, education, work and economic issues. They foster development of mental and emotional health in children, adults and families. Staff will continue consultation throughout the Consolidated Plan process.

11	**Agency/Group/Organization**	Homebuilders' Association of Josephine County
	Agency/Group/Organization Type	Housing Private Sector
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	HBAofJoCo is affiliated with the National Association of Home Builders and serves the local membership and community by providing affordable and innovative residential and commercial construction for the area.
12	**Agency/Group/Organization**	Grants Pass Association of Realtors
	Agency/Group/Organization Type	Housing Private Sector
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The GPAR provides realtor information for its members regarding laws and rules, Fair Housing and Ethics, as well as other education on matters affecting real property rights and sellers and buyers representation.
13	**Agency/Group/Organization**	Josephine Community Transit
	Agency/Group/Organization Type	Services-Children Services- Elderly Persons Services-Persons with Disabilities Other government - County
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Special Needs Facilities and Services
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The JCT provides fixed route and paratransit services within Josephine County. The Dial-a-Ride program offers transportation services to people with a disability that may prevent them from using the JCT's fixed route service and seniors over the age of 62. It is provided door-to-door.

14	**Agency/Group/Organization**	Middle Rogue Metropolitan Planning Organization
	Agency/Group/Organization Type	Regional organization Planning organization Transportation
	What section of the Plan was addressed by Consultation?	Economic Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	MRMPO is staffed by the RVCOG. The MRMPO focus is on the development and maintenance of the Middle Rogue/Regional Transportation Plan (MRRTP) through a continuing, comprehensive and cooperative planning process. Concerns related to ADA ramps, missing sidewalk segments serving schools, bus routes and parks. Staff will continue consultation throughout the Consolidated Plan process.
15	**Agency/Group/Organization**	The Job Council
	Agency/Group/Organization Type	Services-Education Services-Employment Other government - State
	What section of the Plan was addressed by Consultation?	Economic Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Job Council provides resources to businesses, youth and adults throughout the area. The Job Council is a local partner with the Rogue Community College and the Oregon Employment Department in operating the Job Opportunity and Basic Skills (JOBS) program for Oregon's Adult and Family Services. This program is Oregon's Welfare to Work Program. Child Care Resource Network became one of the first Resource and Referral Programs funded by the state of Oregon to support child care providers and parents in pursuit of quality, stable child care for the workforce.
16	**Agency/Group/Organization**	Small Business Development Center
	Agency/Group/Organization Type	Services-Education Services-Employment Business and Civic Leaders
	What section of the Plan was addressed by Consultation?	Economic Development

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The City has provided CDBG grant funds to the SBDC in past years. The SBDC provides insight and one-on-one advising services to prospective and existing business. Consultation will be ongoing to collaborate on ways to expand economic opportunities for Grants Pass low-middle income residents. The Executive Director mentioned scholarship funding to support the needs of low to moderate income entrepreneurs and business owners/managers that require subsidized access to essential business management skills training. His concerns for the community are economic development, water and sewer systems, mental health care and services, senior care and services and street and alley improvements. Consultation will be ongoing throughout the Consolidated Plan process.
17	**Agency/Group/Organization**	Josephine County Chamber of Commerce
	Agency/Group/Organization Type	Business and Civic Leaders Private Sector
	What section of the Plan was addressed by Consultation?	Economic Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Chamber provides a business environment that is both competitive and supportive and helps improve the overall health of the community.
18	**Agency/Group/Organization**	Southern Oregon Regional Economic Development (SOREDI)
	Agency/Group/Organization Type	Business and Civic Leaders Non-profit
	What section of the Plan was addressed by Consultation?	Economic Development

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	SOREDI is a non-profit organization dedicated to increasing the long-term prosperity of Josephine and Jackson counties. They provide services to businesses with access to business counselors, industrial and commercial property agents, builders, and city or county planning staffs, a broad array of referral services, a business network of member organizations, coordination among regional agencies and institutions who provide training, employment, financial planning and technical services, and help with site selection, permit applications, and administrative follow-through for business expansion and projects. The Executive Director identified areas of concern relating to public safety, low income housing needs, long term water and sewer needs, small business development and sustained success and workforce skills development for low income residents. A suggestion to complement their small business loans program would be a micro business loan program offering small loans from $2500 to $10,000 to very small businesses or early stage for start-up businesses with a completed SBDC reviewed business plan. Consultation will be ongoing throughout the Consolidated Plan process.
19	**Agency/Group/Organization**	Towne Center Association
	Agency/Group/Organization Type	Business and Civic Leaders Private Sector
	What section of the Plan was addressed by Consultation?	Economic Development

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The association promotes safety, commercial, civic, economic and general interest for the City of Grants Pass. They work with the public safety department to improve security and safety for the city, support city's business and recruit new businesses to the area, and enhance the physical and social character of the city through design. Suggestions were to work with the Builders Association for rehab of buildings in the downtown area, provide weatherization for buildings to lower utility rates, providing a shelter for homeless away from the downtown area, and possibly provide training programs for skills that could be utilized back into the community. Coordination will continue throughout the Consolidated Plan process.
20	**Agency/Group/Organization**	ADAPT
	Agency/Group/Organization Type	Services-Persons with Disabilities Private Sector
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	ADAPT/Grants Pass is a treatment center that primarily focuses on substance abuse services by offering mental health services, residential and outpatient treatment services for teens and adults. The programs focus on a particular demographic such as mental and substance abuse disorders, pregnant/postpartum women, adolescents, women and DUI/DWI offenders.
21	**Agency/Group/Organization**	ONTRACK, INC
	Agency/Group/Organization Type	Private Sector
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	On-Track is a treatment center whose primary focus is substance abuse. They offer outpatient services, residential short-term treatment and Residential Long-term treatment.
22	**Agency/Group/Organization**	Choices Counseling Center
	Agency/Group/Organization Type	Private

	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Choices Counseling Center provides outpatient chemical dependency treatment offering special and group programs to men, women, adolescents, and seniors or older adults. They also have programs for people with co-occurring mental and substance abuse disorders, and DUI/DWI offenders. They are involved within the community providing outreach to the homeless and those struggling with methamphetamine addiction.
23	**Agency/Group/Organization**	Dual Solutions Continuum of Care
	Agency/Group/Organization Type	Continuum of Care
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Dual Solutions Continuum of Care is a drug or alcohol rehabilitation center with a primary focus on mental health and substance abuse treatment. The center provides outpatient care and special groups and programs for persons with co-occurring mental and substance abuse disorders.
24	**Agency/Group/Organization**	City of Ashland
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Process, Consultation
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Ashland is an experienced CDBG grantee. Staff consulted with Ashland regarding process, projects, and managing goals and activities.
25	**Agency/Group/Organization**	Oregon Department of Human Services
	Agency/Group/Organization Type	Services-Children Services- Elderly Persons Services- Persons with HIV/AIDS Services-Victims of Domestic Violence Services-Health Other government - State

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	DHS provided information on child abuse, domestic violence and foster home placements for the Consolidated Plan. Staff will consult with DHS for statistics and continuum of care coordination and service delivery throughout the Plan.
26	**Agency/Group/Organization**	Oregon Health Authority (OHA)
	Agency/Group/Organization Type	Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Health Health Agency Other government - State
	What section of the Plan was addressed by Consultation?	Lead-based Paint Strategy Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Information and plans relative to health-related services for children, the elderly, people with HIV/AIDS and people with disabilities. The City will continue to use this resource throughout the Consolidated Plan process.
27	**Agency/Group/Organization**	Fair Housing Council of Oregon
	Agency/Group/Organization Type	Housing Services - Housing Service-Fair Housing Other government - State
	What section of the Plan was addressed by Consultation?	Housing Need Assessment

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The City will work with the Fair Housing Council of Oregon each year to carry out fair housing training activities for area landlords and tenants, and consults on the types and frequency of fair housing-related calls they receive from Grants Pass residents. The information provided and consultation with the FHCO will continue to provide direction for future fair housing training, outreach and testing efforts.
28	**Agency/Group/Organization**	U.S. Department of Housing and Urban Development
	Agency/Group/Organization Type	Housing Other government - Federal
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Much of the data presented throughout the Consolidated Plan was provided to the City through HUD's eCon Planning Suite, the electronic template that forms the basis for Plan development. The data includes both American Community Survey (ACS) information drawn directly from the US Census Bureau and ACS data that HUD Portland field office to evaluate project, plans and annual reports to ensure compliance with the regulations of the CDBG programs.
29	**Agency/Group/Organization**	Society of Saint Vincent de Paul
	Agency/Group/Organization Type	Catholic Lay Organization
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	St Vincent de Paul is a Catholic lay organization providing assistance when funding is available for utility bills, rent, laundry, clothing, emergency food, bus transportation, home visits, counseling and referrals.
30	**Agency/Group/Organization**	City of Grants Pass Crime Prevention/Neighborhood Watch Groups
	Agency/Group/Organization Type	Services - Victims Other government - Local
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The City's crime prevention Division analyses local crime by types and areas in the city. The division organizes and encourages development of neighborhood watch groups, provides programs, classes displays, and written informational materials regarding business and residential burglary prevention, child safety, identity theft, personal safety and awareness, domestic violence prevention, fraud prevention workplace violence prevention and sexual predator awareness. Consultation and coordination will be ongoing.
31	**Agency/Group/Organization**	Southern Oregon Adolescent Study and Treatment Center/KAIROS
	Agency/Group/Organization Type	Services-Children Services-Elderly Persons Services-Persons with Disabilities Private Sector
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	SOASTC provides mental health services to youth and young adults. KAIROS provides numerous programs to meet immediate, short-term, crisis-initiated needs, as well as loner-term options to address a youth's or young adult's mental health concerns. KAIROS provides programs addressing psychiatric residential treatment for youths 11-17, treatment foster care in the Rogue Valley for youths 4-17, school community team advocacy and mentoring for K-12 students in Three Rivers and Rogue River school districts, independent living program for youths over 16 in Josephine and Jackson counties, intensive community based treatment services for youths 4-17, Three Bridges psychiatric residential treatment for young adults 17-24, and Momentum Residential treatment home for young adults 17-14. Consultation and coordination will be on-going.

33	**Agency/Group/Organization**	Josephine County Juvenile Justice Department
	Agency/Group/Organization Type	Services-Children Services-Victims of Domestic Violence Services - Victims Other government - County
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The county provides court and field services for juveniles. They work directly with the juvenile court system to file petitions, perform investigations, evaluate risks and needs, present courtroom cases, provide probation supervisions, counseling, community protection and accountability. Referrals for custody services are sent to Jackson County and they provide referrals to local substance abuse agencies, mental health agencies and CASA.
34	**Agency/Group/Organization**	Coalition for Kids
	Agency/Group/Organization Type	Services-Children Private Sector
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Coalition for Kids enables collaborative partnerships creating positive learning environments for families and children. They created and operate a Family Resource Center which is a home to five non-profit agencies to provide easier access to a variety of services for children and families and reduced rent for the nonprofits offering those services. They provide quality early childhood education for children ages 6 months to 5 years of age through a certified child care center with an emphasis on having children ready to learn when they enter kindergarten. They provide support working with community organizations and government agencies to achieve common goals addressing issues such as early childhood development, homeless youth, workforce readiness and youth mentoring.

35	**Agency/Group/Organization**	Boys and Girls Clubs of the Rogue Valley
	Agency/Group/Organization Type	Services-Children Services-Education Non-Profit
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Boys and Girls Clubs of the Rogue Valley provide year-round positive, fun and safe places and programs for all children. The clubs provide facility-based programs for children and teens six to eighteen years of age offering a variety of activities in the core areas for the arts, education and career, development, sports, fitness and recreation, character and leadership development and health and life skills. The alternative learning center in Grants Pass provides an alternative school for District 7 middle school students who need a change from their regular campus setting. Consultation and coordination will be ongoing.
36	**Agency/Group/Organization**	Josephine County Commission on Children and Families
	Agency/Group/Organization Type	Services-Children Services-Elderly Persons Services-Health Services-Education Other government - County
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Commission plans, advocates, and stimulates the community to act on behalf of children, youth and families, promoting their health, safety, and well-being. They manage state and federal grant funds obtained through the State Commission on Children and Families Act.
37	**Agency/Group/Organization**	Handicap Awareness and Support League
	Agency/Group/Organization Type	Services-Elderly Persons Services-Persons with Disabilities Non-Profit

	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	HASL advocates for people with disabilities and senior citizens in Josephine and Jackson counties. HASL promotes a philosophy of self-respect and self-determination through equal access and equal opportunity to maximize the quality of life for people with disabilities and seniors. They provide peer mentoring, advocacy, information and referrals, and independent living skills and training. HASL works with other service providers in the area to meet the needs of the citizens. Concerns were accessibility for people with disabilities, housing needs, curb cuts and ramps for people with disabilities. Consultation and coordination will be ongoing.

Identify any Agency Types not consulted and provide rationale for not consulting

Other agencies involved with the outreach included the Josephine County library, Josephine County Public Health, the local school districts, District #7 and Three Rivers, and the Josephine County Commissioners. No response was received from them, but the City will continue outreach to them during the Consolidated Plan process.

Due to limited time and the enormous task of completing the City's first Consolidated Plan, the City was unable to meet directly with all of the area's numerous service providers. City staff convened several stakeholder meetings, emailed a survey to stakeholders, published newspaper advertisements, and placed information on the City's webpage to gather information about the needs and services available in the community. Those not consulted directly included religious organizations that operate food pantries and community meals and health providers. In addition, some agencies did not respond to requests for consultations.

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	UCAN	The Strategic Plan Goals support the goals of UCAN to provide those necessary services for the low- to moderate income people in the community.
City of Grants Pass Strategic Plan FY 2015-2020	City of Grants Pass	The Strategic Plan Goals support the plan goals.

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
City 2010 Parks and Recreation Master Plan	City of Grants Pass, Parks and Recreation	The Strategic Plan Goals support the plan goals.
Senior & Disability Services-Area Agency on Aging	Rogue Valley Council of Governments	The Strategic Plan Goals support the plan goals.
Josephine Housing & Community Development Council	Josephine Housing & Community Development Council	The Strategic Plan Goals support the plan goals.
Grants Pass Comprehensive Plan	City of Grants Pass	The Strategic Plan Goals support the plan goals. The Comprehensive Plan was recently updated in December 2014 with changes focusing on reducing barriers for affordable housing in the city.
Southern Oregon Regional Economic Development Inc	SOREDI	The Strategic Plan Goals align with the strategy of advancing economic opportunities within the region and partnering to improve workforce training and education.

Table 3 – Other local / regional / federal planning efforts

Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(l))

The City consulted with other public entities, RVCOG, Josephine Housing and Community Development Council, Josephine County Public Health, Small Business Development Center and SOREDI.

City staff conducted internal consultations and coordination with different departments in preparation of the plan, including public works, economic development, police and parks and recreation departments to identify community development needs raised in the Consolidated Plan.

The City will continue to work with these agencies and other public entities including other counties and the State throughout the implementation of this first Consolidated Plan. The City will participate in regional planning activities related to housing, transportation and economic development.

Narrative (optional):

DRAFT

PR-15 Citizen Participation

1. Summary of citizen participation process/Efforts made to broaden citizen participation

Summarize citizen participation process and how it impacted goal-setting

As a new Grantee, the City developed a new Citizen Participation Plan (CPP) replacing and updating the existing CPP to better meet the current HUD Consolidated Plan regulations as outlined in Sections 91.100, 91.105 and 91.505.

A list of stakeholders was assembled with the purpose of assessing community needs. The stakeholders included representatives from community wide agencies and service providers. The stakeholders met two times, March 25, 2015 and May 14, 2015 to evaluate the needs of the community and offer suggestions for goal activities. A survey also was distributed electronically to the stakeholders. The meetings were open to the public. The notices of the meetings and agendas were posted on the City's web site and bulletin board. A legal notice of the March 25th meeting was noticed in the local newspaper, The Daily Courier, on March 20, 2015.

The Urban Area Planning Commission conducted public hearings on May 27, 2015 and July 8, 2015 to gather information and input from the public. The notice was posted to the City's web site and bulletin board. The notice, agenda and meeting minutes were posted to the City's web site. Notice was placed in the local newspaper the Daily Courier.

The City Council conducted public hearings on June 17, 2015 and August 5, 2015. The notices were published in the Daily Courier on June 9 and July 29, 2015. The notices were posted to the City's web site and bulletin board. The notices, agendas and hearing minutes were posted to the City's web site. Notices were placed in the local newspaper the Daily Courier.

Announcement of the CDBG Consolidated Plan process was placed in the June 2015 City's newsletter. Information was placed on a local television station Channel 12's KDRV community calendar. A draft of the Consolidated Plan was available online June 24, 2015.

The Citizen Participation Outreach for the 2016-2017 Action Plan and amendments to the Consolidated Plan is summarized on Page 15 Table 4 in the stand alone Action Plan.

The City gathered input on community needs through workshops, public hearings, community survey, and advertising in the Grants Pass Daily Courier, outreach through Facebook, and outreach with local agencies. The draft 2016-2017 Action Plan and amendments to the Consolidated Plan were posted on the City's website and was available at the Grants Pass City Hall, Parks & Community Development

Department, and the Josephine Community Libraries' Grants Pass Branch.

DRAFT

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Meeting	Non-targeted/broad community	43 letters were mailed to potential stakeholders. Both stakeholders meetings were public meetings. Ten people attended the first meeting and six attended the second meeting.	Concerns included: ADA ramps, missing sidewalks throughout the city, ramps for seniors and persons with disabilities, a sobering center, education and training for job preparation, housing assistance, teen outreach center, homeless teens, rental rehab, weatherization, services for transients, homeowner rehab, utility costs-assistance-energy efficiency-partnership with utility providers, UCAN weather assistance, ADA accessibility in the parks, micro business job training, loans for developers for low income housing, Boys & Girls Club support for programs	All comments accepted - 2015	

OMB Control No: 2506-0117 (exp. 07/31/2015)

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
2	Media Releases	Stakeholders	50 agency and provider surveys were sent	Survey requested input on the Needs Assessment and Market Analysis	All comments accepted - 2015	
3	Media Releases	Non-targeted/broad community	Information of public meetings placed on community chalkboard and webpage for local television station Channel 12 KDRV	No responses received	2015	
4	Public Hearing	Public	Two in attendance spoke about the CDBG program	The Urban Area Planning Commission held a public hearing on May 27, 2015. Concerns of the commission included having enough funding to be able to build those necessary projects and distributing the funds throughout the community adequately and low income housing needs	All comments accepted - 2015	
5	Media Releases	Non-targeted/broad community	Information of the CDBG grant appeared in the June 2015 newsletter. Article intended to inform and seek input from city residents	No responses received	2015	

OMB Control No: 2506-0117 (exp. 07/31/2015)

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
6	Internet Outreach	Non-targeted/broad community	Information on the CDBG program and public meetings and hearings posted to the City's web page	No responses received	2015	
7	Public Hearing	Public	The City Council held a public hearing on June 17, 2015 to hear testimony regarding the CDBG program. The council discussed the allotted percentages and how the funds will be distributed. They discussed how the projects would be decided, if the allotted percentages could be adjusted through the program year, and if the projects could be merged with other existing programs.	No comments from the public	2015	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
8	Public Hearing	Public	The Urban Area Planning Commission held a public hearing on July 8, 2015 to gather more information and input from the public	2 people in attendance commented on the Plan and supported the Plan. One comment was supportive of the Boys and Girls Club support and the other comment was supportive of the addiction support and affordable housing for low income people.	All comments accepted. 2015	
9	Media Releases	Non-targeted/broad community	No responses	No comments	No comments - 2015	
10	Public Hearing	Non-targeted/broad community	The City Council held a public hearing on August 5, 2015 to take final action to approve the Consolidated Plan and Action Plan. The City adopted the Consolidated Plan and Action Plan	2 people in attendance commented on the Plan, one in support of the Plan and one suggesting the Plan should only be a year long and not the five year Plan.	All comments accepted - 2015	
11	Newspaper Ad	Non-targeted/broad community	N/A	N/A	2016	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
12	Open House/Workshop 4/14/16	Broad Community/CDBG Applicants	6 attendees	Affordable and Decent Housing - Homelessness	Food Bank related/facility outside city limits - Open House/Workshop 4/14/16	
13	Email	Applicants	8 emails	Summarized Executive Summary	2016	
14	Public Hearing 4/20/2016	Broad Community/CDBG Applicants	3 gave verbal testimony	Summarized Executive Summary	2016	
15	Survey	Broad Community/CDBG Applicants	65 surveys received	Summarized Executive Summary	2016	
16	City Website	Broad Community/CDBG Applicants	0	0	2016	
17	Public Comment Period	Non-targeted/broad community	N/A	1	2016	
18	Public Hearing	Non-targeted/broad community	Pending	Pending	2016	

Table 4a – Citizen Participation Outreach 2015

OMB Control No: 2506-0117 (exp. 07/31/2015)

Needs Assessment

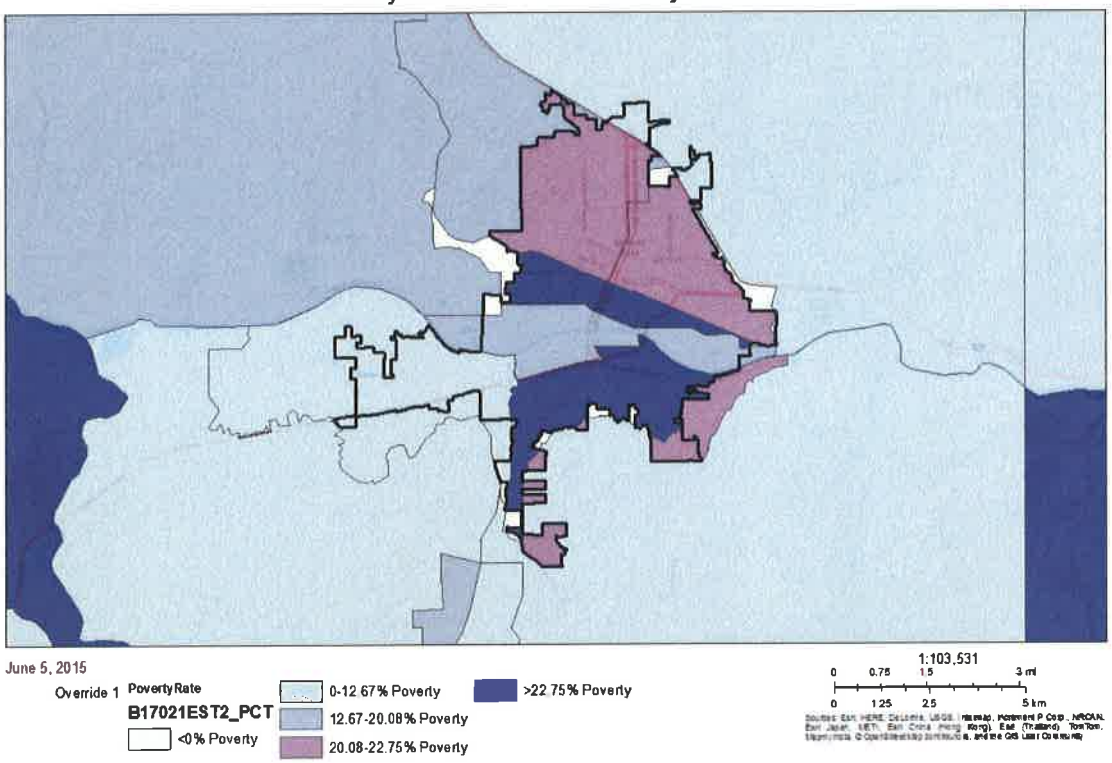
NA-05 Overview

Needs Assessment Overview

The needs assessment of the Consolidated Plan provides a profile of the City's demographics, affordable housing and homeless needs, special needs populations, and the community's needs relating to economic development, community development, and public services. HUD Comprehensive Housing Affordability Strategy (CHAS), American Community Survey (ACS), and Census data were used to help in assessing the City's needs over the next five years. The needs assessment provides the foundation for determining the City's priority needs, which will form the basis for the Strategic Plan and the activities that will be supported with CDBG funding.

The City evaluated numerous annual reports and plans from agencies in the region to supplement data provided by the ACS and the Census and to assess gaps in programs and services that are eligible for CDBG funding. Staff consulted with area agencies and potential partners on needs and feasibility. Public forums provided input on the need for eligible CDBG activities, and community stakeholders, consisting of providers and service agencies, were asked to provide key input on Housing, Homelessness, Economic Development, Public Facilities, and Public Services needs.

City of Grants Pass - Poverty Rate



City of Grants Pass - Poverty Rate

NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c)

Summary of Housing Needs

The Housing Needs Assessment includes tables that identify the number and types of households that experience one or more of the HUD identified housing problems:

- *Housing cost burden* - more than 30% of income is spent on housing related costs;
- *Severe housing cost burden* - more than 50% of income is spent on housing related costs; for renters, housing costs include rent paid by the tenant plus utilities; for owners, housing costs include mortgage payments taxes, insurance, and utilities;
- *Substandard housing* - includes housing units lacking either a complete kitchen (sink with piped water, a range or stove, or a refrigerator) or plumbing facilities (hot and cold piped water, flush toilet, and a bathtub or shower);
- *Overcrowding* - households have 1.01 to 1.5 people per room;
- *Severe overcrowding* - households have more than 1.5 people per room; and
- *Zero/negative income* - occurs when individuals or households have no income or negative income. If these households have housing costs, they would be calculated at 100%

The population of Grants Pass increased by 51% (nearly 12,000 people) between 2000 and 2013 (2000 U.S. Census, 2009-2013 ACS 5-Year Estimates). The number of households in Grants Pass increased by 52% over the same period. Median household income increased by 14% over the same time period, from $29,197 to $33,165. However, the median household income actually *decreased* 4.5% from $34,652 in 2010, according to the 2009-2013 ACS 5-Year Estimate.

The 2007-2011 CHAS data indicates 47% (6,680) of the households in Grants Pass has incomes below 80% of the HUD adjusted median family income (HAMFI) and are considered low or moderate-income (LMI) households. Of the LMI households, 58% (3,890) are considered very low-income households (earning less than 50% of the HAMFI). Almost half (2,799) of the LMI households in Grants Pass has at least one person 62 years of age or older and 18% has at least one child 6 and younger.

Grants Pass has 1,565 households earning less than 80% of the area median income that experienced a housing cost burden greater than 30% in the 2007-2011 CHAS data. 2,690 households earning less than 80% of the area median income experienced a severe housing cost burden greater than 50%. Approximately 35% of those experiencing severe housing cost burdens were extremely-low income households earning 30% or less of the HAMFI. The majority (2,955 or 69%) of cost-burdened households are renters.

Approximately half of the housing stock in Grants Pass was constructed prior to 1980 (2007-2011 ACS and 2007-2011 CHAS; see Tables 33 and 34). The 2007-2011 CHAS data reported 710 rental units were lacking either complete plumbing or kitchen facilities.

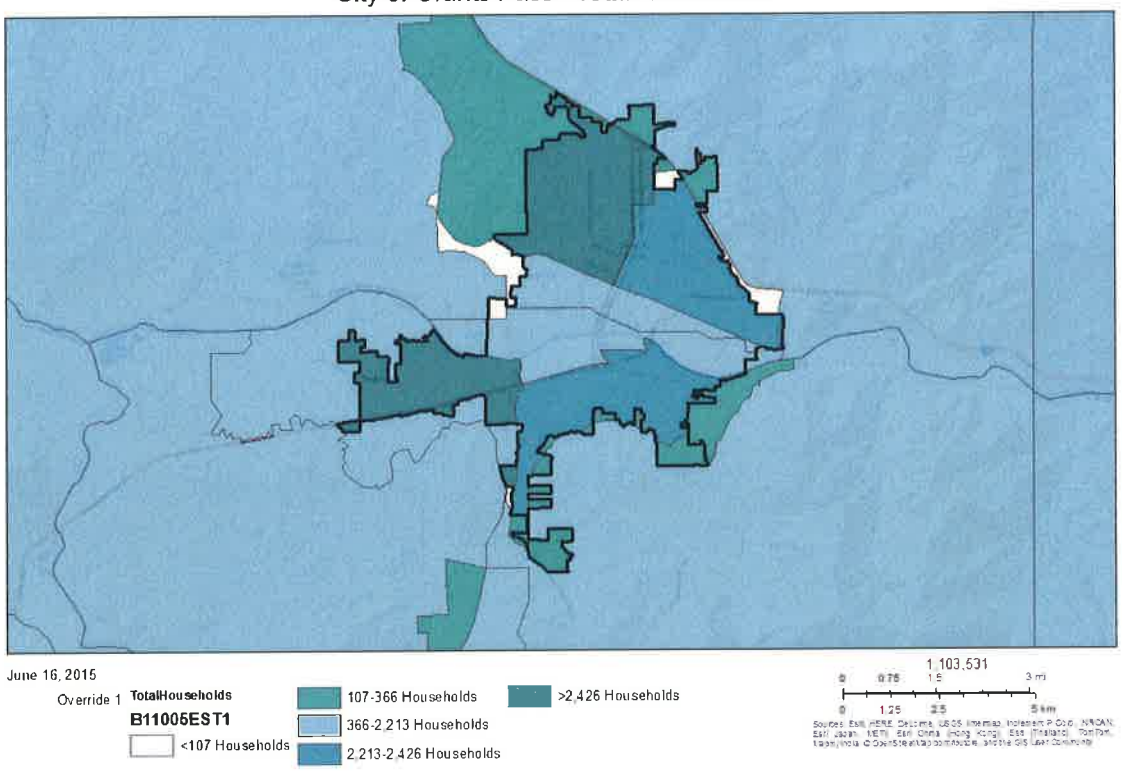
Overcrowding was experienced by 125 Grants Pass households, with 75 being renter-occupied and 50 being owner-occupied households.

Demographics	Base Year: 2000	Most Recent Year: 2013	% Change
Population	23,003	34,672	51%
Households	9,376	14,234	52%
Median Income	$29,197.00	$33,165.00	14%

Table 6 - Housing Needs Assessment Demographics

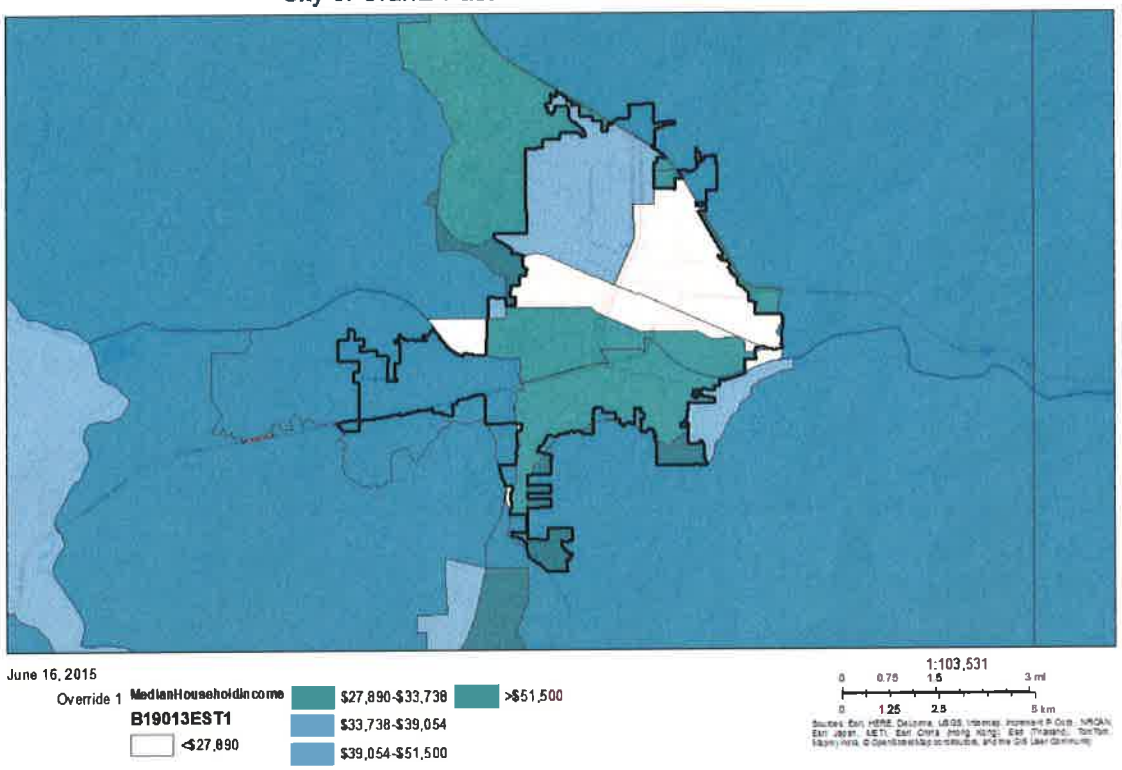
Data Source Comments: Census 2000 and 2009-2013 ACS 5-Year Estimates

City of Grants Pass - Total Households



City of Grants Pass - Total Households

City of Grants Pass - Median Household Income



City of Grants Pass - Median Household Income

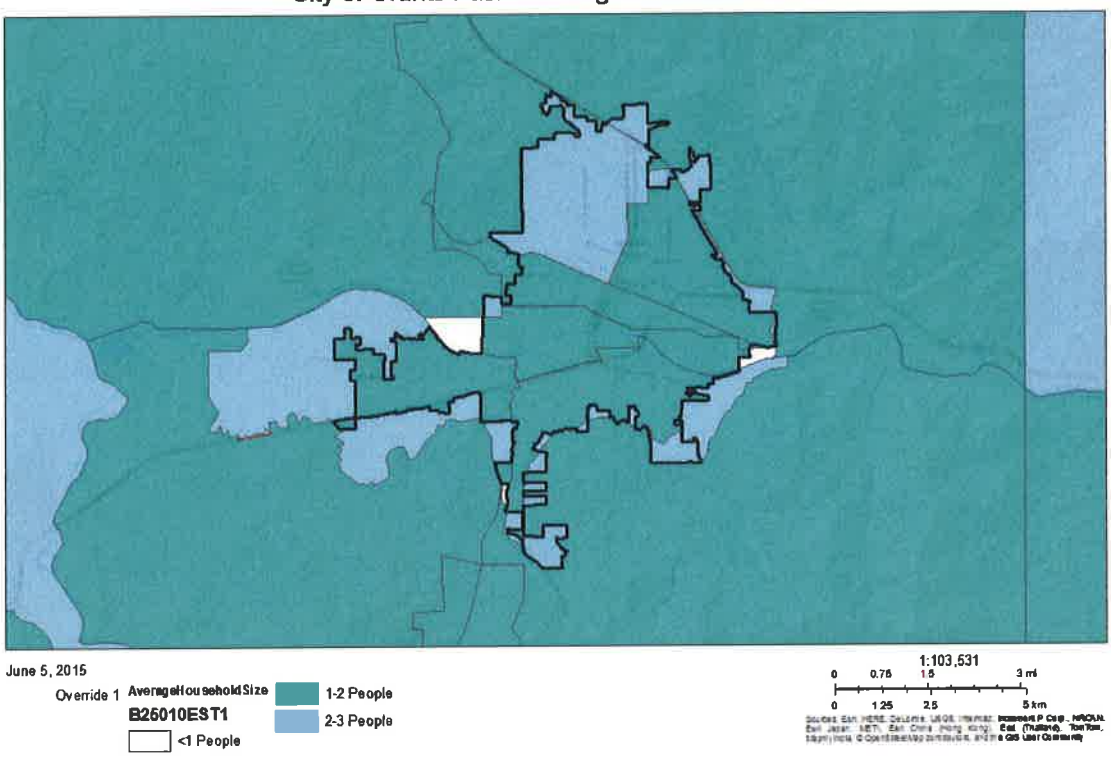
Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households *	1,660	2,210	2,770	1,225	6,415
Small Family Households *	625	495	915	375	3,020
Large Family Households *	80	105	215	95	625
Household contains at least one person 62-74 years of age	205	290	770	185	1,165
Household contains at least one person age 75 or older	230	715	555	220	955
Households with one or more children 6 years old or younger *	490	295	445	130	594
* the highest income category for these family types is >80% HAMFI					

Table 7 - Total Households Table

Data Source: 2007-2011 CHAS

City of Grants Pass - Average Household Size



City of Grants Pass - Average Household Size

Housing Needs Summary Tables

1. Housing Problems (Households with one of the listed needs)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	175	265	245	25	710	0	10	0	0	10
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	0	0	0	0	0	0	0	0	0	0
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	65	0	10	0	75	0	35	15	0	50
Housing cost burden greater than 50% of income (and none of the above problems)	765	760	180	65	1,770	180	275	530	180	1,165
Housing cost burden greater than 30% of income (and none of the above problems)	145	445	660	145	1,395	0	60	255	120	435

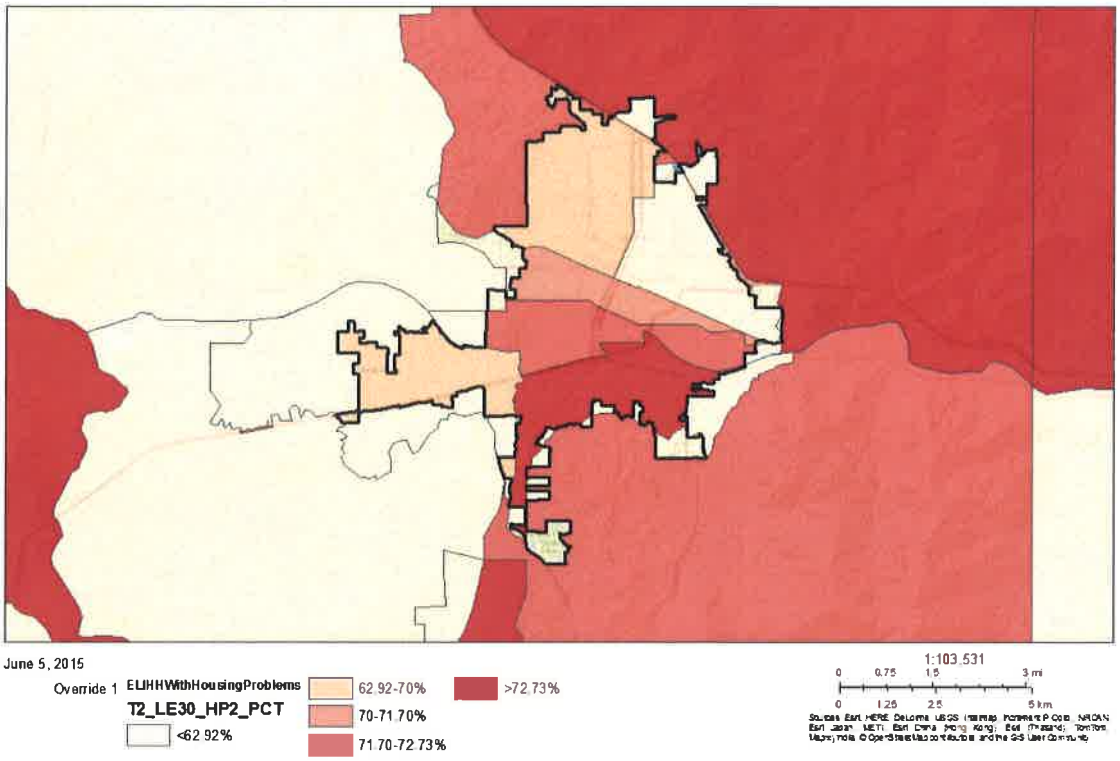
OMB Control No: 2506-0117 (exp. 07/31/2015)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Zero/negative Income (and none of the above problems)	50	0	0	0	50	55	0	0	0	55

Table 8 – Housing Problems Table

Data Source: 2007-2011 CHAS

City of Grants Pass - Percent of ELI Households With Any Severe Housing Problems



City of Grants Pass - Percent of ELI Households with Any Severe Housing Problems

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	1,005	1,025	435	90	2,555	180	325	545	180	1,230
Having none of four housing problems	335	680	1,135	515	2,665	40	185	655	440	1,320
Household has negative income, but none of the other housing problems	50	0	0	0	50	55	0	0	0	55

Table 9 – Housing Problems 2

Data Source: 2007-2011 CHAS

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	525	405	455	1,385	0	75	290	365
Large Related	70	70	45	185	0	35	95	130
Elderly	195	460	340	995	125	215	205	545
Other	360	500	180	1,040	55	50	210	315
Total need by income	1,150	1,435	1,020	3,605	180	375	800	1,355

Table 10 – Cost Burden > 30%

Data Source: 2007-2011 CHAS

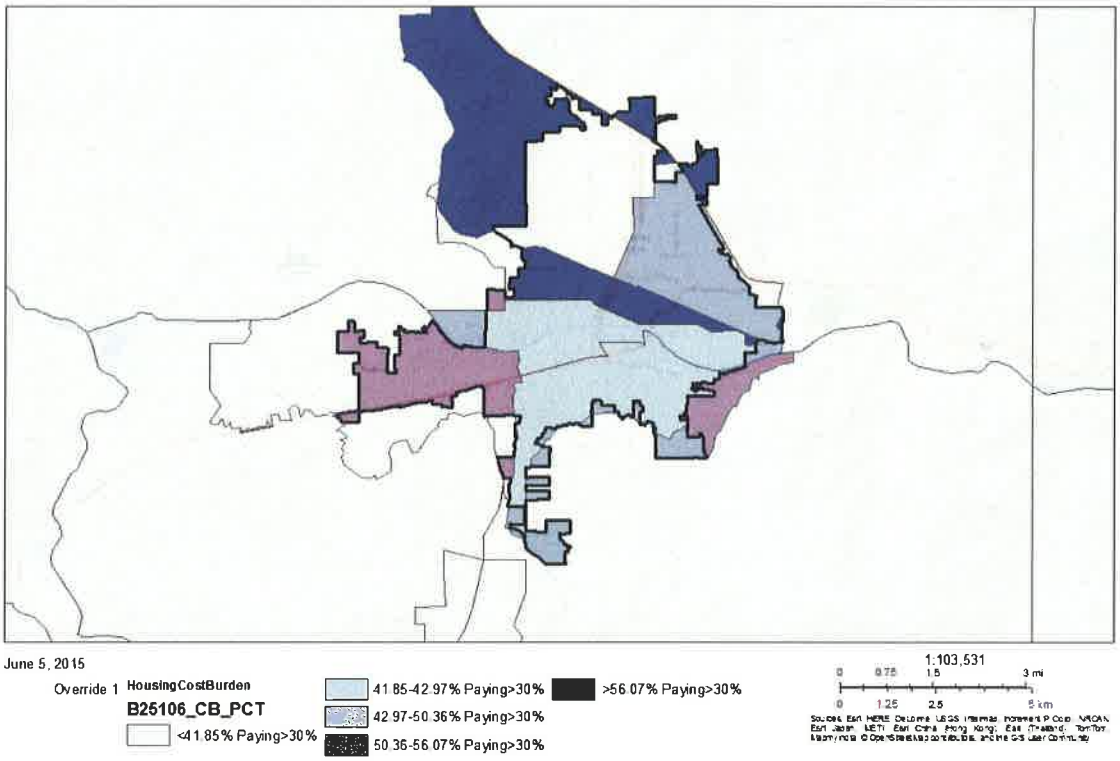
4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	490	225	145	860	0	65	170	235
Large Related	70	35	0	105	0	0	95	95
Elderly	165	355	160	680	125	165	130	420
Other	275	305	0	580	55	50	145	250
Total need by income	1,000	920	305	2,225	180	280	540	1,000

Table 11 – Cost Burden > 50%

Data Source: 2007-2011 CHAS

City of Grants Pass - Housing Cost Burden HAMFI



City of Grants Pass - Housing Cost Burden HAMFI

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	55	0	10	0	65	0	35	15	0	50
Multiple, unrelated family households	10	0	0	0	10	0	0	0	0	0
Other, non-family households	0	0	0	0	0	0	0	0	0	0
Total need by income	65	0	10	0	75	0	35	15	0	50

Table 12 – Crowding Information – 1/2

Data Source: 2007-2011 CHAS

Crowding

Crowding exists when households have 1.01 to 1.5 persons per room. Households are considered severely overcrowded when 1.51 or more people per room excluding bathrooms, porches, foyers, halls or half-rooms. Only houses with complete plumbing and kitchen facilities are included in these figures.

According to Table 11, there were 75 renter households and 50 owner households with 1.01 to 1.5 people per room.

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present	0	0	0	0	0	0	0	0

Table 13 – Crowding Information – 2/2

Data Source Comments:

Describe the number and type of single person households in need of housing assistance.

In the 2015 Point in Time count, 294 single-person households identified as being homeless. Of those, 124 individuals were identified as being chronically homeless, which is defined as 18 or over, must have a disability and must have been homeless for the past year or more or have four episodes of homelessness in the past three years. That population is county-wide. Data on the number of single-person households having other housing needs is not available, but anecdotally the problem exists.

Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.

The 2015 Point in Time Count identified 94 households county-wide where domestic violence was a factor in their homelessness. Additionally, 103 adults with a serious mental illness, 11 adults with a substance use disorder, and 6 adults with HIV/AIDS were identified as homeless.

What are the most common housing problems?

Using data from accompanying tables, the most common housing problem is affordable rental housing supply to help those households with housing cost burden. Nearly 3,000 renter households earning less than 80% of the median income experienced housing cost burden, spending 30 to 50% or more of their incomes on housing costs (2007-2011 CHAS). The following characteristics were found of households that were housing cost burdened:

- 1,250 renter households and 315 owner households earning less than 80% of the area median income experienced housing cost burden;765 extremely low-income renter households and 180 extremely low-income owner households (those earning less than 30% of the area median income) were severely cost-burdened.

Households experiencing housing cost burden, and especially those with severe housing cost burden, are at increased risk of losing their housing due either to a slight loss of income or increase in other monthly costs such as utilities, transportation, health care or daycare. Eviction caused by late or missed rent payments or losing housing through foreclosure makes it harder to find other suitable housing, leading to a large population of vulnerable households at risk of homelessness. The stress of housing cost burden forces many households to end up moving from place to place, school district to school district, or from job market to job market, which leads to instability in the lives of parents and children today and in the future.

Are any populations/household types more affected than others by these problems?

Of all types of households experiencing housing cost burden, small-related families accounted for 35% (1,750) and elderly households accounted for 31% (1,540). Small related households may include stay-at- home parents with children, unemployed or underemployed households. Elderly households typically are unemployed, underemployed, or not earning a living wage. Of households with income less than 30% of HAMFI, small-related families account for 46% of renter households and 0% of owner households. Elderly households account for 17% of renter households and 69% of owner households.

Of all types of households experiencing severe housing cost burden, both small-related families and elderly households account for 34%. Of households with income less than 30% of HAMFI, small-related families account for 49% of renter households and 0% of owner households. Elderly households account for 17% of renter households and 69% of owner households.

Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance

Low-income individuals and families who are currently housed but are at risk of either residing in shelters or becoming unsheltered are living paycheck to paycheck and just making ends meet. They are often one paycheck away from being homeless in the event of a sudden loss of employment or medical emergency which redirects financial resources. These households span all types, including individuals living alone, small families, large families, and the elderly. Some households have relatives or friends with whom they can double-up, thus avoiding homelessness, at least in technical terms, but these accommodations are not long-term solutions to their needs. These households, particularly extremely low-income households, need a wide variety of assistance to help them meet those emergency needs that occasionally crop up in everyone's lives. This assistance could include job training to help them transition into better paying professions, mortgage/rental assistance, medical clinics that provide low or no cost care, rent subsidies, and other services that help absorb the costs that might redirect funds dedicated to housing. Formerly homeless families and individuals also need these services to reduce the prospect of returning to homelessness. Transitional housing units, permanent supportive housing, and rent subsidies help meet the housing expenses of households returning from homelessness, while job training programs help with job prospects. Other social services are needed on occasion as circumstances demand.

If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:

The Consolidated Plan includes emergency assistance programs designed to prevent homelessness of households at-risk of becoming homeless. This includes households at risk of missing mortgage payments and households at risk of missing rent payments, which events may also make it more difficult to obtain housing in the future. Vulnerable households include those who experience severe cost burden, where there is no 'cushion' to help absorb short-term emergency costs that may arise, such as unexpected medical, transportation repair/maintenance costs and/or housing repair/maintenance costs. The emergency assistance program activity is intended to focus on these needs. Data regarding households experiencing cost burden and severe cost burden is provided in Table 7.

The City also identified at-risk households who may have difficulty affording housing due to initial up-front costs such as rental applications, deposits, and first/last month rent payments. However, upon review, as HUD advised the City, this type of assistance with one-time up-front costs was not found to be an eligible activity.

Other households and populations at-risk of homelessness may include persons who need other assistance and/or skills training with other needs. UCAN and other service providers offer these types of services. (See also AP-65). UCAN conducts Needs Assessments at least every two years. These assessments cover not only housing needs, but other areas where households need assistance such as transportation, food and employment assistance, to name a few. The assessment forms are distributed to partner agencies and to individuals seeking assistance.

Additionally, UCAN conducts an annual Point in Time count of individuals that are homeless, residing in emergency shelters, transitional housing and those that are doubled up. The numbers obtained through this event provide a snap shot of the current local needs for housing.

Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness

Affordable rental housing supply and housing cost-burden, when coupled with unemployment, underemployment, or low-wage jobs, are the leading causes of instability and increased risk of homelessness. Any unexpected bill, illness, or job lay-off can cause rent to be late or go unpaid leading to eviction. Rental vacancy rates are currently 5.9% (2009-2013 ACS), down from 8.4% as recently as 2011 (2007-2011 ACS), which makes finding affordable housing for low- and very-low income households difficult. Anecdotal evidence, based on information from the Southern Oregon Rental Owners Association and input from area low-income housing providers, indicates that the local rental vacancy rate might be less than 2%.

Discussion

As noted in the narrative, affordable rental housing supply is an issue for many Grants Pass households earning less than the HUD adjusted median family income (HAMFI). Grants Pass has 1,565 households earning less than 80% of the area median income that experienced a housing cost burden greater than 30% in the 2007-2011 CHAS data. 2,690 households earning less than 80% of the area median income experienced a severe housing cost burden greater than 50%. Approximately 35% of those experiencing severe housing cost burdens were extremely-low income households earning 30% or less of the HAMFI. The majority (2,955 or 69%) of cost-burdened households are renters.

Citywide, the extremely low-income households are most affected by housing problems, severe housing problems, and/or cost burden. As a result, these households are most likely to become homeless and enter homeless assistance programs.

Grants Pass needs more affordable housing units and/or housing assistance to reduce housing costs for hundreds of low-income households. In addition, more jobs and jobs in industries that pay better wages would help increase incomes and help individuals and families become self-sustaining.

The City has set the following goals and objectives to help address these housing issues:

Goal 1: Provide decent affordable housing and work towards the prevention of homelessness.

Objectives and strategies: The Strategic Plan proposes to allocate funding to determine regulatory and other barriers to affordable housing. CDBG funds will support activities to improve housing conditions for very low-, low-, and moderate-income homeowners by conducting energy efficiency improvement activities. Finally, funds will support programs dedicated to assist very-low and low-income renters with housing acquisition costs, including application fees, security deposits, and rapid re housing programs.

Goal 2: Further Fair Housing in Grants Pass.

Objectives and strategies: The City will conduct an analysis of impediments to fair housing choice to assess fair housing needs in Grants Pass and develop a plan to address any impediments. The City may work with an advisory committee and residents on the analysis and plan. The City may also contract with a qualified agency to provide training and counseling for Grants Pass property owners, residents and developers.

NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

Per HUD regulations [91.205(b)(2), 91.305(b)(2), and 91.405], a grantee must provide an assessment for each disproportionately greater need identified. A disproportionately greater need exists when the members of racial or ethnic group at any income level experienced housing problems at a greater rate (10 percentage points or more) than the income level as a whole.

Severe housing problems include:

- Lacks complete kitchen or plumbing facilities; Overcrowded households with more than 1.5 persons per room, not including bathrooms, porches, foyers, halls, or half-rooms; and/or Households with cost burdens of more than 50% of income.

HUD provided a racial/ethnic breakdown of housing problems, but the population of Grants Pass is overwhelmingly non-Hispanic white. According to the 2007-2011 ACS the population is 86.2% non-Hispanic white, 8.6% Hispanic of all races, 0.4% African American, 1.3% American Indian, 1.1% Asian, and 0.1% Hawaiian/Pacific Islander. Housing problems are shown in detail below:

0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,330	230	100
White	1,100	230	100
Black / African American	0	0	0
Asian	15	0	0
American Indian, Alaska Native	80	0	0
Pacific Islander	15	0	0
Hispanic	115	0	0

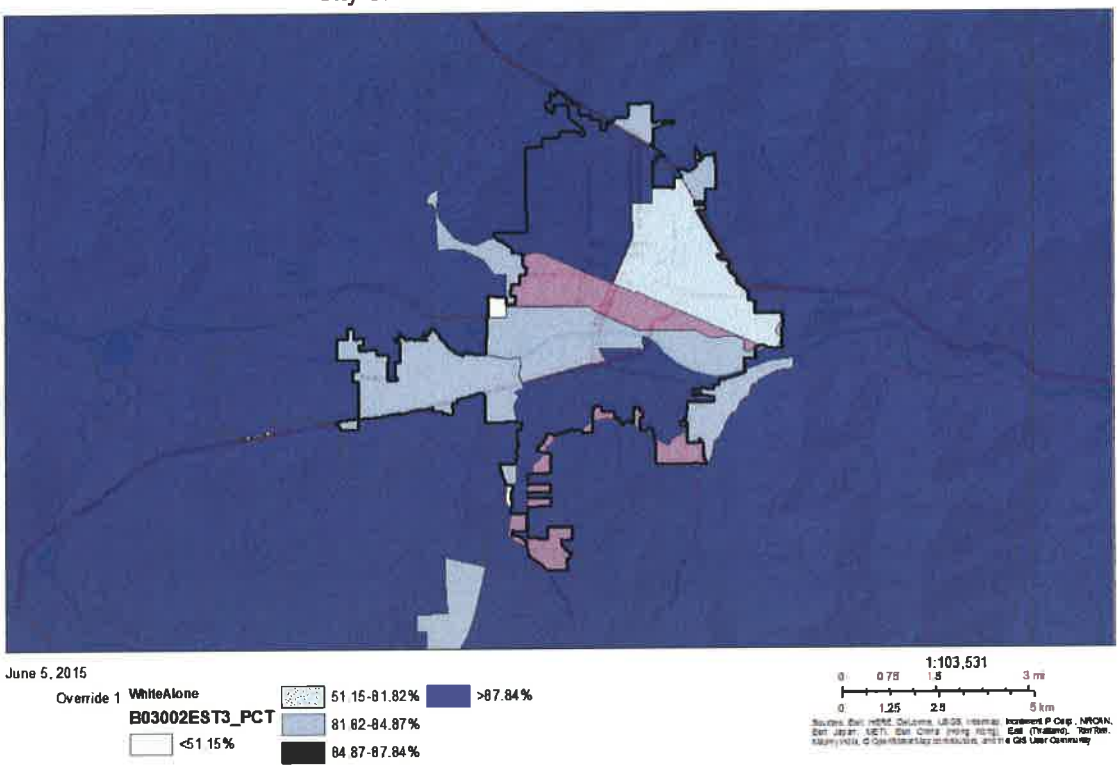
Table 14 - Disproportionally Greater Need 0 - 30% AMI

Data Source: 2007-2011 CHAS

*The four housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4.Cost Burden greater than 30%

Minority households (except for Black/African American) earning 05-30% HAMFI show a disproportionally greater need of approximately 20% over the jurisdiction as a whole.

City of Grants Pass - Percent White Alone



City of Grants Pass - Percent White Alone

30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,855	360	0
White	1,625	355	0
Black / African American	0	0	0
Asian	0	0	0
American Indian, Alaska Native	85	0	0
Pacific Islander	0	0	0
Hispanic	105	4	0

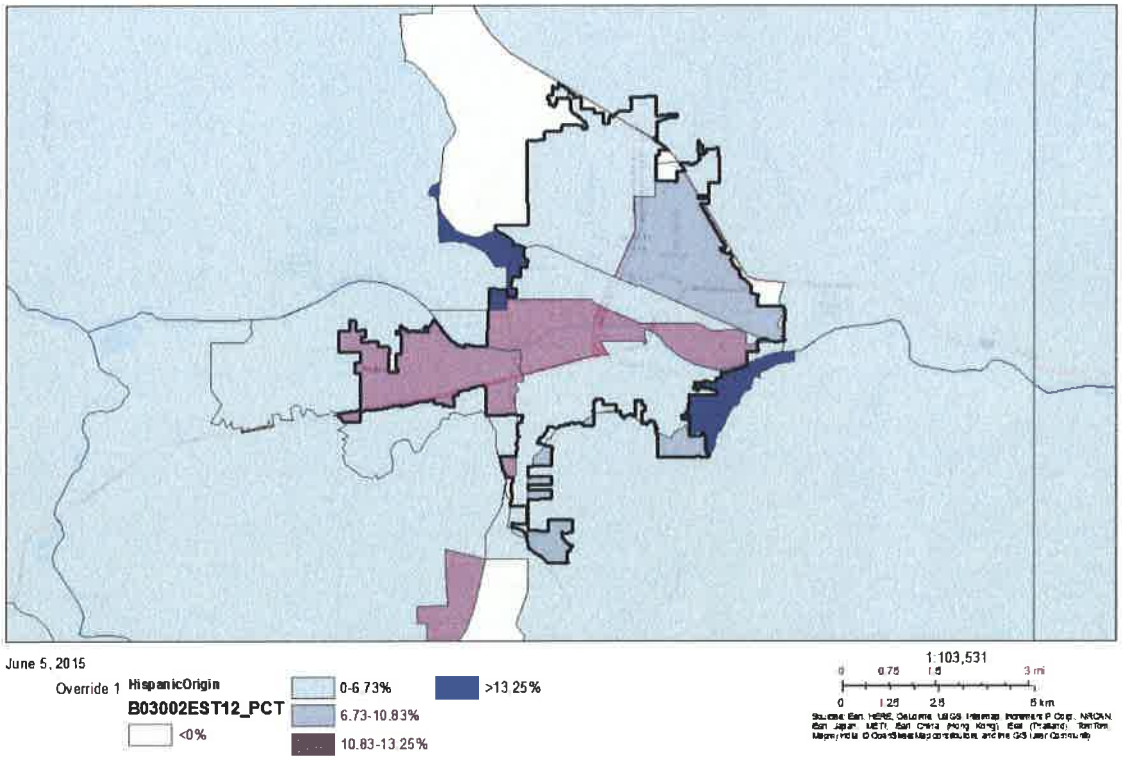
Table 15 - Disproportionally Greater Need 30 - 50% AMI

Data Source: 2007-2011 CHAS

*The four housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4.Cost Burden greater than 30%

American Indian/Alaska Native households earning between 30% and 50% HAMFI show a disproportionally greater need of approximately 16% over the jurisdiction as a whole. Hispanic households earning between 30% and 50% HAMFI show a disproportionally greater need of approximately 12% over the jurisdiction as a whole.

City of Grants Pass - Persons of Hispanic Origin



City of Grants Pass - Persons of Hispanic Origin

50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,890	875	0

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
White	1,765	825	0
Black / African American	0	0	0
Asian	20	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	105	55	0

Table 16 - Disproportionally Greater Need 50 - 80% AMI

Data Source: 2007-2011 CHAS

*The four housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4.Cost Burden greater than 30%

Asian households earning between 50% and 80% HAMFI show a disproportionally greater need of approximately 31.6% over the jurisdiction as a whole.

80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	535	690	0
White	430	585	0
Black / African American	0	40	0
Asian	0	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	105	50	0

Table 17 - Disproportionally Greater Need 80 - 100% AMI

Data Source: 2007-2011 CHAS

*The four housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4.Cost Burden greater than 30%

Hispanic households earning between 80% and 100% HAMFI show a disproportionally greater need of approximately 24% over the jurisdiction as a whole.

Discussion

HUD provided a racial/ethnic breakdown of housing problems, but the population of Grants Pass is overwhelmingly non-Hispanic white. According to the 2007-2011 ACS the population is 86.2% non-Hispanic white, 8.6% Hispanic of all races, 0.4% African American, 1.3% American Indian, 1.1% Asian, and 0.1% Hawaiian/Pacific Islander.

In addition to the above housing problem discussion, data from the 2009-2013 ACS indicates than 110 of 221 (49.8%) American Indian/Alaska Native households received Food Stamps/SNAP in the past 12 months, while 28.7% of white households did. However, the same data also showed all 22.2% of Asian households were receiving Food Stamps/SNAP while having a 100% poverty rate, compared to 17.8% for Whites, 0% for Blacks/African Americans, 50.6% for American Indian/Alaska Natives, and 19.1% for Hispanics.

According to 2009-2013 ACS data, 49.5% of White households owned their homes, while 21.7% of Black/African American and 62.9% of Hispanic households were homeowners.

NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

Per HUD regulations [91.205(b)(2), 91.305(b)(2), and 91.405], a grantee must provide an assessment for each disproportionately greater need identified. A disproportionately greater need exists when the members of racial or ethnic group at any income level experienced housing problems at a greater rate (10 percentage points or more) than the income level as a whole.

Severe housing problems include:

- Lacks complete kitchen or plumbing facilities; Overcrowded households with more than 1.5 persons per room, not including bathrooms, porches, foyers, halls, or half-rooms; and/or Households with cost burdens of more than 50% of income.

HUD provided a racial/ethnic breakdown of housing problems, but the population of Grants Pass is overwhelmingly non-Hispanic white. According to the 2007-2011 ACS the population is 86.2% non-Hispanic white, 8.6% Hispanic of all races, 0.4% African American, 1.3% American Indian, 1.1% Asian, and 0.1% Hawaiian/Pacific Islander.

0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,185	375	100
White	950	375	100
Black / African American	0	0	0
Asian	15	0	0
American Indian, Alaska Native	80	0	0
Pacific Islander	15	0	0
Hispanic	115	0	0

Table 18 – Severe Housing Problems 0 - 30% AMI

Data Source: 2007-2011 CHAS

*The four severe housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4.Cost Burden over 50%

30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,345	865	0
White	1,155	825	0
Black / African American	0	0	0
Asian	0	0	0
American Indian, Alaska Native	75	10	0
Pacific Islander	0	0	0
Hispanic	80	30	0

Table 19 – Severe Housing Problems 30 - 50% AMI

Data Source: 2007-2011 CHAS

*The four severe housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4.Cost Burden over 50%

50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	975	1,790	0
White	885	1,700	0
Black / African American	0	0	0
Asian	15	10	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	80	80	0

Table 20 – Severe Housing Problems 50 - 80% AMI

Data Source: 2007-2011 CHAS

*The four severe housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4.Cost Burden over 50%

80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	270	955	0
White	270	745	0
Black / African American	0	40	0
Asian	0	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	0	155	0

Table 21 – Severe Housing Problems 80 - 100% AMI

Data Source: 2007-2011 CHAS

*The four severe housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4.Cost Burden over 50%

Discussion

Based on the data presented earlier in the Plan, the vast majority of severe housing problems in Grants Pass are related to severe housing cost burden and lack of supply of affordable housing.

Data from the 2007-2011 CHAS shows that 1,395 renter households in Grants Pass experience rent burden (>30% of income for housing) with 1,770 renter households experiencing extreme rent burden (>50% of income for housing). Of owner households, 435 experience cost burden, while 1,165 owner households experience extreme cost burden.

More discussion follows in NA-30.

NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction:

HUD provided a racial/ethnic breakdown of housing problems, but the population of Grants Pass is overwhelmingly non-Hispanic white. According to the 2007-2011 ACS the population is 86.2% non-Hispanic white, 8.6% Hispanic of all races, 0.4% African American, 1.3% American Indian, 1.1% Asian, and 0.1% Hawaiian/Pacific Islander.

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	2,305	1,990	3,470	100
White	6,900	2,655	3,235	105
Black / African American	50	0	0	0
Asian	0	10	30	0
American Indian, Alaska Native	135	10	160	0
Pacific Islander	0	0	15	0
Hispanic	310	215	275	0

Table 22 – Greater Need: Housing Cost Burdens AMI

Data Source: 2007-2011 CHAS

Discussion:

Based on the data presented earlier in the Plan, the vast majority of severe housing problems in Grants Pass are related to severe housing cost burden and lack of supply of affordable housing.

Data from the 2007-2011 CHAS shows that 1,395 renter households in Grants Pass experience rent burden (>30% of income for housing) with 1,770 renter households experiencing extreme rent burden (>50% of income for housing). Of owner households, 435 experience cost burden, while 1,165 owner households experience extreme cost burden.

Due to the racial and ethnic composition of Grants Pass, it is difficult to see a distinct trend in disproportionally greater needs for housing cost burden. For example, 25.6% of the overall population experiences a housing cost burden between 30% and 50%; however, only 3.3% (10) of Native Indian/Alaska Native households do. On the other extreme, 44.7% of the overall population experiences severe cost burden, compared with 75% (30) for Asian households and 100% (15) for Pacific Islander households.

More discussion follows in NA-30.

NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2)

Are there any Income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?

HUD provided a racial/ethnic breakdown of housing problems, but the population of Grants Pass is overwhelmingly non-Hispanic white. According to the 2007-2011 ACS the population is 86.2% non-Hispanic white, 8.6% Hispanic of all races, 0.4% African American, 1.3% American Indian, 1.1% Asian, and 0.1% Hawaiian/Pacific Islander.

In addition to the above housing problem discussion, data from the 2009-2013 ACS indicates than 110 of 221 (49.8%) American Indian/Alaska Native households received Food Stamps/SNAP in the past 12 months, while 28.7% of white households did. However, the same data also showed all 22.2% of Asian households were receiving Food Stamps/SNAP while having a 100% poverty rate, compared to 17.8% for Whites, 0% for Blacks/African Americans, 50.6% for American Indian/Alaska Natives, and 19.1% for Hispanics.

According to 2009-2013 ACS data, 49.5% of White households owned their homes, while 21.7% of Black/African American and 62.9% of Hispanic households were homeowners.

If they have needs not identified above, what are those needs?

All demographic groups need better access to affordable housing and living wage jobs.

Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?

As previously mentioned, the racial makeup of Grants Pass is primarily non-Hispanic White. One Census Tract (3607.02, Josephine County, Oregon) has a marginally higher population of Hispanic residents. Hispanic residents comprise 13.25% of the population in that Tract.

NA-35 Public Housing – 91.205(b)

Introduction

Grants Pass has no public housing units. There are some units owned and controlled by the Housing Authority of Jackson County. While owned by a PHA, those units are not classified as "public housing" per 24 CFR 5.100. The Josephine Housing and Community Development Council (JHCDC) owns Harbeck Village managed by Lovelace Properties. However, it is a LIHTC property and is not classified as public housing per 24 CFR 5.100. Therefore, JHCDC is classified as a Housing Choice Voucher (HCV) Only Public Housing Authority.

Housing and Urban Development Section 8 housing choice vouchers are distributed in Grants Pass and Josephine County by the JHCDC. JHCDC currently distributes 869 HCVs in Grants Pass and Josephine County, all of which are tenant-based HCVs. Under the HUD tenant-based voucher program, eligible households find their own rental units in the existing housing market. Households pay a portion of the rent and utilities, generally equal to 40% of their adjusted monthly income. The Housing Authority pays the landlord the balance of the rents on behalf of the households.

The 869 vouchers include 779 regular vouchers and 90 special purpose vouchers, with 15 for Veterans Affairs Supportive Housing (VASH) and 75 for disabled individuals.

For various reasons, primarily lack of available affordable units, all of the available vouchers are not presently in use. As of December 2015, only 781 of the 869 available vouchers were in use, with 699 of the available 779 regular vouchers, 9 of the available 15 VASH, and 73 of the available 75 for disabled individuals.

Table 22 reports the vouchers in use.

As of March 14, 2016, the rental units with housing choice vouchers were occupied by 1,638 residents in 768 households. For regular vouchers there were 1,523 residents in 684 households. For VASH, there were 22 residents in 11 households. For disabled individuals, there were 93 residents in 73 households.

Table 24 reports the racial make-up of all Section 8 housing choice voucher residents as of March 14, 2016, as reported by JHCDC. There were 1,530 White, 38 Black/African-American, 58 American Indian/Alaska Native, 23 Asian, 20 Native Hawaiian/Pacific Islander, and 10 residents of other race. One declined to report.

Table 25 reports the ethnicity of all Section 8 housing choice voucher residents as of March 14, 2016, as reported by JHCDC. There were 145 Hispanic or Latino residents and 1,493 not Hispanic or Latino residents.

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Totals in Use

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	0	0	768	0	768	11	0	73

Table 23 - Public Housing by Program Type

***includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**

Alternate Data Source Name:
Josephine Housing & Community Development Council
Data Source Comments: Updated Data from JHCDC for March 2016

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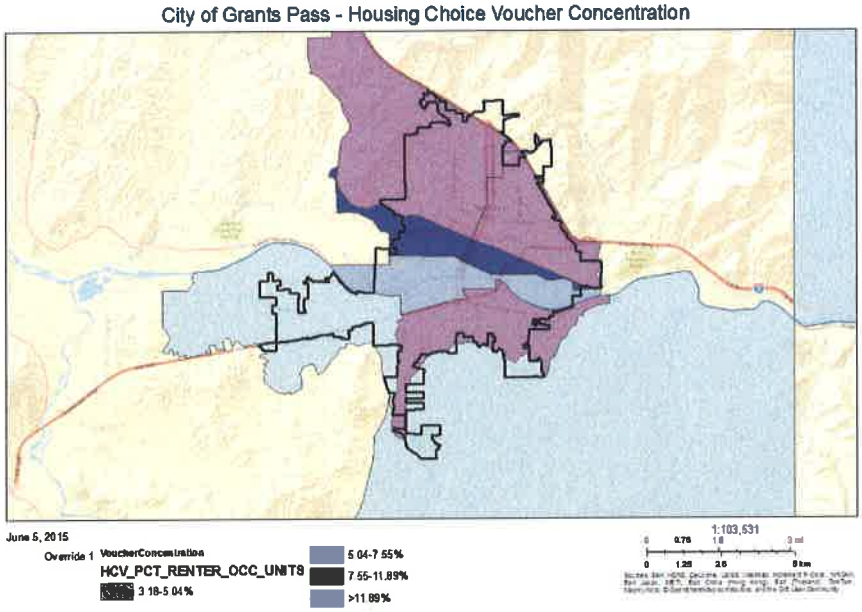
City of Grants Pass - Housing Choice Voucher Concentration



City of Grants Pass - Housing Choice Voucher Concentration

DRAFT

Characteristics of Residents

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher	
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program
Average Annual Income	0	0	0	11,725	0	11,725	10,118	0
Average length of stay	0	0	0	4	0	4	0	0
Average Household size	0	0	0	0	0	0	3	0
# Homeless at admission	0	0	0	0	0	0	0	0
# of Elderly Program Participants (>62)	0	0	0	124	0	124	0	0
# of Disabled Families	0	0	0	300	0	300	2	0
# of Families requesting accessibility features	0	0	0	0	0	0	1	0
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

Table 24 – Characteristics of Public Housing Residents by Program Type

Alternate Data Source Name:
Josephine Housing & Community Development Council
Data Source Comments: June 2015 JHCDC

DRAFT

Race of Residents

Program Type									
Race	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	0	0	1,530	0	1,530	22	0	92
Black/African American	0	0	0	38	0	38	0	0	0
Asian	0	0	0	23	0	23	0	0	0
American Indian/Alaska Native	0	0	0	57	0	57	0	0	1
Pacific Islander	0	0	0	20	0	20	0	0	0
Other	0	0	0	10	0	10	0	0	0
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 25 – Race of Public Housing Residents by Program Type

Alternate Data Source Name:
Josephine Housing & Community Development Council
Data Source Comments: Updated Data from JHCDC for March 2016

Ethnicity of Residents

Program Type									
Ethnicity	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	0	0	145	0	145	0	0	2
Not Hispanic	0	0	0	1,493	0	1,493	22	0	91
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 26 – Ethnicity of Public Housing Residents by Program Type

DRAFT

Alternate Data Source Name:
Josephine Housing & Community Development Council
Data Source Comments: Updated Data from JHCDC for March 2016

Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:

There are no public housing units in Grants Pass.

Most immediate needs of residents of Public Housing and Housing Choice voucher holders

As noted previously, there are no public housing units in Grants Pass. Josephine County's housing authority, Josephine Housing and Community Development Council, administers 869 total vouchers: 779 regular rent vouchers, 75 nonelderly disabled vouchers, and 15 VASH vouchers in Grants Pass and Josephine County.

According to JHCDC, there will be more vouchers available than funding this coming year, making the most pressing needs more HUD funding and more affordable units to rent.

In January and February 2015, JHCDC accepted applications for Housing Choice Vouchers and received 189 applications. The agency awarded 182 available vouchers to eligible applicants.
JHCDC has approximately 500 families on the waiting list in March 2016.

However, finding rentals, no matter the financial status, is difficult. According to the 2009-2013 ACS, the most recent empirical data available, the vacancy rate was 5.9 % in Grants Pass and market rate rents are rising rapidly. However, anecdotal evidence from the Southern Oregon Rental Owners Association and area affordable housing providers indicates that the true rental vacancy rate in the Grants Pass area might be less than 2%.

Housing Choice Voucher holders are in need of housing that is affordable and safe for elderly and disabled persons and also families with children. The JHCDC Section 8 voucher program does not have a time limit on how long a family can remain on the program and funding is being cut, which means the wait for a voucher can be several years. The waiting list is growing rapidly and there is no built-in incentive to motivate families to become self-sufficient and move out of the program. Families end participation in the program either by voluntarily dropping off, death, or termination for program violations.

The success rate is approximately 43% meaning only 43% of persons issued a voucher actually sign a lease.

How do these needs compare to the housing needs of the population at large

According to the 2009-2013 ACS, 17% of Grants Pass residents reported a disability. The rate ranged from 2.3% of children under 18 years, to 15.6% of people 18 to 64 years, and 39.7% of those 65 and older. March 14, 2016 data from JHCDC reports that 403 residents in households with housing choice vouchers are disabled: 325 residents in households with regular vouchers, 3 in households with VASH vouchers, and 75 in households with Mainstream (disabled) vouchers.

Based on the Consolidated Plan data, the biggest need in Grants Pass is to reduce the number of households experiencing housing cost burden, especially those households with incomes at or below 50% the area median.

The 2007-2011 ACS data reports that housing stock in Grants Pass consists of 606 studio units, 1729 1-bedroom units, 4,613 2-bedroom units, and 7,335 3 or more-bedroom units. As of May 1, 2015, JHCDC reported current voucher holders with leases occupy 235 1-bedroom, 92 2-bedroom, 15 3-bedroom, and 1 4-bedroom units.

Discussion

Based on the Consolidated Plan data, the biggest need in Grants Pass is to reduce the number of households experiencing housing cost burden, especially those households with incomes at or below 50% the area median. Housing Choice vouchers are available to meet the needs of those who qualify, but there are not enough affordable housing units to meet demands of a population that is largely low-income and low wage-earning. The problem is exacerbated by the current rental vacancy rate, which is causing rapidly escalating rents.

DRAFT

NA-40 Homeless Needs Assessment – 91.205(c)

Introduction:

In 2008, then-Governor Ted Kulongoski, through Executive Order, created Oregon's Ending Homelessness Advisory Council (EHAC), which was charged with developing goals and strategies centered on preventing and ending homelessness for Oregon's most vulnerable citizens. That same year, the EHAC developed Oregon's first statewide 10-year plan to end homelessness and encouraged counties to develop local plans.

State leadership remains committed to addressing issues of homelessness, including chronic, veteran, and family homelessness despite changes in the organizational structure within state agencies. The belief is that all Oregonians should have the opportunity to be at home in their communities and to be physically, emotionally, and economically healthy.

The Josephine County 10 Year Plan to End Homelessness was released in 2010.

Homeless Counts

HUD requires that Continuums of Care (CoC) conduct an annual Point-in-Time (PIT) count of homeless persons during a single night in late January, who are sheltered in an emergency shelter, transitional housing, or a Safe Haven. CoCs must also conduct a count of unsheltered homeless persons every other year (odd-numbered years); however, the Josephine County Homeless Task Force has opted to conduct the unsheltered county every year in order to obtain a better reflection of area homelessness. Each count is planned, coordinated, and carried out locally. Additionally, every year a Housing Inventory Count (HIC) is taken. The HIC is a point-in-time inventory of provider programs within a CoC that provides beds and units dedicated to serve persons who are homeless, and is categorized by one of the five program types: emergency shelter, transitional housing, rapid re-housing, safe haven, and permanent supportive housing.

United Community Action Network (UCAN) conducted the most recent count April 3, 2015. For the PIT count, CoCs are instructed to count all adults, children in households, and unaccompanied youth who, on the night of the count, reside in one of the places described below that are consistent with what is requested by HUD in this report:

- Unsheltered Homeless - An unsheltered homeless person resides in a place not meant for human habitation. Included in this count are people on the streets, in temporary tents or armory shelters, encampments, and warming centers. Sheltered Homeless - A sheltered

homeless person resides in an emergency shelter, transitional housing or supportive housing for homeless persons who originally came in from the streets or emergency shelters.

The sheltered homeless data is collected from surveys filled out by the shelters and HMIS entries. The unsheltered homeless survey is administered by "street or known locations" and "service based" counts conducted in each region.

The following table provides statistics from the one night Point in Time (PIT) count taken April 3, 2015, in Josephine County. A total of 1,285 people were counted as homeless county-wide including 124 chronically homeless individuals and 18 chronically homeless families with children. Fifteen veterans and 96 unaccompanied youth also were counted among the homeless. For planning purposes UCAN uses a broad definition for homelessness.

Homeless Needs Assessment

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Children)	39	495	0	0	0	0
Persons in Households with Only Children	0	35	0	0	0	0
Persons in Households with Only Adults	85	229	0	0	0	0
Chronically Homeless Individuals	25	99	0	0	0	0
Chronically Homeless Families	1	17	0	0	0	0
Veterans	5	22	0	0	0	0
Unaccompanied Child	6	90	0	0	0	0
Persons with HIV	1	5	0	0	0	0

Table 27 - Homeless Needs Assessment

DRAFT

Data Source Comments: April 3, 2015 PIT Count

Indicate if the homeless population is: Has No Rural Homeless

If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):

Complete data is unavailable for all of the categories of persons experiencing homelessness each year, becoming homeless each year, exiting homelessness each year, and the number of days persons experience homelessness. The following information supplements the data in Table 27.

Number of Homeless Persons a Year. The number of homeless persons in Josephine County has increased in recent years. The 2014 PIT count for Josephine County was 916; in 2015 the number rose to 1285.

Number Becoming Homeless Each Year. There is not good data on the number of new persons becoming homeless. The PIT counts indicate there were about 369 more homeless persons in 2015 than in 2014 for the Josephine County PIT.

Consultations with local advocates for the homeless found that most people enter the homeless assistance system as a result of the lack of employment; working in low-paying jobs and having high rents; being victims of drug abuse or domestic violence; or dealing with disabilities and mental illness. Household types that are more affected than others are typically single parent women and chronically mentally ill men.

Number of Days Persons Experience Homelessness. According to the January 2015 PIT count, Josephine County had 124 chronically homeless individuals and 18 chronically homeless families. The PIT also indicates 971 individuals stated that they had been homeless for one year or more and 628 individuals reported that they had four or more episodes of homelessness in the last three years.

Veterans. The January 2015 PIT count in Josephine County included 13 chronically homeless veterans.

Nature and Extent of Homelessness: (Optional)

Race:	Sheltered:	Unsheltered (optional)
White	33	441
Black or African American	0	4
Asian	1	4
American Indian or Alaska Native	1	12
Pacific Islander	0	2
Ethnicity:	**Sheltered:**	**Unsheltered (optional)**
Hispanic	10	49
Not Hispanic	29	444

Data Source Comments: January 28, 2015 PIT Count

Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.

The current estimate for families in need of housing assistance is 400-500 households in the Grants Pass area that would benefit from assistance. This demographic includes those that are homeless and at risk of homelessness. Families of veterans represent a much smaller demographic with an estimate of 10-15 families that demonstrate need. Breaking down the demographic into these specific areas does not disqualify the greater picture of a lack in affordable, open rental market.

Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.

The racial and ethnic groups of Grants Pass is overwhelmingly White (95% of the total sheltered and unsheltered population) and 89% is non-Hispanic. In the total counts for Josephine County, 59 Hispanic persons were counted compared to 473 that are non-Hispanic. The next largest self-identified racial group was American Indian/Alaska Native, with 13 individuals represented. Other racial groups self-identified were minimal with 2 to 4 individuals represented.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

Homelessness in Grants Pass has many facets and faces, from the homeless person asking for assistance on street corners to the area's schools. There are three emergency shelters in Grants Pass: Two are operated by the Gospel Rescue Mission and one is operated by the Women's Crisis Support Team. During the April, 2015 PIT, 85 individuals were being sheltered at the Gospel Rescue Mission and 6 were being sheltered at the WCST Talsunne Safe House. Transitional Housing was assisting 33 individuals county-wide at the last PIT. The vast majority of homeless surveyed during the last PIT were unsheltered, with 1,161 unsheltered individuals county-wide. The race and ethnicity of homeless in Grants Pass is mainly white and non-Hispanic.

More than 400 individuals in Josephine County are living doubled up with family/friends and at risk for homelessness. More than half of those at-risk individuals reside in Grants Pass. The unsheltered population (including at-risk) encompasses a wide demographic range and may be experiencing homelessness due to the lack of an affordable, open rental market that will work with clients that may have lost housing due to a myriad of reasons in the past. Unsheltered, at-risk individuals and families are housed with others; they are not on the lease or rental agreements and are unstably housed at risk of losing housing with a moment's notice.

Discussion:

Local homelessness is the result of a variety of factors: lack of employment; working in low-paying jobs and having high rents; being victims of drug abuse or domestic violence; or dealing with disabilities and mental illness.

Two shelters have been constructed in Grants Pass to provide temporary or emergency housing. A third shelter, the WCST Talsunne Safe House, is available for up to twelve women and their children who are survivors of domestic violence in Josephine County. Talsunne Safe House has been at capacity for months now and has to turn women and children away daily, with referrals to other shelters locally or in nearby Medford. Often, those shelters are also at capacity. There is a need for more transitional housing with self-sufficiency programs and permanent affordable housing. In addition more programs to help people stay in housing and avoid becoming homeless – job training, rental assistance, eviction prevention, domestic abuse intervention – would reduce the need for homeless assistance programs and shelters.

NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d)

Introduction:

This section includes an assessment of the housing needs of persons who are not homeless but require supportive housing, including but not limited to:

- The elderly, age 65 and over, and the frail elderly, who are defined as elderly persons who require assistance with three or more activities of daily living, such as bathing, walking, and performing light housework,
- Persons with mental, physical, and/or developmental disabilities,
- Persons with alcohol or other drug addiction,
- Persons with HIV/AIDS and their families,
- Victims of domestic violence, dating violence, sexual assault, and stalking,
- Individuals in need of housing due to criminal backgrounds, and
- Individuals in need of housing due to evictions stemming from poverty.

Numerous public and private agencies provide services to non-homeless special needs populations in Grants Pass. Consultations, review of agency plans and reports, and Census and American Community Survey data provide the basis of the needs analysis.

Describe the characteristics of special needs populations in your community:

Elderly

Persons 65 and older comprise approximately 18.8% of the Grants Pass population in the 2007-2011 ACS data. According to the 2007-2011 CHAS, elderly households earning less than 80% HAMFI accounted for 40.2% of cost-burdened homeowners and 27.6% of cost-burdened renters. Of households earning less than 80% of HAMFI, and experiencing severe cost burden, 42% of homeowners and 30.6% of renters were elderly. Many aging people who thought they were prepared for retirement experienced job loss and losses in their retirement accounts, leaving many without the resources they expected.

Disabilities

The 2009-2013 ACS data shows 15.6% of the population aged 18 to 64 years and 39.7% of the population 65 years and older have a disability. The most prevalent single form of disability in the younger age range is ambulatory (8.7%), followed by cognitive (7.8%). The most prevalent single form of disability in the older age range is ambulatory (26.5%) followed by those having difficulties living independently (17.6%).

Developmental Disabilities

Community Living Case Management (CLCM) provides intake and eligibility determinations, general case management/service coordination, and various contractual services. According to CLCM, 414 adults and 151 children with developmental disabilities are receiving case management. Persons with developmental disabilities are individuals with conditions resulting in significant impairments to daily functioning that meet state criteria, such as autism, traumatic brain injury, fetal neurological disorders, epilepsy, and cerebral palsy.

Mental Disabilities

Options for Southern Oregon provides evaluation and treatment services to those with serious mental illness; intensive treatment, case management and outreach services to those under civil commitment; oversight of mental health residential programs, adult foster homes, residential treatment homes and the secure residential treatment facility.

Substance Abuse

Josephine County Community Corrections offers outpatient alcohol and drug treatment to adolescents and adults. Options operate two homes with 5 bedrooms each for women and children. Co-occurring treatment (mental and substance abuse) is also provided.

Domestic Violence

Women's Crisis Support Team (WCST) is dedicated to ending the cycle of domestic violence. WCST offers a 24/7 crisis line available to all residents of Josephine County for consultation about issues relating to domestic and sexual violence. All calls are confidential and free. Trained, professional WCST Intervention advocates respond 24/7 to calls by Grants Pass Police, Oregon State Police, Sheriff's office, and Three Rivers Hospital. Talsunne Safe House, WCST's 12-bed safe shelter for women and children, was opened in December of 1998.

WCST's crisis line advocates documented 3,592 calls in 2014, and 90 women (with 62 children) sought safety at Talsunne Safe House. Advocates responded in person 72 times to domestic and sexual violence calls from Grants Pass police officers. Advocates also responded to 61 calls from Three Rivers Hospital to assist victims of domestic or sexual violence who were in the Emergency Room.

What are the housing and supportive service needs of these populations and how are these needs determined?

Aging and People with Disabilities

Data from Oregon Housing and Community Services and ACS indicate there is need for more affordable senior housing and housing for frail elderly and those with special needs. There is also need for housing for people with physical disabilities. Housing types needed include independent living that is accessible, independent living with in-home care, assisted living facilities, adult foster care, and residential/congregate care. Of particular need are home and community based settings for specialized populations such as bariatric, behavioral health, and those on ventilators.

Today, nearly 50% of older adults and adults with disabilities in Josephine County who receive Medicaid Long Term Care benefits are living in their own home. This trend is expected to continue to grow and the need for in-home caregivers will be critical as the supply of caregivers is stretched. In addition, as more and more mobility-challenged residents of Grants Pass live in neighborhoods, the need to ensure safe pedestrian movement and nearby recreational opportunities will become more critical.

Many seniors and people with disabilities are also below the poverty level, adding more challenges to finding affordable care and housing.

Developmental Disabilities and Mental Disabilities

There is a need for more support services to help persons with developmental disabilities stay with their families or in individual housing or group homes. Persons with developmental disabilities are in need of respite care, affordable housing, vocational services, transportation, and social and community involvement coordination.

Options operate four residential treatment facilities, serving the needs of 47 clients in Grants Pass. Options provide managed and independent housing for individuals with mental illness. Options provide adult mental health treatment at Hillside Center, and have integrated primary health into this facility as well. Children and family services are located at Creekside Center, where an annex building is under construction due to the demand for increased children's mental health services.

According to data supplied by the Oregon Department of Human Services (based on 2010 Census), there are 21 children and 141 adults living in licensed or certified homes in Josephine County. Additional needs include GED services, foundational skills training, mental health services, affordable housing, ongoing advocates/navigators of the system, and residential treatment facilities.

Persons with Substance Abuse Issues

Our area does not currently have a detox center. Options provide treatment to individuals with co-occurring disorders (mental health and substance abuse).

Victims of Domestic Violence or Sexual Assault

The Talsunne Safe House, operated by the Women's Crisis Support Team, provides emergency shelter for up to 13 women and their children who are victims of domestic violence. This facility was originally developed as a collaboration between the City of Grants Pass and WCST using CDBG funds awarded by the State of Oregon.

Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:

According to Oregon HIV/AIDS Orpheus database, as of October 1, 2014, there were 50 people with HIV or AIDS living in Josephine County. Josephine County Public Health has a HIV prevention program aimed at reducing the incidence of HIV infection through HIV education, counseling/testing, and the provision of case management for HIV-positive residents of Josephine County.

Discussion:

Grants Pass is served by various programs offered by Options for Southern Oregon, Community Living Case Management, Josephine County Public Health, the Women's Crisis Support Team, and others. These agencies provide services to special needs populations in Grants Pass.

There is a strong demand for more special needs housing and assistance to help these populations stay in stable environments. Many of these residents are in poverty or are low-income, and some are homeless. Often these residents have more than one special need such as being elderly and having mental health issues or a physical disability.

Currently Options operates the Crisis Resolution Center, which is a proven successful hospital diversion program with both mental health hold and non-hold beds. A gap in supportive housing resources is the lack of any supportive transitional housing that could act as a step down from CRC. Individuals that have reached their maximum benefit from a stay at CRC are released back into the community often due to a lack of other options. This can lead to a revolving door effect where they end up immediately back at the hospital or CRC. Having a supported housing program that could offer a placement for individuals that no longer needed the intense support offered by CRC, but still needed some support and transition time before returning to the community would dramatically reduce the number of re-hospitalizations.

The WCST emergency shelter has been at capacity for several months and women and children seeking refuge from domestic violence are turned away on a daily basis, often to other emergency homeless shelters, such as the Gospel Rescue Mission in Grants Pass or shelters in nearby Medford. Often those shelters are at capacity and turn additional domestic violence survivors away. Local motels will not take checks issued by Oregon Department of Human Services and local campgrounds are asking that agencies stop using their facilities as emergency housing.

Case workers from the above agencies and other organizations work together to deliver a comprehensive package of support services. Of particular need are home and community based settings for specialized populations such as bariatric, behavioral health, and those on ventilators.

Today, nearly 50% of older adults and adults with disabilities in Josephine County who receive Medicaid Long Term Care benefits are living in their own home (or rental). This trend is expected to continue to grow and the need for in-home caregivers will be critical as the supply of caregivers is stretched. In addition, as more and more mobility-challenged residents of Grants Pass live in neighborhoods, the need to ensure safe pedestrian movement and nearby recreational opportunities will become more critical.

NA-50 Non-Housing Community Development Needs – 91.215 (f)

Describe the jurisdiction's need for Public Facilities:

This section of the Needs Analysis collects information related to community needs for public facilities, public improvements, and public services.

Public Facilities Inventory

Public facilities generally include senior centers, homeless facilities, youth centers, childcare centers, neighborhood facilities, fire stations/equipment, health facilities, parks and recreational facilities, and facilities for special needs populations.

The City of Grants Pass provides the following recreational and community facilities:

- The park system in Grants Pass has a neighborhood or community park in nearly every neighborhood. However, most of the play facilities are not fully accessible to those with disabilities. A fully-accessible play facility, called the Blue Slide Project, was recently constructed by community members at Parkside Elementary School. A comprehensive and expanding trails system links many areas of the community with paved pedestrian facilities.
- Caveman Pool is owned by the City of Grants Pass and operated by the YMCA.
- Hillcrest, Parkway, and Redwood Fire Stations are fully-staffed public safety facilities operated by the City.

Josephine Community Libraries, a private, nonprofit organization, maintains the library system throughout Josephine County, including the main branch library in Grants Pass.

The community offers the following privately operated public facilities:

- Boys and Girls Club, located at 9th & 'H' Streets, is located within the City's sole LMI Census Tract and also within one of six LMI Census Block Groups.
- Four Head Start centers, one at 9th & 'M' Streets (LMI Census Tract and LMI Census Block Group), one at Riverside School in southeast Grants Pass (LMI Census Block Group), one on Williams Highway in south Grants Pass, and one at Rogue Community College in southwest Grants Pass.
- Grants Pass YMCA, which provides various community outreach activities, is located on Redwood Avenue adjacent to the Josephine County Fairgrounds.

Public Facilities Needs Determination

Like many other cities, the City of Grants Pass does not have enough resources to maintain and upgrade all of its parks. Systems Development Charges, which are collected to fund the acquisition and

construction of new parks, were discontinued by the City Council as an incentive to spur new commercial and residential development.

A number of other unfunded accessibility improvements are needed to park facilities throughout the city.

Public facilities needs related to homelessness, more transitional housing for special needs populations, and substance abuse treatment facilities were identified.

How were these needs determined?

The City assessed community needs by consulting with city staff and non-profit agencies, reviewing facility plans, and reviewing needs identified by the public through the public survey.

City facility needs were mapped to identify whether they were located in LMI Census Tracts or Census Block Groups.

Describe the jurisdiction's need for Public Improvements:

Public improvements provided by local governments (e.g., streets, water and wastewater and storm water systems, government buildings) are identified in the City's various facilities plans and in five-year Capital Improvement Programs. Most street maintenance projects are funded with money from the state gas tax. Transportation Systems Development Charges, which help pay for upgrades and increasing capacity attributable to growth, were discontinued by the City Council as an incentive to spur new commercial and residential development.

There are numerous areas in the City that need street and sidewalk improvements including safe and accessible curb ramps. In addition, several areas of the city are not improved with curbs, gutters and/or sidewalks.

Public improvement needs were mapped to identify priority in LMI Census Tracts and Census Block Groups.

- Significant gaps in the sidewalk system exist in each of the City's LMI Census Block Groups. Gaps in these areas inhibit access to the public transportation system and inconvenience pedestrian access to necessary services, such as shopping or public facilities.
- Isolated segments of City streets are not fully improved with curbs and gutters in each LMI Census Block Group.
- Significant portions of the transportation network, south of the Rogue River and within one of the City's six LMI Census Block Groups, lack curb, gutters, or sidewalks.
- Many portions of the City's sewer system were constructed between 1920 and 1949. Facilities of this vintage often exhibit significant deterioration and breakage, limiting capacity. Five of the

six LMI Census Block Groups in the City have significant concentrations of aging and failing sewer facilities.

- Access to the City water system is limited in the LMI Census Block Group located south of the Rogue River. Many of the developed properties in this area supply water through private wells.

How were these needs determined?

These needs were determined following consultations with local service providers, the city's Public Works and Community Development Departments, and through public comment.

Describe the jurisdiction's need for Public Services:

Based on consultations and input from the public and service providers, Grants Pass has a tremendous need for a myriad of services. Grants Pass has a network of public service providers and facilities; however, the need for enhancement and expansion of services is a common theme among providers.

Public services needs were determined through consultations with service providers, data from the surveys, and other planning and assessment documents prepared by governmental and non-governmental agencies.

Among the needs identified are:

- Sidewalk infill
- ADA accessibility, Curb ramps, Housing, Public facilities, Downtown businesses
- Sobering/detox center
- Education, training, and job preparation to help unemployed and underemployed persons gain better employment
- Teen outreach/homelessness intervention
- Affordable and convenient childcare options for LMI residents, especially after-school programs
- Support services to move homeless residents into stable housing and to prevent the loss of housing by at-risk populations
- Life skills and employment training and mentoring for populations who are homeless and/or have drug and alcohol or other mental health issues
- Services to provide short term assistance for rent and other critical expenses

How were these needs determined?

These needs were determined following consultations with local service providers, City staff, and public comment.

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

The purpose of the Market Analysis is to provide a clear picture of the environment in which the jurisdiction must administer its programs over the course of the Consolidated Plan. In conjunction with the Needs Assessment, the Market Analysis will provide the basis for the Strategic Plan and the programs and projects to be administered.

The Housing Market Analysis provides data and narrative information descriptive of the Grants Pass housing market, the cost and condition of housing in Grants Pass, homeless and non-homeless special needs facilities and services, barriers to affordable housing, and non-housing community development assets.

The U.S. Department of Housing and Urban Development (HUD) has compiled and provided the majority of the data found in this plan using 2007-2011 American Community Survey (ACS) data.

The City has updated the information with 2009-2013 ACS data when it was available.

Housing Supply Summary

In the 2009-2015 ACS, Grants Pass had a total of 15,469 housing units. An estimated 7,082 were owner-occupied, 7,152 were renter-occupied, and approximately 1,235 units were vacant. Grants Pass experienced an increase in the percentage of renters from the 2000 Census, from 46.8% to 50.2%, and home ownership decreased from 53.2% to 49.8%.

The median home value increased 64% between 2000 and 2013, rising from $111,200 to $182,400. The median contract rent increased 46% during the same period, from $456 to $666 per month. However, in the shorter term, the median home value decreased nearly 22% from 2010 ($232,600) to 2013 ($182,400). The drastic reduction in home prices lead to a spike in mortgage delinquencies and foreclosures. Some households shifted from home-ownership to renting and the rents have increased as the market has become more competitive. As a result many more Grants Pass households are housing cost burdened (paying more than 30% of their incomes toward their housing costs) or severely cost burdened (paying more than 50% towards housing costs).

Grants Pass has 6,929 housing units built before 1980. Of these, 1,763 were built before 1950. Grants Pass has 678 affordable housing units that are regulated and not expected to be lost from the affordable housing inventory in the short term; another 16 may be lost. Currently 862 households in Grants Pass receive Section 8 Housing Choice vouchers from Josephine Housing and Community Development Council, the regional housing authority. In January and February, 2015, JHCDC received 189 applications

for Section 8 vouchers and was able to supply 182 of them. Due to the high percentage of the population experiencing housing cost burden earning less than 80% of the median income, there is need for more affordable rental housing units. Currently (according to the 2009-2013 ACS), the vacancy rate for all rental housing in Grants Pass is 5.6%. However, anecdotal evidence from the Southern Oregon Rental Owners Association and area affordable housing providers indicates that the true rental vacancy rate in the Grants Pass area might be less than 2%.

Homeless and Non-Homeless Special Needs Facilities and Services

Grants Pass has a network of facilities and services to address the needs of individuals and families who are homeless or have other special needs. The system does not have the capacity to meet all needs. In particular, there is demand for housing that is affordable to those in the low- and very low-income categories. Also, there is a need for additional housing for community members struggling with developmental and mental disabilities, addictions, and at-risk home life.

Economic Development Needs

While a number of organizations in Grants Pass offer job training programs, skill development, job searching assistance, on the job training, and business workshops and classes, surveys and data indicate there is more demand and more people need to be connected to existing services. There is a great need to create more living wage jobs through business expansions, new business starts, and expansion of microenterprises.

MA-10 Number of Housing Units – 91.210(a)&(b)(2)

Introduction

The housing inventory in Grants Pass consists mainly of single-family detached units – 9,408 of 15,469 in the 2009-2013 ACS. The remaining units are distributed among one-unit attached, two-unit and multi-family structures of three or more units, with approximately 1,540 in complexes of 20 or more units.

The city has approximately 886 'buildable' acres of residential land in the UGB that is already zoned for urban residential use and development. It added approximately 264 additional buildable acres of land planned for residential use and development to the to the UGB, together planned to meet residential land needs for the next 20 years, together with approximately 44 acres of residential infill and redevelopment. In addition, some commercial lands allow for mixed use development, residential development, and group quarters such as assisted living facilities. The city also established urban reserves to meet needs for an additional 10 years, with approximately 343 buildable acres in residential plan designations. Residential growth will occur primarily on the southwest side of the city.

As the city emerges from the Great Recession, when almost no building occurred, construction includes both new and in-fill development. The city's Comprehensive Plan encourages both types of development as well as units for all income ranges, both rent and ownership.

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	9,408	61%
1-unit, attached structure	1,014	7%
2-4 units	1,687	11%
5-19 units	842	5%
20 or more units	1,540	10%
Mobile Home, boat, RV, van, etc	978	6%
Total	***15,469***	***100%***

Table 28 – Residential Properties by Unit Number

Alternate Data Source Name:
2009-2013 ACS
Data Source Comments:

Unit Size by Tenure

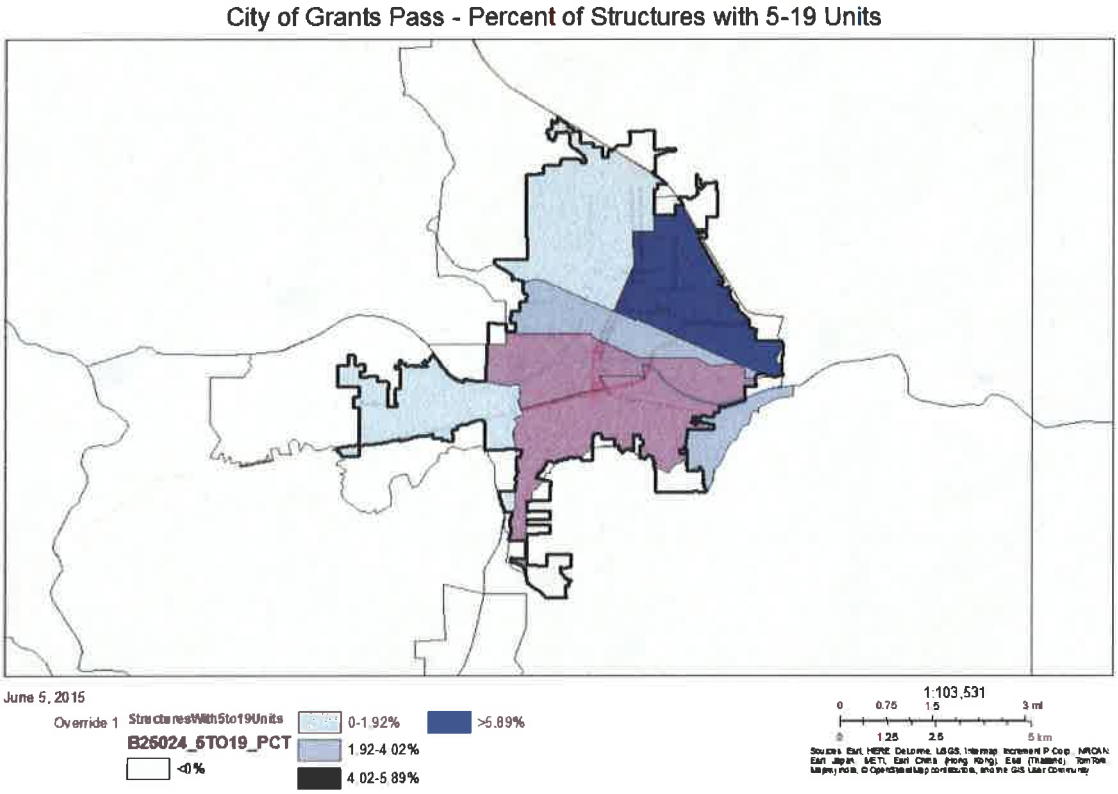
	Owners		Renters	
	Number	%	Number	%
No bedroom	10		596	9%
1 bedroom	156	2%	1,573	23%
2 bedrooms	1,600	22%	3,013	44%
3 or more bedrooms	5,625	76%	1,710	25%
Total	***7,391***	***100%***	***6,892***	***101%***

Table 29 – Unit Size by Tenure

Data Source: 2007-2011 ACS

Year	Single Family Detached	Single Family Attached	Manufactured	Duplex	3+ Units	Total
2002	193	0	21	22	79	315
2003	257	0	25	66	63	411
2004	350	0	20	122	3	495
2005	395	0	11	98	29	533
2006	220	39	10	59	30	358
2007	132	103	3	20	12	270
2008	67	15	1	6	3	92
2009	58	0	3	2	0	63
2010	38	0	7	12	0	57
2011	18	0	7	2	0	27
2012	34	0	4	1	0	39
2013	74	2	17	2	0	95
2014	71	0	8	2	0	81

Table 30 - New Residential Units

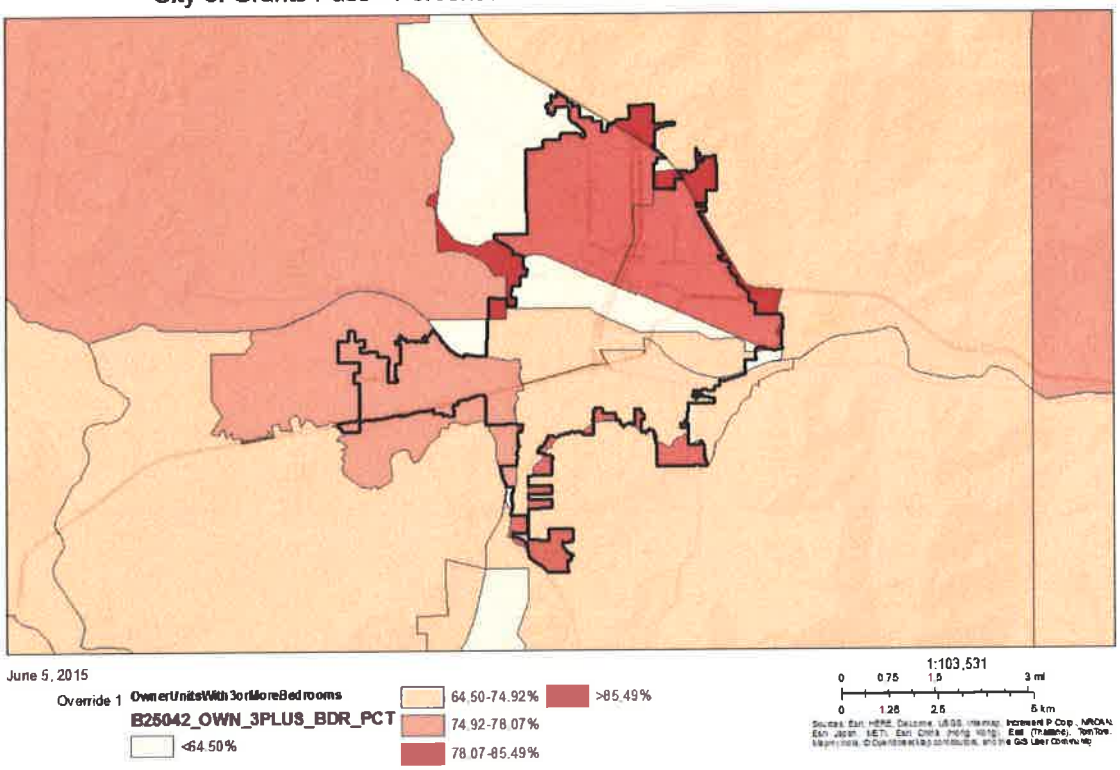


City of Grants Pass - Percent of Structures with 5-19 Units

Project Name	# Units	Population Served	Funding Source	Year Built	Affordability Exp. Date
Apple Rogue	16	Senior and/ or Disabled			
Blackberry Knoll	11	CMI		1993P	
Carnahan Court	10	CMI	HOME	1994F	
Champion Park	36	Family			
Foothill Retirement I	22	Senior and/or Disabled			
Foothill Retirement II	22	Senior and/or Disabled			
Golden Rain	38	Senior and/or Disabled			
Grants Pass Housing	58	Senior and/or Disabled	LIHTC	1990P	
Harbeck Village	48	Family	LIHTC	1994F	
Holiday Park Gardens	124	Senior and/or Disabled	LIHTC	1991P	
Jade East	30	Family		1997S	
Jasmine Park I	43	Senior and/or Disabled	LIHTC	2001F	
Jefferson Court	24	Senior and/or Disabled			
Oak View Gardens	60	Senior and/or Disabled	LIHTC	1992P	
Pardee Lane House	5		LIHTC	1988	
Red Oak Manor	8	CMI	HOME	1998F	
Rivertree Apartments	27	Family	HOME	1997S	
Rogue View Gardens	60	Family	LIHTC	1993P	
Victorian Arms	16	Senior and/or Disabled			
The Cedars	11	CMI	HOME	2012	
The Willows	9	CMI			

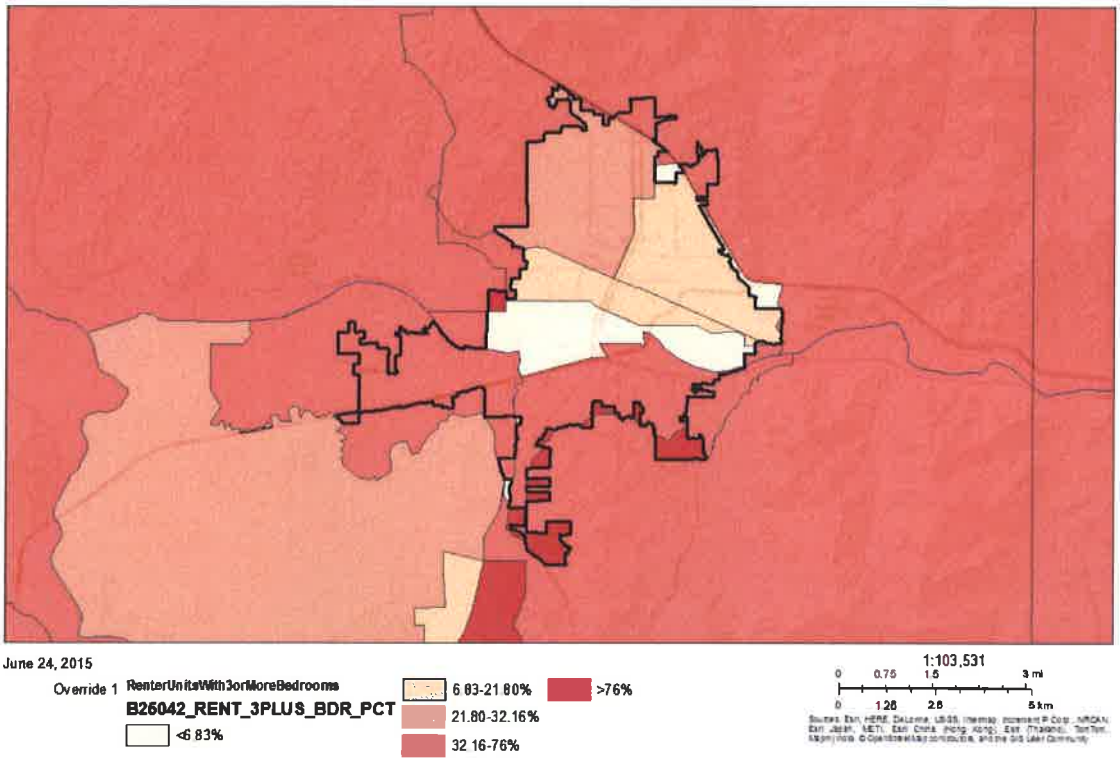
Low-Income Housing in Grants Pass

City of Grants Pass - Percent of Owner Units With 3 or More Bedrooms



City of Grants Pass - Percent of Owner Units with 3 or More Bedrooms

City of Grants Pass - Percent of Renter Units With 3 or More Bedrooms



City of Grants Pass - Percent of Renter Units with 3 or More Bedrooms

Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.

Grants Pass has several long-term affordable housing developments constructed with federal and state funding sources.

USDA Rural Development (RD) has loan and loan guarantee program for construction of multi-family rental housing in rural areas.

The Low Income Housing Tax Credit (LIHTC) program provides federal income credits to developers who construct, rehabilitate or acquire and rehabilitate qualified low-income rental housing.

HOME Investment Partnerships (HOME) program provides federal assistance in order to provide decent and affordable housing, particularly for low- and very low-income residents.

Grants Pass has 678 regulated affordable housing units. Of these, 201 units are set aside for families and any age households, 423 for seniors and/or disabled, and 49 for chronically mentally ill (CMI) persons.

All of the assisted units are limited to low-income tenants and many house tenants with very low or extremely low incomes.

The Housing Authority of Jackson County is currently constructing Parkview Terrace, a 50-unit multi-family development.

Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.

According to Network for Oregon Affordable Housing (NOAH), 16 units of affordable housing have a high likelihood of being lost to market units. The owners of Apple Rogue Apartments have not submitted a notice that they will renew their USDA Rural Development contract, though they have formally indicated that they will opt-out of the program, either. NOAH's database indicates that the Apple Rogue rental assistance contract may expire within the year.

Does the availability of housing units meet the needs of the population?

There are more low-income residents than low-income units available in Grants Pass. The current (according to the 2009-2013 ACS) rental vacancy rate of 5.6% in exacerbates the problem. Grants Pass has 678 units of affordable housing for families, elderly and special needs. However, anecdotal evidence from the Southern Oregon Rental Owners Association and area affordable housing providers indicates that the true rental vacancy rate in the Grants Pass area might be less than 2%.

The 2007-2011 CHAS data indicates 46.5% of households (6,640) in Grants Pass have incomes below 80% of the HUD adjusted median family income (HAMFI) and are considered low or moderate-income (LMI) households. Of the LMI households, 58.3% (3,870) are considered very low-income households (earning less than 50% of the HAMFI). Almost half (2,765) of the LMI households in Grants Pass has at least one person 62 years of age or older and 18.5% has at least one child aged 6 or younger.

Grants Pass has 1,565 households earning less than 80% of the area median income that experienced a housing cost burden greater than 30% in the 2007-2011 CHAS data. 2,690 households earning less than 80% of the area median income experienced a severe housing cost burden greater than 50%. Approximately 35% of those experiencing severe housing cost burdens were extremely-low income households earning 30% or less of the HAMFI. The majority (2,955 or 69%) of cost-burdened households are renters.

Approximately half of the housing stock in Grants Pass was constructed prior to 1980 (2007-2011 ACS and 2007-2011 CHAS; see Tables 33 and 34). The 2007-2011 CHAS data reported 710 rental units were lacking either complete plumbing or kitchen facilities.

Overcrowding was experienced by 125 Grants Pass households, with 75 being renter-occupied and 50 being owner-occupied households.

Describe the need for specific types of housing:

In addition to affordable housing to meet the needs of the LMI population, Grants Pass is in need of affordable housing for special populations, such as those recovering from substance abuse or domestic violence, those with physical disabilities and those with developmental or intellectual impairments. Agencies that deal with all of the mentioned populations, many of whom have low incomes, say Grants Pass is lacking in affordable housing in general, which makes it more difficult for their clients.

Currently, Options operates the Crisis Resolution Center, which is a proven successful hospital diversion program with both mental health hold and non-hold beds. A gap in supportive housing resources is the lack of any supportive transitional housing that could act as a step down from CRC. Individuals that have reached their maximum benefit from a stay at CRC are released back into the community often due to a lack of other options. This can lead to a revolving door effect where they end up immediately back at the hospital or CRC. Having a supported housing program that could offer a placement for individuals that no longer needed the intense support offered by CRC, but still needed some support and transition time before returning to the community would dramatically reduce the number of re-hospitalizations.

The WCST emergency shelter has been at capacity for several months and women and children seeking refuge from domestic violence are turned away on a daily basis, often to other emergency homeless shelters, such as the Gospel Rescue Mission in Grants Pass or shelters in nearby Medford. Often those shelters are at capacity and turn additional domestic violence survivors away. Local motels will not take checks issued by Oregon Department of Human Services and local campgrounds are asking that agencies stop using their facilities as emergency housing.

Discussion

Grants Pass recently updated its Urban Growth Boundary and has approximately 886 'buildable' acres of residential land in the UGB that is already zoned for urban residential use and development. It added approximately 264 additional buildable acres of land planned for residential use and development to the to the UGB, together planned to meet residential land needs for the next 20 years, together with approximately 44 acres of residential infill and redevelopment. In addition, some commercial lands allow for mixed use development, residential development, and group quarters such as assisted living facilities. The city also established urban reserves to meet needs for an additional 10 years, with approximately 343 buildable acres in residential plan designations. Residential growth will occur primarily on the southwest side of the city.

Vacancy rates, especially for rental housing, are at or below sustainable levels. Parkview Terrace, which is currently under construction, will add 50 new affordable housing units to the inventory. No other large-scale projects are currently underway or in the works.

MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)

Introduction

Housing stock in Grants Pass provides a diverse mix of housing in different price ranges for owner-occupied and rental dwelling units.

According to the American Community Survey (ACS) data, the median contract rent went up 46% (from $456 per month to $666 per month) between the years 2000 and 2013. The median family income increased a mere 14% over the same period. A median income household paying the median contract rent would have spent 18.7% of their annual income on rent in the year 2000; in the year 2013, a median income household paying median contract rent would have spent 24% of their annual income on rent. The number of households paying less than $500 for rent dropped from 2,110 in 2010 to 970 in 2013. During the same period the number of households paying between $1,000 and $1,499 per month increased from 302 to 1,140.

While rents increased, median home values declined from $232,600 in 2010 to $182,400 in 2013. This drop in home values depressed the local housing market; consequently new housing starts in Grants Pass are still low.

The 2013 median family income for Grants Pass is $33,165, down from $34,652 in 2010.

The economic downturn has put additional pressure on the need for more affordable rental housing in particular as homeowners lost homes to foreclosure and became renters. The data provided by HUD has been supplemented when available to show more accurate figures of housing costs and affordability.

Cost of Housing

	Base Year: 2000	Most Recent Year: 2013	% Change
Median Home Value	111,200	182,400	64%
Median Contract Rent	456	666	46%

Table 31 – Cost of Housing

Data Source Comments: 2000 Census (Base Year), 2009-2013 ACS (Most Recent Year)

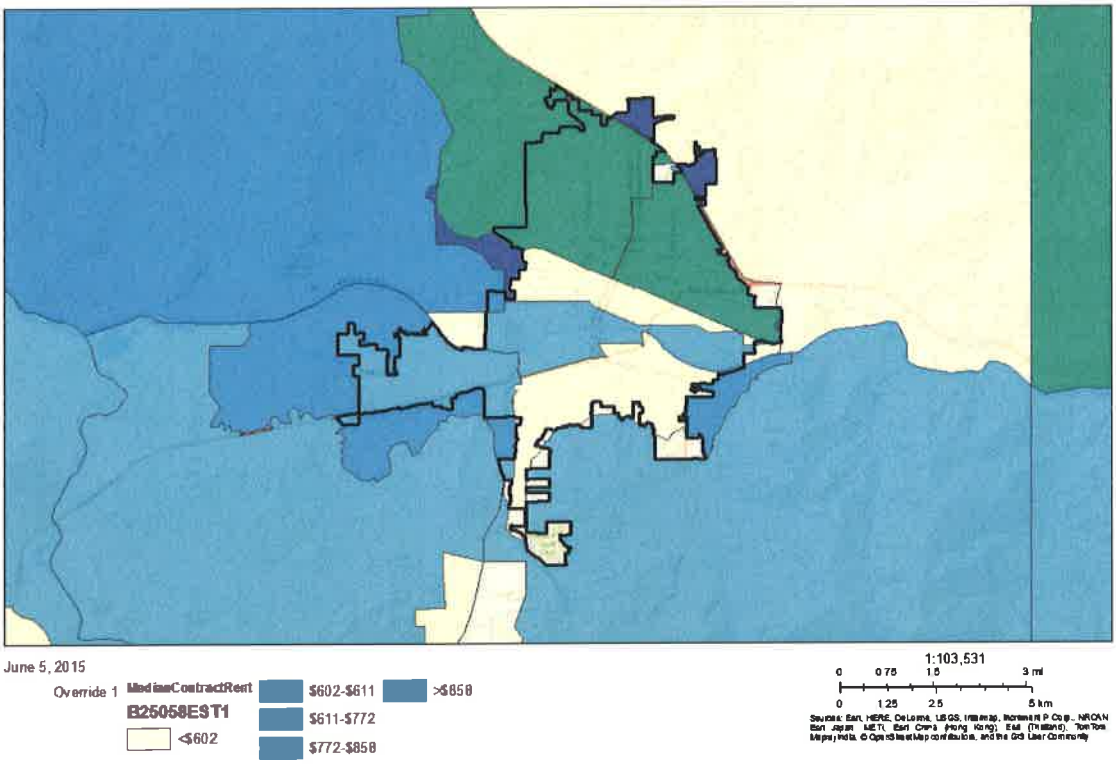
Rent Paid	Number	%
Less than $500	970	14.2%
$500-999	4,111	59.9%
$1,000-1,499	1,140	16.6%
$1,500-1,999	195	2.8%
$2,000 or more	437	6.4%
Total	***6,853***	***100.0%***

Table 32 - Rent Paid

Alternate Data Source Name:
2009-2013 ACS

Data Source Comments:

City of Grants Pass - Median Contract Rent



City of Grants Pass - Median Contract Rent

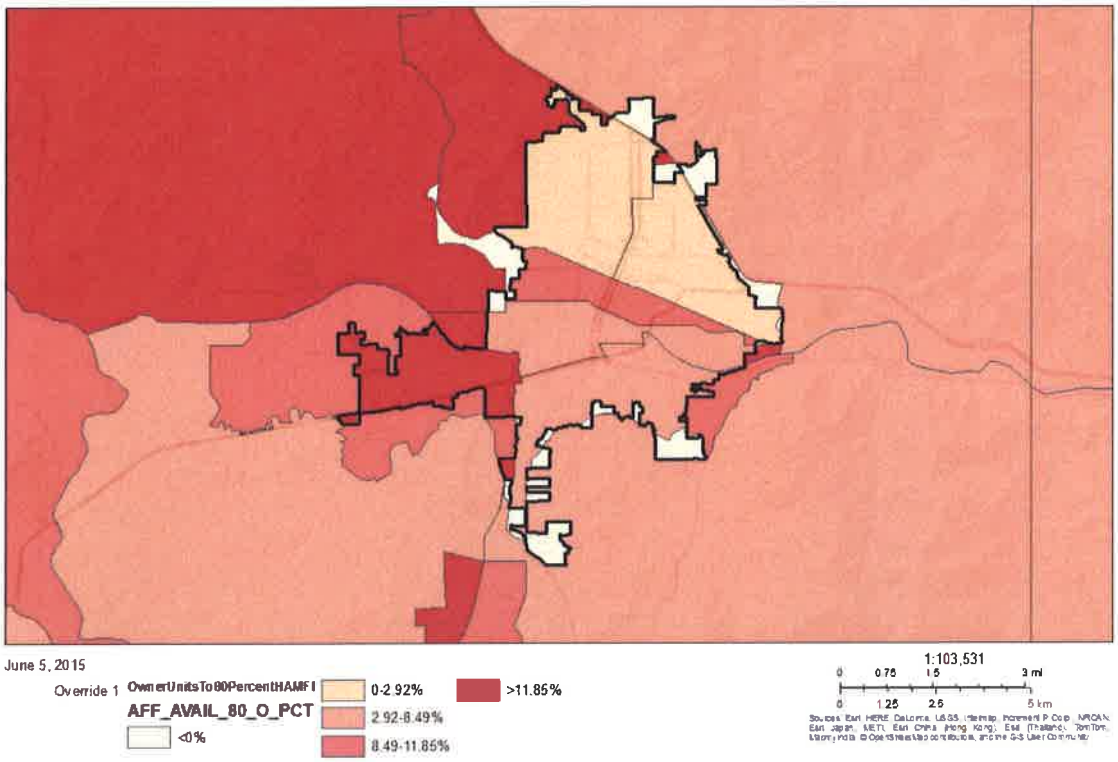
Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	340	No Data
50% HAMFI	930	140
80% HAMFI	3,495	524
100% HAMFI	No Data	1,033
Total	***4,765***	***1,697***

Table 33 – Housing Affordability

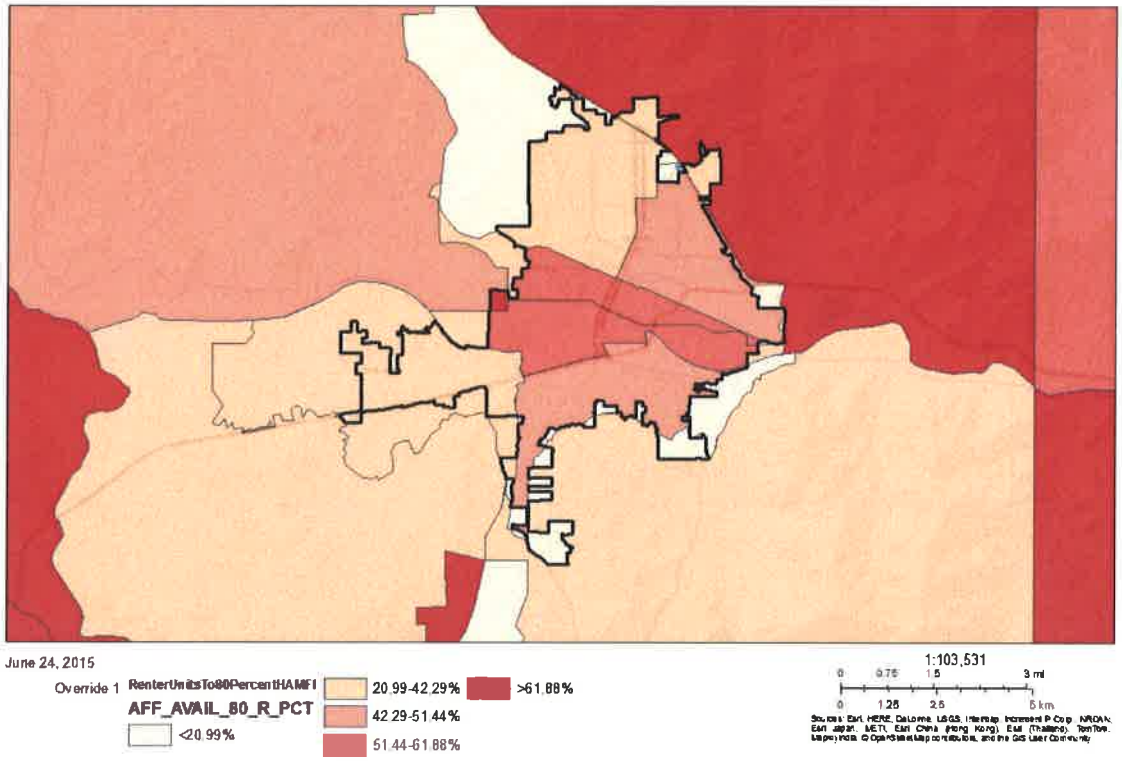
Data Source: **2007-2011** CHAS

City of Grants Pass - Percent of Owner Units Affordable to 80% HAMFI



City of Grants Pass - Percent of Owner Units Affordable to 80% HAMFI

City of Grants Pass - Percent of Renter Units Affordable to 80% HAMFI



City of Grants Pass - Percent of Renter Units Affordable to 80% HAMFI

Monthly Rent

Monthly Rent ($)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	462	589	776	1,122	1,226
High HOME Rent	462	589	762	871	953
Low HOME Rent	462	501	601	694	775

Table 34 – Monthly Rent

Data Source Comments: 2015 HOME Rent Limits, Josephine County, Oregon

Is there sufficient housing for households at all income levels?

The Housing Needs Assessment in Section NA-10 of this Plan, and the Housing Problems discussions in NA-15, 20, 25 and 30, indicates that there is clearly need for more affordable housing for low-income and special needs residents of Grants Pass. The analysis of housing affordability presented in MA-15 supports the conclusions in the needs assessment.

How is affordability of housing likely to change considering changes to home values and/or rents?

As the economy improves, housing prices are rising and rental vacancy rates are decreasing. ACS data showed the rental vacancy rate in Grants Pass at 5.9% and vacant owner-occupied rate at 2% (2009-2013 ACS). Market rent for 3-bedroom units is more than $1,100 a month. However, anecdotal evidence from the Southern Oregon Rental Owners Association and area affordable housing providers indicates that the true rental vacancy rate in the Grants Pass area might be less than 2%. If true, the community can expect to see an increase in market rate rents and a decrease in available affordable housing.

JHCDC currently assists approximately 768 households through the HCV program as of March 2016. 75% of new admissions must be at or below 30% HAMFI to qualify. The remaining 25% must be 'very low income' (between 30% and 50% HAMFI) to qualify.

Based on 5-year ACS data, median home prices continued to decrease after 2010, putting a severe strain on new housing to meet community needs. However more current anecdotal evidence indicates home values are again rising, which may entice owners of residential properties to sell, further reducing availability of rental units.

How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?

According to HUD's 2015 HOME Rent Limits for Josephine County, Fair Market Rent for a 3-bedroom unit was $428 a month higher than the Low HOME Rent Limit and $251 a month higher than the High HOME Rent Limit. Due to the low vacancy rate, rents continue to rise each month.

There is a dire immediate need for more affordable housing units in Grants Pass. Even if started today, new housing projects would not be ready for occupancy for 18-24 months.

Discussion

Increased availability of affordable housing is critical to stabilizing Grants Pass families at-risk of homelessness, and to make it possible for low-income families to improve their financial situation.

MA-20 Housing Market Analysis: Condition of Housing – 91.210(a)

Introduction

In general housing stock in Grants Pass is in standard condition. The majority of housing units (51%) were constructed after 1980, with 12% before 1950. About 6,929 units were built before 1980 and have the possibility of lead-based paint hazards.

One local agency, Jackson County Housing Authority, has a biannual program that helps low-income homeowners eliminate health and safety hazards to their homes. This program, funded through the State of Oregon, is available to Josephine County residents every other year. Now that Grants Pass is a CDBG entitlement community, that program will no longer be available to City residents.

The greatest condition issue in Grants Pass is cost burden. 1,565 households earning less than 80% of the median income experienced housing cost burden, spending 30 to 50% of their incomes on housing costs, in the 2007-2011 data. 2,690 households earning less than 80% HAMFI experienced severe housing cost burden, spending more than half of their income on housing costs. In all, 4,255 of households earning less than 80% HAMFI experience housing cost burden greater than 30%.

The following characteristics were found of households that were housing cost burdened:

- 1,250 renter households and 315 owner households earning less than 80% of the HAMFI experienced housing cost burden;
- 1,705 renter households and 985 owner households earning less than 80% of the HAMFI experienced severe housing cost burden;
- 765 renter households and 180 owner households, classified as extremely low income (earning less than 30% of the HAMFI), experienced severe housing cost burden

Definitions

For the purposes of this Consolidated Plan, Grants Pass will use the HUD housing quality standards as defined below:

- *Standard Condition:* A unit of housing is considered to be in standard condition if it is generally in good repair, with no substandard habitability elements (i.e., lacking complete plumbing or kitchen facilities) or exterior elements. Such units may be eligible for housing rehabilitation funding if interior conditions are such that the HUD Section 8 Housing Quality Standards are not met, or a threat to the integrity or livability of the unit exists and should be addressed. Examples of ways in which the interiors of such homes might be rehabilitated include the replacement of heating systems, electrical system repairs or upgrades, plumbing system repairs or upgrades, energy efficiency improvements, and accessibility improvements.

- *Substandard Condition but Suitable for Rehabilitation:* This category describes dwelling units that does not meet one or more of the HUD Section 8 quality standard conditions, likely due to deferred maintenance or work without permits, but that are both financially and structurally feasible for rehabilitation. Such units may be lacking complete plumbing or kitchen facilities and/or may have exterior elements in need of repair (e.g., a roof in need of replacement, siding in need of repair or replacement, or a missing or failing foundation). In order to be suitable for rehabilitation the unit value generally exceeds the cost of the repairs or upgrades that would be required in order to bring it to standard condition. This category of properties does not include units that require the correction of minor livability problems, or maintenance work.

- *Substandard Condition and Not Suitable for Rehabilitation:* This category describes dwelling units that are in such poor condition as to be neither structurally nor financially feasible for rehabilitation. Such units will typically have an improvement value that is less than the cost of addressing the habitability and exterior elements that cause its classification as "substandard," or will be considered to be unfit to occupy for reasons of safety by the City's Building Official.

Housing Condition

The tables below display the number of housing units by tenure based on the number of housing conditions per unit. Selected conditions are the same housing problems identified in the Needs Assessment and include: (1) lacks complete plumbing facilities, (2) lacks complete kitchen facilities, (3) has more than one person per room, and (4) cost burden greater than 30%. Housing cost burden was the biggest housing problem in Grants Pass, accounting for most of the units listed below.

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	2,682	36%	3,616	52%
With two selected Conditions	59	0%	646	9%
With three selected Conditions	0	0%	32	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	4,650	63%	2,598	38%
Total	***7,391***	***99%***	***6,892***	***99%***

Table 35 - Condition of Units

Data Source: 2007-2011 ACS

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	1,408	19.1%	1,320	19.1%
1980-1999	2,174	29.4%	2,165	31.4%
1950-1979	2,582	34.9%	2,407	34.9%

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Before 1950	1,227	16.6%	1,000	14.5%
Total	***7,391***	***100%***	***6,892***	***100%***

Table 36 – Year Unit Built

Alternate Data Source Name:
2007-2011 ACS
Data Source Comments:

Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	3,809	52%	3,407	49%
Housing Units build before 1980 with children present	380	5%	785	11%

Table 37 – Risk of Lead-Based Paint

Data Source: 2007-2011 ACS (Total Units) 2007-2011 CHAS (Units with Children present)

Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	0	0	0
Abandoned Vacant Units	0	0	0
REO Properties	130	0	130
Abandoned REO Properties	0	0	0

Table 38 - Vacant Units

Alternate Data Source Name:
2015 Josephine County Assessor
Data Source Comments:

Need for Owner and Rental Rehabilitation

As mentioned previously, the majority of housing stock in Grants Pass falls under the category of standard condition. 63% of owner-occupied has none of the selected condition; 2,682 owner-occupied and 3,616 renter-occupied units exhibit one of the selected conditions. According to the 2013 ACS, 0.2% (about 14) of owner-occupied and 0.7% (about 50) of renter-occupied units fall into "substandard" housing (lacking complete plumbing facilities). 100% owner-occupied units have complete kitchen facilities while 11.5% (more than 800) of renter-occupied units lack kitchens.

Estimated Number of Housing Units Occupied by Low or Moderate Income Families with LBP Hazards

According to the 2007-2011 ACS, 3,809 owner-occupied and 3,407 renter-occupied housing units in Grants Pass were built before 1980 and thus are at risk for lead-based paint hazards. The 2007-2011

CHAS data shows 380 (5%) those owner-occupied units and 785 (11%) of those renter-occupied units have children present.

Discussion

While relatively small in number compared to the overall housing stock, the data suggest that there is a need for owner and rental unit rehabilitation in Grants Pass, especially when more than 800 renter-occupied units lack complete kitchen facilities, indicating that those units may be illegal conversions done without permits or are extended-stay hotels. The homeowner rehabilitation program administered by the Jackson County Housing Authority is no longer available to Grants Pass residents.

MA-25 Public and Assisted Housing – 91.210(b)

Introduction

Grants Pass does not have public housing developments, only properties owned or controlled by Josephine Housing and Community Development Council and the Jackson County Housing Authority, both regional housing authorities. Those units are well-maintained and have maintenance plans in place. However, there aren't enough to meet the need for affordable housing for low-income residents.

Totals Number of Units

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project-based	Tenant-based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available				869		869	15	0	75
# of accessible units									
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 39 – Total Number of Units by Program Type

Alternate Data Source Name:
Josephine Housing & Community Development Council
Data Source Comments: Updated data from JHCDC for March 2016

Describe the supply of public housing developments:

Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:

Grants Pass does not have public housing developments. Grants Pass has 678 regulated affordable housing units. Of these, 201 units are set aside for families and any age households, 423 for seniors and/or disabled, and 49 for chronically mentally ill (CMI) persons. All of the assisted units are limited to low-income tenants and many house tenants with very low or extremely low incomes. All of these properties are generally well-maintained.

Public Housing Condition

Public Housing Development	Average Inspection Score

Table 40 - Public Housing Condition

Describe the restoration and revitalization needs of public housing units in the jurisdiction:

Publically assisted housing units in Grants Pass are aging and will need rehab and on-going appliance/HVAC/roof/parking lot replacement in the future. Most are in generally good condition with on-going up-keep and maintenance being completed as needed.

Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:

Grants Pass does not have public housing developments.

Discussion:

Grants Pass does not have public housing developments.

MA-30 Homeless Facilities and Services – 91.210(c)

Introduction

Grants Pass is a giving community offering a variety of services targeted toward assisting people who are homeless and at risk of becoming homeless. Homeless and low-income people in Grants Pass can get food from a number of sources, including the Saint Vincent de Paul dining room. Several food pantries distribute food to needy Grants Pass families. The Gospel Rescue Mission provides two emergency homeless shelters: Wagner Hall, the men's shelter, provides 30 beds to men needing a place to stay, with a 30-day maximum. Fikso Family Center, the shelter for women and children, provides 12 rooms for women with up to 4 children and 4 bunk rooms for single women. The maximum stay is 30 days. Finally, the Women's Crisis Support Team operates the Talsunne Safe House, which provides emergency shelter for up to 13 women and their children who are victims of domestic violence.

Consultations with area service providers identified the following gaps in facilities or services in Grants Pass and the need for more existing services:

- Increased access to appropriate care for the mentally ill who make up a significant segment of the homeless population.
- Jobs and job training.
- Sources of rental assistance are needed to prevent at-risk families and individuals from becoming homeless and/or to re-house them quickly in the event they become homeless.
- Teen and family outreach and homeless prevention programs.
- Support services to move homeless residents into stable housing and to prevent the loss of housing by at-risk populations.
- Additional domestic violence shelter capacity.

Facilities and Housing Targeted to Homeless Households

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	25	0	21	0	0
Households with Only Adults	30	0	5	0	0
Chronically Homeless Households	0	0	0	0	0
Veterans	0	0	0	0	0
Unaccompanied Youth	0	0	0	0	0

Table 41 - Facilities and Housing Targeted to Homeless Households

Data Source Comments: 2015 PIT and public data

Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons

Options for Southern Oregon serve as the Community Mental Health Program and provide additional services such as the Integrated Primary Medical Care Program for all members of the community. They address issues related to housing, advocacy, community integration, crisis intervention, therapy, co-occurring issues, education, work and economic issues. They foster development of mental and emotional health in children, adults and families. Staff will continue consultation throughout the Consolidated Plan process.

St. Vincent de Paul provides assistance when funding is available for utility bills, rent, laundry, clothing, emergency food, bus transportation, home visits, counseling and referrals.

Gospel Rescue Mission operates two emergency homeless shelters in Grants Pass. They work with over 40 local churches to provide clothing, spiritual counseling, education, food, healthcare and shelter. They work closely with community businesses and other local service agencies. The City is currently working with the GPM to establish a sobering center for a safe and secure detox facility and provide those individuals with the appropriate care services. The GPM operates the Fisko Family Center which shelters and sleeps up to 60 homeless women and children, cooks over 350 meals free every day, provides clean clothing and shoes, daily free showers for street people, 5,000 square feet of raised beds for vegetables, free dental care. The City will continue to coordinate with the GPM throughout the Consolidated Plan process.

United Community Action Network (UCAN) is the Community Action Agency and Continuum of Care lead agency that serves Grants Pass with affordable housing, food, Head Start/Early Head Start programs, health insurance and Rx assistance, heat assistance, homeless services, information and referrals, money management, national service programs, tax assistance, transportation services, and weatherization.

What services are available and other sources were missed?

List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.

UCAN, the area's non-profit Community Action Agency and Continuum of Care lead agency, works with area partners to update plans to address homelessness, including conducting the annual PIT count.

Grants Pass School District No. 7 provides McKinney-Vento Act assistance to homeless and at-risk children and their families, including help finding shelter, food, clothes, transportation to school.

MA-35 Special Needs Facilities and Services – 91.210(d)

Introduction

There are a number of agencies in Grants Pass that offer a comprehensive set of services to meet the needs of special needs populations. In addition to the homeless services described in the previous section of this Plan, a network of providers also deliver housing and supportive services to people who are elderly or frail elderly, people with mental, physical and/or developmental disabilities, people with alcohol or other drug addictions, and individuals and their families living with HIV/AIDS.

Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs

Elderly and Disabled

Grants Pass agencies provide a broad range of housing and supportive services for the elderly and frail elderly. Housing opportunities include 423 subsidized low income/affordable units set aside for the elderly and/or disabled and 49 for chronically mentally ill (CMI) individuals.

The following agencies provide services to the elderly and frail elderly.

Dial-A-Ride, provided by Josephine Community Transit, is available for Grants Pass seniors and disabled residents who require transportation.

Rogue Valley Council of Governments Senior and Disability Services assists seniors and adults with disabilities through a network of services to help seniors and adults with disabilities live with dignity and independence. An 11-member Disability Services Advisory Council, and a 23-member Senior Advisory Council appointed by the RVCOG Board of Directors, assists in planning and advocacy.

United Community Action Network's RSVP Program offers many different service opportunities for volunteers, including tax return assistance, Medicare benefits explanation, prescription assistance, Meals-on-Wheels, and veteran transportation.

Handicap Awareness and Support League (HASL) is a non-profit organization advocating for people with disabilities and senior citizens in Grants Pass. HASL provides a myriad of services, including advocacy, independent living skills, information and referral, peer monitoring, ADA access consultations, and employment services.

Persons with Mental, Physical and/or Developmental Disabilities

Several agencies with missions to house and/or provide services to persons with mental, physical and/or developmental disabilities operate in Grants Pass. Options for Southern Oregon own and

operate supported housing for people with mental disabilities. Agencies that provide services to people with disabilities include:

Dial-A-Ride, provided by Josephine Community Transit, is available for Grants Pass seniors and disabled residents who require transportation.

Community Living Case Management (CLCM) provides intake and eligibility determinations, general case management/service coordination, protective services for adults, contractual services for community base programs such as residential supports and employment or alternatives to employment, foster care recruitment and licensing and placements for adults and children, high school transition services, and crisis services.

Options for Southern Oregon provides a full range of evaluation and treatment services to county residents of all ages, including a variety of services to those with serious mental illness; intensive treatment, case management and outreach services to those under civil commitment; oversight of mental health residential programs, adult foster homes, residential treatment homes and the secure residential treatment facility.

Persons with Alcohol or Drug Addictions

Josephine County Community Corrections provides a substance abuse program that offers outpatient alcohol and drug treatment to adolescents and adults who are residents of Josephine County.

OnTrack provides residential and outpatient drug and alcohol rehabilitation services in Grants Pass.

Options for Southern Oregon own and operate Freedom House, a seven-room residential facility that serves women in recovery from alcohol and chemical dependency.

Persons with HIV/AIDS

Josephine County Public Health has a HIV prevention program aimed at reducing the incidence of HIV infection through HIV education, counseling/testing, and the provision of case management for HIV-positive residents of Josephine County. Persons with HIV/AIDS live independently in the community.

Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing

Case workers from Options for Southern Oregon work with clients and their families to find supportive housing after discharge from mental health care facilities, whether it is through in-home services or placement in assisted or supported living facilities.

Asante Health System, which operates Three Rivers Community Hospital in Grants Pass, has medical social workers who work with patients and their families on discharge planning. Options for Southern

Oregon operate the Crisis Resolution Center, a hospital diversion program with both mental health hold and non-hold beds. A gap in supportive housing resources is the lack of any supportive transitional housing that could act as a step down from CRC. Individuals that have reached their maximum benefit from a stay at CRC are released back into the community often due to a lack of other options. This can lead to a revolving door effect where they end up immediately back at the hospital or CRC. Having a supported housing program that could offer a placement for individuals that no longer needed the intense support offered by CRC, but still needed some support and transition time before returning to the community would dramatically reduce the number of re-hospitalizations.

Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)

As stated in the goals of the Consolidated Plan, the City's priority is to work with community partners to increase the supply of housing that is affordable to its lowest income residents, including those at risk of homelessness or who have other special needs.

For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))

As stated in the goals of the Consolidated Plan and in the 2015-2016 Annual Action Plan, the City's priority is to work with community partners to increase the supply of housing that is affordable to its lowest income residents, including those at risk of homelessness or who have other special needs.

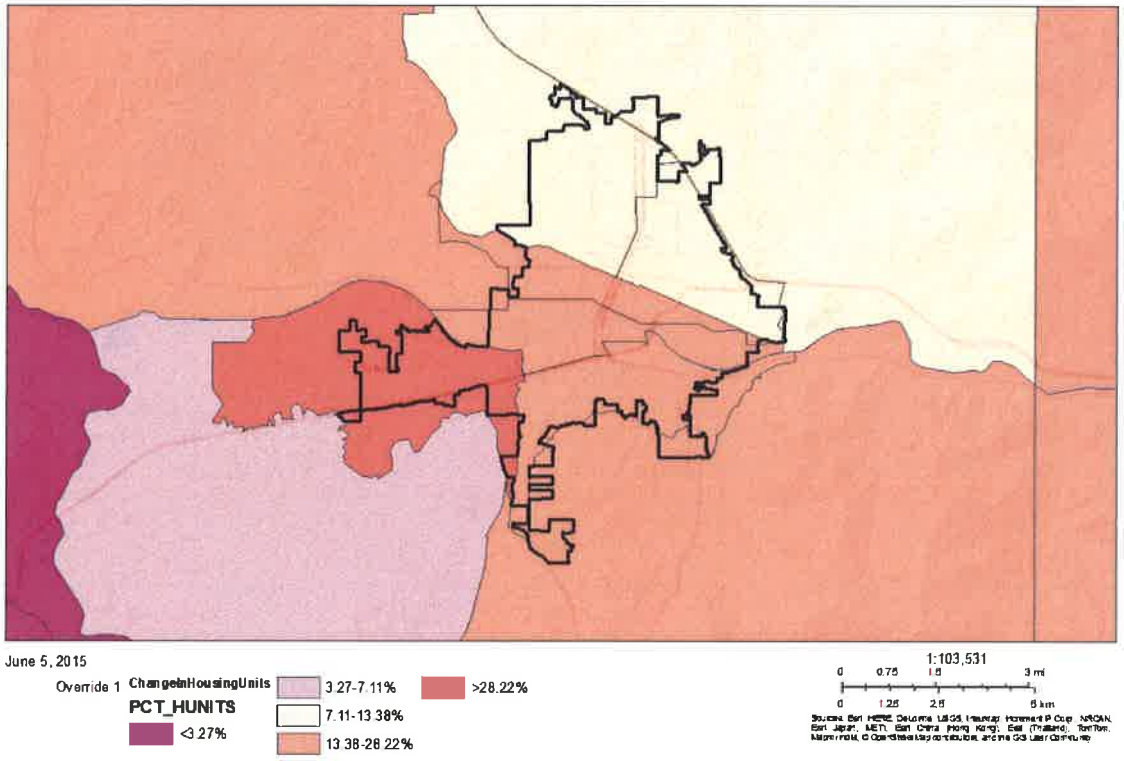
MA-40 Barriers to Affordable Housing – 91.210(e)

Negative Effects of Public Policies on Affordable Housing and Residential Investment

The Consolidated Plan and 2015 - 2016 Action Plan activities included an Analysis of Barriers to Affordable Housing to address 24 CFR 91.25(h), which also provides for a determination of compliance if the City has already completed a regulatory barrier assessment substantially equivalent to the information required under paragraph (h), as determined by HUD.

On February 29, 2016, the City submitted a letter to HUD documenting work the City believed was substantially equivalent, as well as completion of actions to ameliorate the negative effects. HUD concurred in a March 9, 2016 e-mail. The analysis and discussion of actions to ameliorate the negative effects are provided in the February 29, 2016 letter, which is available on the **City's CDBG webpage** at *www.grantspassoregon.gov > Departments > Parks & Community Development > CDBG and Consolidated Plan*.

City of Grants Pass - Change in Housing Units



City of Grants Pass - Change in Housing Units

MA-45 Non-Housing Community Development Assets – 91.215 (f)

Introduction

Business and employment sectors in Grants Pass have suffered losses since 2007, though there are indications the economy is beginning to rebound. Unemployment in Grants Pass has dropped from 14.9% in March 2009 to 6.9% in March 2015, and building permits issued by the city are on the upswing. In 2014 the City issued 81 residential building permits, up from 27 in 2011.

The 2007-2011 ACS supplied by HUD shows a workforce (those aged 16-64) of 15,503.

The business activities in Grants Pass that employ the most people are the Education and Health Care Services; Retail Trade; Arts, Entertainment, and Accommodations; and Manufacturing sectors. While the largest sector, Education and Health Care Services, employs many higher wage workers as public school educators, nurses, and other health professionals, the activity also has many low-wage education aides, home health care, and residential facility workers.

Approximately 85% of Grants Pass workers travel less than 30 minutes to work according to the 2007-2011 ACS, while 15% travel more than 30 minutes. The majority of those with commute times of more than 30 minutes, travel between 30 and 59 minutes, meaning they likely work in other southern Oregon communities – Medford, Central Point, Rogue River, or Ashland. Data from the US Census Bureau's 2011 Longitudinal Employer-Household Dynamics survey shows that 17,216 people are employed in Grants Pass; of those, 6,087 people live and work in Grants Pass and 11,129 people live elsewhere and work in town.

Grants Pass residents tend to have lower educational attainment than the statewide average. Of the population 25 years and older 9.4% hold Bachelor's degrees, while the statewide rate is 18.7%. (2009-2013 ACS) Of the largest group of workers, those between the ages of 18-64 years, 6,630 individuals have only a high school diploma or GED. Meanwhile, only 2,569 have obtained a bachelor's or graduate/professional degree.

As reflected in the 2009-2013 ACS, median income for Grants Pass households is $33,165, below the Oregon median of $50,229. The 3-year 2011-2013 ACS shows a further drop in median income to $31,384. Median income for a Grants Pass worker aged 25 years and over with a Bachelor's Degree is $39,370. Those with a graduate or professional degree have a median income of $67,768 (2009-2013 ACS).

Economic Development Market Analysis

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	191	17	2	0	-2
Arts, Entertainment, Accommodations	1,247	2,177	14	15	1
Construction	370	377	4	3	-1
Education and Health Care Services	1,969	3,754	23	26	3
Finance, Insurance, and Real Estate	538	932	6	7	1
Information	205	292	2	2	0
Manufacturing	1,068	1,358	12	10	-2
Other Services	464	726	5	5	0
Professional, Scientific, Management Services	399	550	5	4	-1
Public Administration	0	0	0	0	0
Retail Trade	1,590	2,978	18	21	3
Transportation and Warehousing	255	177	3	1	-2
Wholesale Trade	408	878	5	6	1
Total	8,704	14,216	--	--	--

Table 42 - Business Activity

Data Source: 2007-2011 ACS (Workers), 2011 Longitudinal Employer-Household Dynamics (Jobs)

Labor Force

Total Population in the Civilian Labor Force	15,010
Civilian Employed Population 16 years and over	13,097
Unemployment Rate	12.74
Unemployment Rate for Ages 16-24	26.62
Unemployment Rate for Ages 25-65	8.79

Table 43 - Labor Force

Data Source: 2007-2011 ACS

Occupations by Sector	Number of People
Management, business and financial	2,050
Farming, fisheries and forestry occupations	632
Service	2,022
Sales and office	3,822
Construction, extraction, maintenance and repair	1,249
Production, transportation and material moving	887

Table 44 – Occupations by Sector

Data Source: 2007-2011 ACS

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	10,533	85%
30-59 Minutes	1,589	13%
60 or More Minutes	248	2%
Total	***12,370***	***100%***

Table 45 - Travel Time

Data Source: 2007-2011 ACS

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		
	Civilian Employed	Unemployed	Not in Labor Force
Less than high school graduate	861	203	598
High school graduate (includes equivalency)	2,931	420	1,397
Some college or Associate's degree	4,513	758	1,978

Educational Attainment	In Labor Force		
	Civilian Employed	Unemployed	Not in Labor Force
Bachelor's degree or higher	2,063	39	368

Table 46 - Educational Attainment by Employment Status

Data Source: 2007-2011 ACS

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	71	51	123	221	400
9th to 12th grade, no diploma	611	351	289	627	895
High school graduate, GED, or alternative	1,375	1,196	1,210	2,360	2,177
Some college, no degree	654	1,190	1,088	2,908	1,729
Associate's degree	189	728	316	1,030	442
Bachelor's degree	116	385	456	848	547
Graduate or professional degree	0	127	286	368	327

Table 47 - Educational Attainment by Age

Data Source: 2007-2011 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	22,287
High school graduate (includes equivalency)	22,254
Some college or Associate's degree	24,569
Bachelor's degree	34,408
Graduate or professional degree	67,712

Table 48 – Median Earnings in the Past 12 Months

Data Source: 2007-2011 ACS

Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

The major employment sectors are:

1. Education and Health Care Services 26.4%

2. Retail Trade 20.9%

3. Arts, Entertainment, Accommodations 15.3%

4. Manufacturing 9.6%

72.2% of jobs are in these four business sectors. The largest sector, Education and Health Care Services, requires some professional certified training. Much of the training needs to be in a classroom and requires some certification upon completion. Retail Trade requires customer service understanding. This can be OJT or professional classroom. There will also be a need for communications, technology, and math skills. Arts, Entertainment, Accommodations will require a variety of skills. Manufacturing will require a higher level of training of both, Retail Trade and Arts, Entertainment, Accommodations. Manufacturing will require skill sets that are dependent upon the industry.

Describe the workforce and infrastructure needs of the business community:

Every three years the Grants Pass and Josephine County Chamber of Commerce provides a business survey through their Business Retention and Expansion Committee (BR&E). The objectives of this study are:

- To demonstrate to local businesses that the community appreciates their contributions to the local economy.
- To help existing businesses solve problems.
- To assist businesses in using programs aimed at helping them become more competitive.
- To anticipate future local business issues and trends, then develop strategies to address them.
- To build community capacity to sustain growth.
- To specifically identify those businesses poised to expand that need assistance to grow.
- To develop collaborative relationships.
- To attract support businesses.

The results of the survey have identified the following lack of programs and skills necessary for a growing diverse business culture in our workforce and business community.

Those educated/skilled in a trade are gainfully employed; the remainder of the community is primarily made up of an unskilled workforce. Simple training in areas such as Customer Service Skills, Basic Workforce Skills, Management/Supervisory Skills, Basic Technical Skills, Sales, Basic Computer Skills, Utilizing new machinery or Technology, and Advanced Computer Skills is needed.

Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.

The Grants Pass area is growing. Retirees are moving into the area daily. The medical professions are growing and often have a difficult time filling vacant positions. Mid-Rogue IPA is building a new campus at the north end of town. Grants Pass has a growing service industry with employers such as WinCo Grocery and Red Robin Restaurant beginning to build new facilities in the area. The City is also looking into the possibility of establishing an Urban Renewal Area in some blighted areas. There is limited industrial land available, much of which will need a heavy inflow of dollars to make it to shovel ready. With new medical, service and manufacturing jobs in the area, there is a need to educate the community's unskilled work force. Programs in customer service are needed just to fill the entry level positions and advanced skill training is needed to meet the more advanced job requirements.

Advance skills critical to our business success include: Customer Service Skills, Mechanical Skills, Medical/Health Care Professionals, Computer/IT Skills, Good Work Ethic, Welding Skills, Communication Skills, Math Problem Solving Skills, Marketing Skills, Agriculture Skills, and Construction Skills.

How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?

The Grants Pass workforce does not have the skills necessary to be successful in our jurisdiction. The high school graduation rate stands at 69% and the most skilled of those that graduate leave the community for higher education or higher paying jobs outside the area. Those that stay have a skill or training from high school and may have a job. Grants Pass currently has an aging workforce with younger people seeming to be staying out of the workforce longer than their parents did. But, as the number show, Grants Pass has a higher population of retire aged people than younger population. And this trend is schedule to continue. There appears to be an aging population that is returning or moving into the area for the low cost of living and the climate.

Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.

The Grants Pass and Josephine County Chamber of Commerce is looking at bringing in a trainer for a one day workshop on customer service. The Rogue Community College Small Business Development Center is continuing to offer a wide selection of business courses. The RCC Continuing Education Division is offering customized training for its larger business clients. RCC Workforce Training provides responsive, career-focused training for citizens and businesses in order to develop a more productive worker and improve the quality of life among residents.

All of these will support the City's Consolidated Plan. It will be helpful if trainings are public and low-cost/no-cost continuous offerings. More people can then be reached with training to prepare them for the workforce.

The Job Council is a local organization that provides free job training and employment services to the public. The Job Council also provides local employers with new employees and work with private employers to plan for future labor needs. They also assist with school-to-work programs, including work experience.

Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?

Yes

If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.

The City has recently awarded a contract for the development of a Comprehensive Economic Development Strategic Plan, which includes the City of Grants Pass and Josephine County.

The scope of work includes the following key elements:

a. Review and analysis of existing demographic and socioeconomic data, labor force characteristics, City and County generated revenues, and other key economic data.

b. Prepare key demographic trends and forecasts, social factors, economic factors and financial indicators for inclusion into the strategic plan. This task should include preparation of a market study of the region's retail/commercial and industrial sectors.

c. Identify the community's assets and competitive advantages, with proposed activities and programs to incorporate these assets and advantages into an overall economic development strategy.

d. Review and analysis of local ordinances, policies, and rules, providing recommendations on making adjustments to favor economic growth.

e. Prepare and facilitate of up to three (3) stakeholder workshops.

f. Attend up to 3 meetings with County and City Policy Boards, staff and key community members to identify and prioritize economic development goals and objectives and proposed activities and programs.

g. Prepare a locally-based Economic Development Strategy setting forth prioritized goals and objectives for taking advantage of the opportunities surrounding the Grants Pass area, as well as for solving the economic development problems of the area.

h. Prepare an economic development action plan including prioritized target markets, suggested activities, projects, and programs to implement objectives and goals set forth in the strategy.

i. Prepare performance measures with timelines that will be used to evaluate whether and to what extent plan goals and objectives have been or are being met.

j. Attend of up to 2 meetings and/or workshops with the Josephine County Board of Commissioners and Grants Pass City Council.

k. Help the City/County identify what makes Grants Pass/Josephine County unique and special and how the City/County can position itself for the future while retaining those qualities.

l. Establish performance measurements, benchmarks, or milestones that measure the City/County's progress throughout the Economic Development Strategic Planning Process.

m. Develop and initiate a public involvement program that engages the community in this process.

n. Identify means by which consultant will work with City/County staff, elected officials and key community members to identify and prioritize economic development goals and objectives and proposed activities and programs.

o. Review the availability and effectiveness of City, County, State, Federal and Regional incentive programs.

p. Review policies, procedures and codes that affect economic development and growth, and recommend policy, process or procedural changes.

q. Conduct "leakage" analysis.

r. Identify and describe economic development potential and ways to grow and diversify the economy.

s. Establish planning parameters for setting a future growth policy for industry and workforce.

t. Identify, analyze and define roles and responsibilities in existing and potential partnerships with other entities, both internal and external

u. Develop a sales and marketing plan with budget projections. Include brand development, marketing tools, a sales plan and implementation strategy.

v. Provide the specific deliverables

Discussion

The City of Grants Pass has a commitment to the community for the implementation of the Economic Development Strategic Plan once completed. There have been funds set aside and assurances from Council that implementation of the plan will happen. This will include priorities such as job creation, increase in the number of family wage jobs through the promotion of job and skills training. Similarly, the City of Grants Pass may prioritize the use of some CDBG funding to support programs and training that help achieve the goal of expanding opportunities for the citizens to work where they live.

MA-50 Needs and Market Analysis Discussion

Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")

Six Census Block Groups and one Census Tract meet the threshold of having at least 51% LMI population. Three additional Census Tracts, while not meeting the LMI threshold, contain LMI populations that experience significant rates of any of the four selected severe housing problems (lacks complete plumbing or kitchen facilities, overcrowding, cost burden in excess of 30%).

Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")

Grants Pass is overwhelmingly non-Hispanic white. The Hispanic population of Grants Pass (approximately 8.6%), is spread across the city. Slightly higher concentrations of the Hispanic population (between 10.4% and 13.25%) are found in three of the six Census Tracts in Grants Pass.

In one Census Tract more that 51 percent of the households earn less than 80% of the AMI. The area is generally bordered on the north by the Southern Pacific tracks, the south by Bridge/'M'/'N' Streets and on the west by the city limits.

Additionally, six Census Block Groups, described as follows, have at least 51% of its residents earning less than 80% of the HAMFI:

- Area bordered on the north by Savage Street, the south by 'D' Street, the east by 10th and 12th Streets and Beacon Drive, and on the west by Dean Drive and 9th Street.
- Area bordered on the north by 'A' Street, the south by 'G' Street, the east by 6th Street, and the west by Booth and Dimmick Streets.
- Area bordered on the north by 'G' Street, the south by Bridge and 'M' Streets, the east by 6th Street, and the west by Oak Street.
- Area bordered on the north by 'G' Street and the Southern Pacific tracks, the south by 'M' and 'N' Streets, and on the west by 6th Street.
- Area bordered on the north by 'M' and 'N' Streets, the south by the Rogue River, and the west by 6th Street.
- Area bordered on the north by the Rogue River, the south by Fruitdale Drive, and the west by Parkdale Drive.

What are the characteristics of the market in these areas/neighborhoods?

These areas contain a mix of single-family detached homes (both rental and owner-occupied), duplexes, triplexes and four-plexes, apartment complexes, single-family attached homes, and manufactured dwellings. The area includes some newer in-fill development as well as many homes built from the

1950s through the 1980s along with a smattering of older homes. Those areas north of the Rogue River have higher concentrations of homes built prior to 1950.

Are there any community assets in these areas/neighborhoods?

As some of the oldest areas of Grants Pass, several community assets exist in the above described neighborhoods, including:

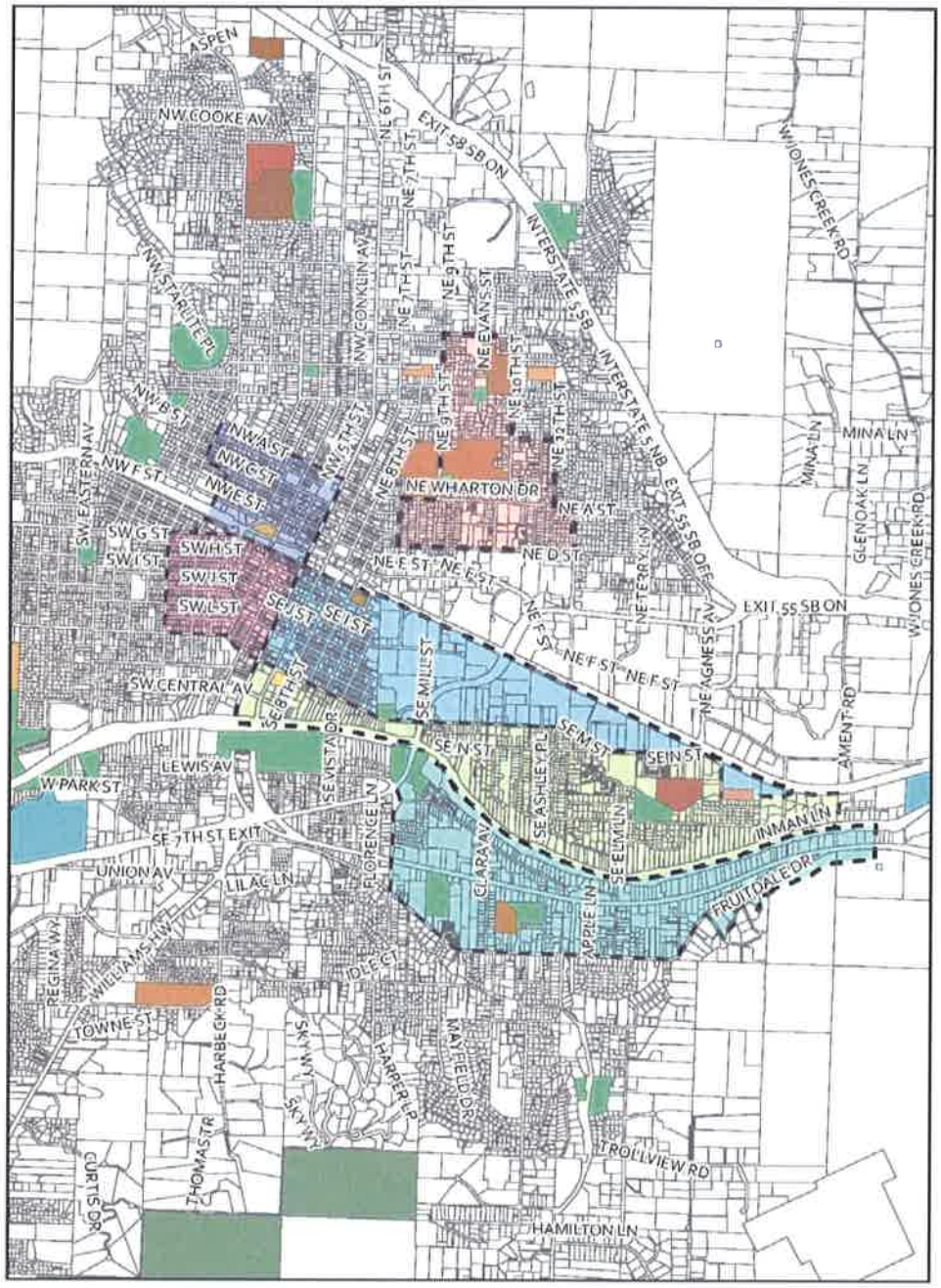
- Lincoln, Riverside, Fruitdale, and Grants Pass High Schools
- Croxton Memorial, Eckstein, Fruitdale, Morrison, Baker, Skate, and Debo Parks
- Caveman Municipal Pool
- Southern Oregon Growers' Market
- Grants Pass Water Filtration Plant
- Grants Pass City Hall
- Josephine County Courthouse
- Grants Pass Post Office
- Boys and Girls Club
- Head Start
- 'G' Street National Historic District
- Three-fourths of the Central Business District

Are there other strategic opportunities in any of these areas?

- Most of the residential properties north of the Rogue River are either fully or mostly developed. Some infill or residential redevelopment opportunities exist, especially in areas zoned for moderate-high density and high density residential.

- The majority of underdeveloped residential properties are located south of the Rogue River. The Housing Authority of Jackson County is currently constructing a new affordable housing development called Parkview Terrace in this LMI area.

City of Grants Pass LMI Genus Block Groups



Strategic Plan

SP-05 Overview

Strategic Plan Overview

This Strategic Plan summarizes the City of Grants Pass' community development, housing, and economic development priorities, goals and strategies for program years 2015-2019 pursued through the use of the Community Development Block Grant program and partnerships with local organizations.

It reflects amendments made in 2016. The goals, objectives, and activities have been updated accordingly. Therefore, the Goals in the updated Consolidated Plan align with those in the 2016-17 Action Plan and subsequent plans. The 2015-16 Action Plan still reflects the Goals before the Consolidated Plan was amended.

SP-10 Geographic Priorities – 91.215 (a)(1)

Geographic Area

Table 49 - Geographic Priority Areas

1	**Area Name:**	Citywide
	Area Type:	Target area
	Other Target Area Description:	Target area
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	
	Include specific housing and commercial characteristics of this target area.	
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	
	Identify the needs in this target area.	
	What are the opportunities for improvement in this target area?	
	Are there barriers to improvement in this target area?	

General Allocation Priorities

Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA)

Grants Pass has only one Census Block Group that is more than 51% LMI according to the 2013 ACS.

With the median household income within the City of Grants Pass at $33,165 (2009-2013 ACS) the lack of affordable housing and living wage jobs affect LMI persons throughout the city.

Since the City's CDBG allocation is small, funds will be used for projects that benefit low and moderate income residents throughout the community.

SP-25 Priority Needs - 91.215(a)(2)

Priority Needs

Table 50 – Priority Needs Summary

1	**Priority Need Name**	Maintain existing affordable housing-weatheriz
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Elderly Frail Elderly
	Geographic Areas Affected	Target area
	Associated Goals	Homeowner Weatherization and Energy Efficiency
	Description	Work with local organizations to ensure housing is safe and livable for low- and moderate-income residents of Grants Pass.
	Basis for Relative Priority	Grants Pass has a somewhat high number of homes constructed prior to 1980. Those homes are more likely to need weatherization and energy efficiency upgrades to keep utility costs low, housing safe, and housing costs low.
2	**Priority Need Name**	Increase economic opportunities - microenterprise
	Priority Level	High
	Population	Extremely Low Low Moderate Non-housing Community Development
	Geographic Areas Affected	Target area
	Associated Goals	Microenterprise education assistance
	Description	Partner with Rogue Community College Small Business Development Center to provide training to low- and moderate-income micro-entrepreneurs.

	Basis for Relative Priority	Grants Pass and Rogue Community College SBDC have an on-going relationship and proven track record in providing micro-enterprising assistance programs. This project would continue that partnership and foster economic growth for the community's low- and moderate-income micro-entrepreneurs.
3	**Priority Need Name**	Prevention of homelessness
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly
	Geographic Areas Affected	Target area
	Associated Goals	Emergency Housing Assistance
	Description	Provide short-term emergency assistance to homeowners and renters that are at risk for homelessness.
	Basis for Relative Priority	High housing costs coupled with low vacancy rates makes prevention of homelessness a vital need for the community. Keeping families in their homes stabilizes the community and is more cost effective than providing emergency housing through shelters.
4	**Priority Need Name**	Teen training services
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Non-housing Community Development
	Geographic Areas Affected	Target area
	Associated Goals	Teen Training Services
	Description	Partner with the Boys and Girls Club to provide teen training services to low- and moderate-income families in Grants Pass.

	Basis for Relative Priority	Due to increasing demand for services provided by the Boys and Girls Club, this expanded program will fund expanded services not currently provided for low-and moderate-income families in Grants Pass.
5	**Priority Need Name**	Maintain existing affordable housing - rehab
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Elderly Frail Elderly
	Geographic Areas Affected	Target area
	Associated Goals	Housing Rehab, ADA accessibility improvements
	Description	Work with local organizations to ensure housing is safe and livable for low- and moderate income residents of Grants Pass.
	Basis for Relative Priority	Existing housing stock is in limited supply. Rehabilitation retains existing affordable housing in decent condition, and ADA accessibility provides opportunities for aging and disabled citizens to remain independent in their homes and to find accessible housing.
6	**Priority Need Name**	Increase supply of affordable housing-acquisition
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Elderly Frail Elderly
	Geographic Areas Affected	Target area
	Associated Goals	Housing acquisition; affordable market rates

	Description	Assistance with acquisition of market rate housing to be made available at affordable rates by other organizations. Work with local organizations to ensure there is inventory of affordable housing available for low and moderate income residents of Grants Pass.
	Basis for Relative Priority	While this increases supply of affordable housing, it does not add additional housing stock. This need is not currently funded. It would be addressed if additional allocations are available or through reallocation of funds as an alternate to increasing the supply of affordable housing through other goals.
7	**Priority Need Name**	Increase supply affordable housing site improvemnt
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Elderly Frail Elderly
	Geographic Areas Affected	Target area
	Associated Goals	Assistance new affordable housing construction
	Description	Assistance with eligible costs associated for new affordable housing construction funded by other organizations (site acquisition, site preparation, public improvements, etc). Work with local organizations to ensure there is inventory of affordable housing available for low and moderate income residents of Grants Pass.
	Basis for Relative Priority	This eligible activity provides a means of subsidizing housing so it can be made available at affordable rates to low and moderate income residents of Grants Pass, while increasing the overall housing inventory.
8	**Priority Need Name**	Opportunities for homeless youth - Shelter Svcs
	Priority Level	High
	Population	Extremely Low Low Individuals Families with Children Unaccompanied Youth
	Geographic Areas Affected	Target area

	Associated Goals	Support Services new Youth Shelter
	Description	Provide services to youth at new youth homeless shelter in conjunction with provision of shelter.
	Basis for Relative Priority	Grants Pass has a need to provide a safe place and services to support the homeless youth in the community to help them achieve stability, finish school, and increase opportunities for future success.
9	**Priority Need Name**	Increase economic opportunities - Makerspace
	Priority Level	High
	Population	Extremely Low Low Moderate Non-housing Community Development
	Geographic Areas Affected	Target area
	Associated Goals	Makerspace Tuition Waivers
	Description	Makerspace tuition waivers for LMI youth, workforce, small business owners, and entrepreneurs. The City and partners are working to develop a makerspace and business incubator. This would provide tuition/membership waivers to increase access for LMI youth, workforce, small business owners, and entrepreneurs.
	Basis for Relative Priority	Opportunity to serve a cross section of the community to support youth training skills and provide access to facilities to support LMI workforce and businesses.
10	**Priority Need Name**	Increase economic opportunities - Daycare
	Priority Level	High
	Population	Extremely Low Low Moderate Non-housing Community Development
	Geographic Areas Affected	Target area
	Associated Goals	Daycare Assistance

	Description	Daycare assistance for work skills training and workforce entry. Access to supportive services to facilitate work skills training and into workforce. Daycare and other support services can be a barrier to LMI individuals accessing work skills training focused on entry into the workforce. This provides support for those services to support workforce training and entry.
	Basis for Relative Priority	Need to access to supportive services to allow for workforce development. There is a significant need to support workforce development and small business that can provide jobs and economic development.
11	**Priority Need Name**	Senior Meals and 'Food and Friends'
	Priority Level	High
	Population	Extremely Low Low Moderate Elderly Frail Elderly
	Geographic Areas Affected	Target area
	Associated Goals	Senior Meals and 'Food and Friends'
	Description	Support continuity of the senior meals and 'Food and Friends' program in Grants Pass. Assist RVCOG and acquisition and rehabilitation of facility to house senior meals and 'Food and Friends' program to ensure continuity following termination of lease at the location of the previous facility.
	Basis for Relative Priority	Significant number senior citizens and elderly who rely on this program to provide meals and provide check in visitation.
12	**Priority Need Name**	Reduce spread of neighborhood blight
	Priority Level	High
	Population	Non-housing Community Development
	Geographic Areas Affected	Target area
	Associated Goals	Rehab/Demolish blighted vacant/neglected property

	Description	Reduce the spread of neighborhood blight resulting from abandoned or neglected properties. Reduce the spread of neighborhood blight through a remediation program that provides for rehabilitation or demolition of vacant, abandoned, neglected, or dilapidated properties that have been neglected by owners, including foreclosed properties with absentee owners or landlords. Prioritize properties that have become an attractive nuisance or magnet for illicit activities such as drug use.
	Basis for Relative Priority	Foreclosed and vacant, abandoned, or neglected properties can contribute to neighborhood decline. This program would abate those properties and stabilize neighborhoods.
13	**Priority Need Name**	Special Needs Population
	Priority Level	High
	Population	Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions
	Geographic Areas Affected	Target area
	Associated Goals	Resolution Center/Adult Outpatient Facility
	Description	Support expansion of the crisis resolution center and/or adult outpatient facility creating independence and crisis resolution for Special Needs Populations. This program would help support the expansion of the facilities for the crisis resolution center and/or adult outpatient center to increase the services and number of people served.
	Basis for Relative Priority	Increased demand for services to help keep special needs population's independent and help provide stability.
14	**Priority Need Name**	Planning - Fair Housing (AI)
	Priority Level	High

	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Individuals Families with Children veterans Persons with HIV/AIDS Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Victims of Domestic Violence
	Geographic Areas Affected	Target area
	Associated Goals	Complete Analysis of Impediments to Fair Housing
	Description	Develop a Fair Housing Plan to better understand challenges and impediments to fair housing in Grants Pass. To be completed in Year 1 to serve as basis for activities under this Consolidated Plan.
	Basis for Relative Priority	Conduct an analysis to fair housing choices to assess Grants Pass' fair housing needs and develop a plan to address any impediments.
15	**Priority Need Name**	Planning - Fair Housing (AFH)
	Priority Level	High

	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Individuals Families with Children veterans Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence
	Geographic Areas Affected	Target area
	Associated Goals	Complete Assessment of Fair Housing
	Description	Complete Assessment of Fair Housing to better understand challenges and impediments to fair housing in Grants Pass. To be completed in Year 5 to serve as basis for activities under next Consolidated Plan.
	Basis for Relative Priority	Compliance with new AFH provisions is required to be completed in Year 5 prior to initiation of next Consolidated Plan to provide guidance on activities in next Consolidated Plan.
16	**Priority Need Name**	Planning - Affordable Housing
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Individuals Families with Children veterans Elderly Frail Elderly

	Geographic Areas Affected	Target area
	Associated Goals	Complete Analysis Barriers to Affordable Housing
	Description	Conduct an analysis to provide better understanding of the impediments to affordable housing in Grants Pass and develop a plan to improve the options to affordable housing to low and moderate income persons. To be completed in Year 1.
	Basis for Relative Priority	With incomes low and overall rental vacancy rate around 2%, and rents rising, affordable housing is a critical need. Affordable housing is key to stabilizing families at risk of homelessness.
17	**Priority Need Name**	Opportunities for Homeless Youth - Services
	Priority Level	High
	Population	Extremely Low Low Individuals Families with Children Unaccompanied Youth
	Geographic Areas Affected	Target area
	Associated Goals	Supportive Services for Homeless Youth
	Description	Provide outreach and supportive services to youth through the schools by providing funding for tuition waivers for programs that help build life skills and work skills. (Maslow Project)
	Basis for Relative Priority	Grants Pass has a need to provide services to support the homeless youth in the community to help them achieve stability, finish school, and increase opportunities for future success.

Narrative (Optional)

As described in NA-10 and Table 7, the City has determined that a number of household types, "Populations" in Table 49, (including those with extremely low/low/and moderate income, large families, families with children, and elderly) experience cost burden and/or severe cost burden. These cost-burdened households are the focus of the short-term emergency assistance activity that may arise due to one-time expenses where there is no cushion to absorb these costs.

UCAN also identifies other households at risk-of-homelessness and provides a range of services to help meet these needs (See AP-65). For participants that come to UCAN to seek housing, every attempt possible is made to provide the skills needed along with support to obtain adequate housing. For many, the search is long and difficult as available housing units are low and many have additional barriers such as felonies that keep them from being housed quickly. Once housing is located, case managers help with needed skills to remain in housing as well as assistance with the rent to help attain stability.

Priority homeless needs include immediate accessible emergency shelters and affordable housing. UCAN does not provide emergency shelter except in extreme circumstances. Through the efforts of the Homeless Task Force and the annual Point in Time Count, several agencies have opened warming centers to assist the homeless during the coldest winter months.

SP-30 Influence of Market Conditions – 91.215 (b)

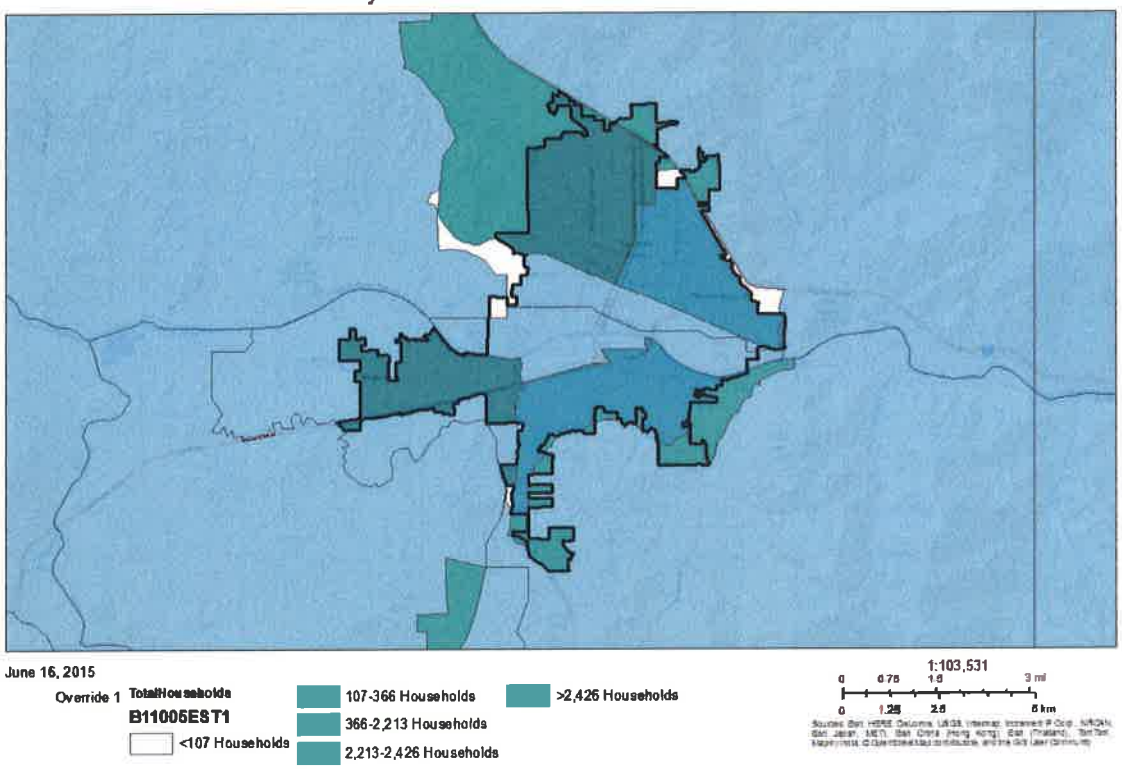
Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	Market conditions that could influence the use of TBRA include rents being asked for rental property. If rents are too high, the rental assistance might not be enough to allow clients to lease the units. Data shown in Table 33 indicates that the fair market rent for anything other than an efficiency unit far exceeds low HOME rent limits. In addition the current lack of available inventory of rental units due to low vacancy rates limits the ability to fully use or provide additional funding for TBRA programs such as Section 8 vouchers.
TBRA for Non-Homeless Special Needs	Added to the description of TBRA market characteristics above, non-homeless special needs clients may also encounter housing units that do not meet their accessibility needs. Most housing in any community has not had accessibility improvements that allow persons with mobility issues ease of access. While landlords are obligated to make reasonable accommodations for such renters, many need more accommodations than typical landlords would consider reasonable.
New Unit Production	The production of new housing units is influenced by several market conditions, including the cost of land, the cost of construction, and prevailing interest rates. While rates are currently at historic lows, the mortgage markets are still recovering from the recent mortgage foreclosure crisis and restrictions placed on lending institutions that resulted. In many areas lenders are not making new loans as freely as before and some well qualified buyers are finding it difficult to navigate the new mortgage processes that have been instituted. The resulting delays in securing loans can burden housing developers and restrict their activities. Data shown in Tables 9 and 10 indicate that a significant number of Grants Pass households experience housing cost burdens in excess of 30% of their income.

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Rehabilitation	Data provided in Table 36 shows that 52% of owner-occupied and 49% of renter-occupied housing units were constructed prior to 1980, indicating that rehabilitation may be a need. Rehabilitation activities can be influenced by the cost of materials and labor. The efficiency of rehabilitation is dependent on the after rehabilitation value of the home. If the market value of the home does not support the extent of rehabilitation required, it's not worth the effort to repair the home. Past experience in Grants Pass indicates that rehabilitation of older housing units, especially in developing areas of town, is less preferable than new construction. With low vacancy rates, local developers may capitalize on the opportunity to acquire inexpensive property with existing units that are in need of rehab and demolish the housing unit to facilitate redevelopment of market-rate housing.
Acquisition, including preservation	Acquisition, including preservation, can be influenced by the market value of the structure. With home purchases by private individuals, the historic low interest rates off-set increases in the market value of the housing stock. Monthly housing costs of higher priced homes at lower interest rates approximate the monthly housing costs of lower priced homes at higher interest rates. In the case of a City agency or non-profit organization buying housing stock for rehabilitation and resale or for preservation, the costs of purchasing a home outright at higher prices can reduce the number of homes that can be purchased or reduce the funds available for rehabilitation activities.

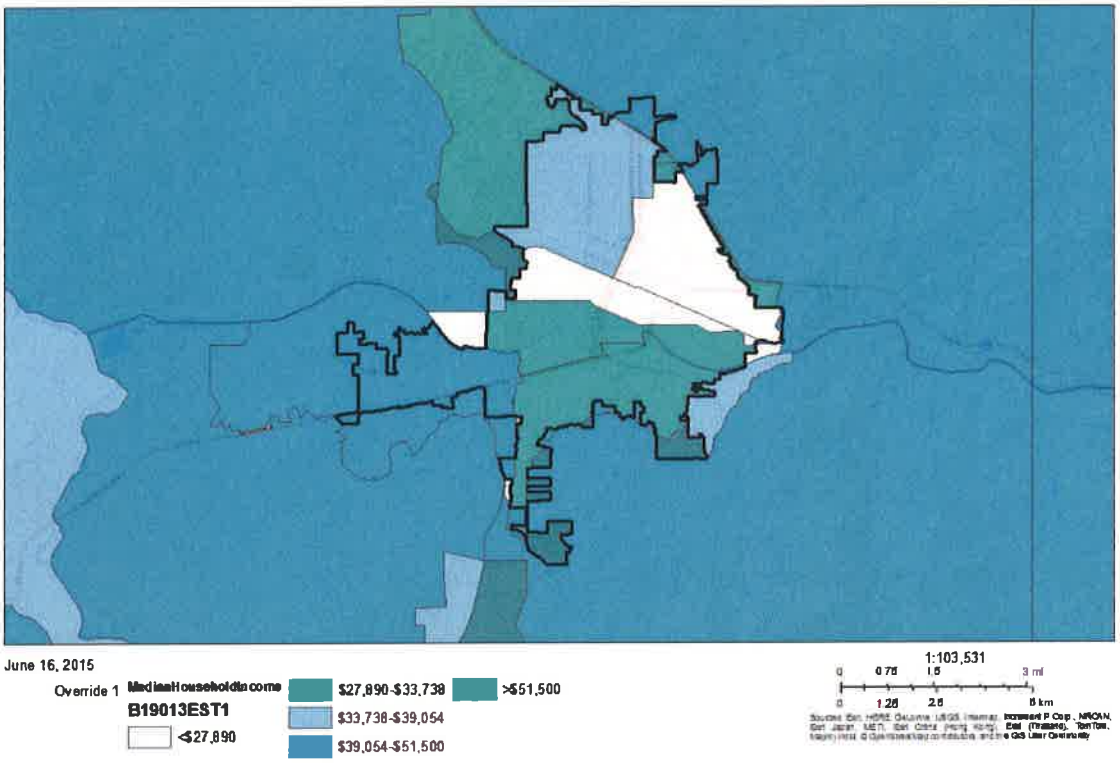
Table 51 – Influence of Market Conditions

City of Grants Pass - Total Households



City of Grants Pass - Total Households

City of Grants Pass - Median Household Income



City of Grants Pass - Median Household Income

SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2)

Introduction

The CDBG allocation for Grants Pass in FY 2015-2016, its first year as an entitlement community, is $275,000 ($300,069 for Year 2). With the limited amount of available funding, the funds have been designated for specific targeted activities and in large enough amounts that will make the most impact on the many needs in Grants Pass.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan $	Narrative Description
			Annual Allocation: $	Program Income: $	Prior Year Resources: $	Total: $		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	275,000	0	0	275,000	1,100,000	This set of estimates is based on guidance provided by HUD on the City's FY 2015-2016 award and subsequent information provided for a revised 2016 - 2017 award of the FY 15 - 16 amounts.

Table 52 - Anticipated Resources

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

The City anticipates providing CDBG funding to a variety of programs and activities over the five year Consolidated Plan period. Each program or activity will be assessed for need, performance outcomes, agency capacity, ability to complete the activity, and availability to leverage other resources.

- Projects aimed at supporting economic activity will likely leverage other state education and federal small business funding.
- Funds allocated to public services will likely be gap financing for a non-profit organization that will provide the balance of funds needed for an activity.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

At this time no publically owned land or property has been identified.

Discussion

The City will use CDBG funds in partnership with sub-recipients to leverage private, state, and local funds to address the goals and strategies outlined in the Consolidated Plan. Grants to sub-recipients for public services or economic development are anticipated to leverage other funding sources.

SP-40 Institutional Delivery Structure – 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
Grants Pass	Government	Economic Development Homelessness Ownership Planning Rental neighborhood improvements public facilities public services	Jurisdiction
Josephine Housing and Community Development Council	PHA	Rental	Jurisdiction
UCAN	Continuum of care	Homelessness Non-homeless special needs Rental	Region
OPTIONS for Southern Oregon	Non-profit organizations	Non-homeless special needs	Region
Boys and Girls Clubs of the Rogue Valley	Non-profit organizations	public services	Jurisdiction
Rogue Valley Council of Governments	Regional organization	Economic Development Non-homeless special needs public services	Region
Housing Authority of Jackson County	PHA	Ownership Public Housing Rental	Region
Small Business Development Center	Public institution	Economic Development	Region
Josephine Community Transit	Government	Non-homeless special needs	Jurisdiction

Table 53 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

Numerous local agencies are currently involved in the delivery system of services and programs that address the needs of Grants Pass' homeless and low-income residents. Not all the entities listed above will receive CDBG funds from the City, but all will be involved in meeting the affordable housing or social service needs of low-income people. It should also be noted there are several entities not listed that may participate by carrying out activities that will be consistent with the goals of this Plan.

The City anticipates developing public/private partnerships with many of these agencies to help achieve the goals and objectives of the Consolidated Plan.

Availability of services targeted to homeless persons and persons with HIV and mainstream services

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	X	X	
Legal Assistance	X	X	
Mortgage Assistance	X		
Rental Assistance	X	X	
Utilities Assistance	X	X	
Street Outreach Services			
Law Enforcement	X		
Mobile Clinics	X		
Other Street Outreach Services	X	X	
Supportive Services			
Alcohol & Drug Abuse	X		
Child Care	X		
Education	X		
Employment and Employment Training	X		
Healthcare	X	X	
HIV/AIDS	X		X
Life Skills	X		
Mental Health Counseling	X		
Transportation	X		
Other			

Table 54 - Homeless Prevention Services Summary

Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)

As can be noted elsewhere in this document, the community does have some resources, including volunteer and faith-based organizations, which address the needs of homeless individuals in Grants Pass. However, there is still a need for additional resources and options. Consequently the City and local service providers coordinate to meet the needs of these populations, though with limited capacity.

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above

As can be noted elsewhere in this document, the community has several non-profit, volunteer, and faith-based organizations that address the needs of individuals with special needs. The greatest gap for the local service delivery system is for affordable housing options that might prevent homelessness. While the City now has more services for special populations than it did a decade ago, there are still several gaps in services, namely a lack of transitional housing, permanent supportive housing, or emergency shelter to meet the needs of victims of domestic violence. Similarly, many of Grants Pass homeless are difficult to serve individuals, either experiencing mental illness or substance abuse or both. Similarly, affordable housing is in short supply in Grants Pass; thus, at times, driving individuals and families into homelessness or unsafe living conditions. Within the City there are very limited resources to address the needs of those populations. However, the strengths of the service delivery system and community partnerships, coupled with a strong dedicated volunteer base, will benefit Grants Pass as the funds from CDBG and leveraged opportunities are directed to addressing the above issues.

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs

Overcoming Gaps:

The institutional service delivery structure includes numerous partners, which together, generally cover the range of service provision. However, given resource limitations, the institutional structure is unable to fulfill the unmet needs, not due to gaps in the structure, but due to lack of resources to those providers.

The city participates in the Josephine County Homelessness Task Force, coordinating with other agencies to share information and coordinate services to address homeless needs.

The City of Grants Pass will work to complete an assessment of access to affordable housing. This report will help guide future goals and programs for the City in addressing how to best serve persons who are experiencing homelessness.

The Consolidated Plan provides a matrix of programs designed to endure a safety net of services to LMI households that will help reduce the likelihood these persons might become homeless. The emergency short-term housing assistance is anticipated to prevent 25 or more LMI households from becoming homeless over the course of the next five years.

SP-45 Goals Summary – 91.215(a)(4)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
3	Homeowner Weatherization and Energy Efficiency	2015	2019	Affordable Housing	Citywide	Maintain existing affordable housing-weatheriz	CDBG: $220,000	Homeowner Housing Rehabilitated: 44 Household Housing Unit
4	Microenterprise education assistance	2015	2019	Non-Housing Community Development	Citywide	Increase economic opportunities - microenterprise	CDBG: $118,000	Public service activities other than Low/Moderate Income Housing Benefit: 135 Persons Assisted
5	Emergency Housing Assistance	2015	2019	Homeless	Citywide	Prevention of homelessness	CDBG: $77,250	Homelessness Prevention: 25 Persons Assisted
6	Teen Training Services	2015	2019	Non-Housing Community Development	Citywide	Teen training services	CDBG: $101,000	Public service activities other than Low/Moderate Income Housing Benefit: 75 Persons Assisted
7	Housing Rehab, ADA accessibility improvements	2016	2019	Affordable Housing	Citywide	Maintain existing affordable housing - rehab	CDBG: $165,000	Homeowner Housing Rehabilitated: 11 Household Housing Unit
8	Housing acquisition; affordable market rates	2017	2019	Affordable Housing	Citywide	Increase supply of affordable housing-acquisition	CDBG: $0	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 0 Households Assisted
9	Support Services new Youth Shelter	2017	2018	Homeless	Citywide	Opportunities for homeless youth - Shelter Svcs	CDBG: $5,000	Public service activities other than Low/Moderate Income Housing Benefit: 50 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
10	Makerspace Tuition Waivers	2017	2019	Non-Housing Community Development	Citywide	Increase economic opportunities - Makerspace	CDBG: $30,000	Public service activities other than Low/Moderate Income Housing Benefit: 15 Persons Assisted
11	Daycare Assistance	2018	2019	Non-Housing Community Development	Citywide	Increase economic opportunities - Daycare	CDBG: $8,000	Public service activities other than Low/Moderate Income Housing Benefit: 4 Persons Assisted
12	Senior Meals and 'Food and Friends'	2016	2019	Non-Housing Community Development	Citywide	Senior Meals and 'Food and Friends'	CDBG: $155,000	Public service activities other than Low/Moderate Income Housing Benefit: 15100 Persons Assisted
13	Rehab/Demolish blighted vacant/neglected property	2016	2019	Non-Housing Community Development	Citywide	Reduce spread of neighborhood blight	CDBG: $76,000	Housing Code Enforcement/Foreclosed Property Care: 5 Household Housing Unit
14	Resolution Center/Adult Outpatient Facility	2017	2018	Non-Homeless Special Needs	Citywide	Special Needs Population	CDBG: $50,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 100 Persons Assisted
15	Complete Analysis of Impediments to Fair Housing	2015	2016	Fair Housing	Citywide	Planning - Fair Housing (AI)	CDBG: $22,500	Other: 1 Other
16	Complete Assessment of Fair Housing	2019	2019	Fair Housing	Citywide	Planning - Fair Housing (AFH)	CDBG: $22,500	Other: 1 Other
17	Complete Analysis Barriers to Affordable Housing	2015	2016	Affordable Housing	Citywide	Planning - Affordable Housing	CDBG: $22,500	Other: 1 Other

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
18	Supportive Services for Homeless Youth	2016	2019	Homeless	Citywide	Opportunities for Homeless Youth - Services	CDBG: $25,000	Public service activities other than Low/Moderate Income Housing Benefit: 600 Persons Assisted
19	Assistance new affordable housing construction	2017	2019	Affordable Housing	Citywide	Increase supply affordable housing site improvemnt	CDBG: $89,750	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 10 Households Assisted

Table 55 – Goals Summary

Goal Descriptions

3	**Goal Name**	Homeowner Weatherization and Energy Efficiency
	Goal Description	Provide assistance to low-income persons to help with housing needs. Develop and implement programs that improve the health, safety, and affordability of housing in Grants Pass. Provide homeowner and/or rental weatherization and energy efficiency improvements. Help maintain the supply and condition of the existing affordable housing stock, while providing for reduced monthly costs and decent housing conditions.
4	**Goal Name**	Microenterprise education assistance
	Goal Description	Increase economic activities by creating and retaining jobs for LMI persons, providing microenterprise assistance for education/training; tuition waivers to LMI business owners. Help small business owners and entrepreneurs have increased access to opportunities to help them succeed and thrive.
5	**Goal Name**	Emergency Housing Assistance
	Goal Description	Provide resources to help prevent homelessness for short-term emergency situations such as a one-time health emergency, where a household may be at risk of losing its home in the event of a one-time inability to make mortgage or rent payments, etc.
6	**Goal Name**	Teen Training Services
	Goal Description	Help support youth services that provide life skills and job training skills with programs that increase the economic opportunities for young adults by providing training services in conjunction with the Rogue Valley Boys & Girls Club.
7	**Goal Name**	Housing Rehab, ADA accessibility improvements
	Goal Description	Work with community partners to increase the supply of affordable housing, especially for Grants Pass' lowest income residents. Help maintain the supply and conditions of the existing affordable housing stock, while providing for reduced monthly costs and decent housing conditions. Housing rehabilitation including assistance with ADA accessibility improvements.
8	**Goal Name**	Housing acquisition; affordable market rates
	Goal Description	Help increase the supply of affordable housing with acquisition of market rate housing for affordable housing. (At this time there are insufficient resources for this Action and it is not funded; however, resources could be reallocated or provided for this Action should funding levels be higher than projected).

9	**Goal Name**	Support Services new Youth Shelter
	Goal Description	Help homeless youth, sheltered or unsheltered, with supportive services to enable them to finish school and increase opportunities for future success. (Funding for new youth shelter provided through other resources).
10	**Goal Name**	Makerspace Tuition Waivers
	Goal Description	Support access through tuition/membership waivers of scholarships for use of makerspace for LMI youth, workforce, and small business owners and entrepreneurs.
11	**Goal Name**	Daycare Assistance
	Goal Description	Help LMI residents access services such as daycare to facilitate transitions through work skills training and into workforce.
12	**Goal Name**	Senior Meals and 'Food and Friends'
	Goal Description	Support continuity of the senior meals and 'Food and Friends' program in Grants Pass. Support the development of a new Senior Meals facility to ensure continuity of 'Food and Friends' program in Grants Pass following termination of the lease at the location of the previous facility.
13	**Goal Name**	Rehab/Demolish blighted vacant/neglected property
	Goal Description	Reduce the spread of neighborhood blight through a remediation program that provides for rehabilitation or demolition of vacant, abandoned, neglected, or dilapidated properties that have been neglected by owners, including foreclosed properties with absentee owners or landlords. Prioritize properties that have become an attractive nuisance or magnet for illicit activities such as drug use.
14	**Goal Name**	Resolution Center/Adult Outpatient Facility
	Goal Description	Support expansion of the crisis resolution center and/or adult outpatient facility. Help meet the needs for special needs populations to remain independent and address crisis.
15	**Goal Name**	Complete Analysis of Impediments to Fair Housing
	Goal Description	Complete an analysis for fair housing choices to assess Grants Pass' fair housing needs and develop a plan to address any impediments.

16	**Goal Name**	Complete Assessment of Fair Housing
	Goal Description	Complete Assessment of Fair Housing to better understand challenges and impediments to fair housing in Grants Pass. This is to be completed in Year 5 prior to initiation of next Consolidated Plan to provide guidance on activities in next Consolidated Plan.
17	**Goal Name**	Complete Analysis Barriers to Affordable Housing
	Goal Description	Conduct an analysis to provide better understanding of the impediments to affordable housing in Grants Pass and develop a plan to improve the options to affordable housing to low- and moderate income persons. To be completed in Year 1.
18	**Goal Name**	Supportive Services for Homeless Youth
	Goal Description	Provide outreach and supportive services to youth through the schools by providing funding for tuition waivers for programs that help build life skills and work skills. (Maslow Project)
19	**Goal Name**	Assistance new affordable housing construction
	Goal Description	Assistance with eligible costs associated for new affordable housing construction funded by other organizations (site acquisition, site preparation, installation of frontage improvements, including public improvements and private utilities).

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)

While the City of Grants Pass does not receive HOME funding, it anticipates providing emergency housing assistance, weatherization, housing rehabilitation, and support for activities that support affordable housing. Table 55 provides an estimate of the number and types of affordable housing assistance provided by these activities in conjunction with community partners and matching funds.

NOTE: There is no public housing in Grants Pass, and the City has not assigned public housing to goals. Therefore, there are no activities associated with public housing in the Consolidated Plan. The Strategic Plan focuses on other types of housing assistance, including rehabilitation of privately-owned rental or owner-occupied housing, affordable housing owned by non-profit organizations, and other types of federally-assisted housing, including Section 8 voucher programs that help households choose housing throughout the community, supported with vouchers. In Table 54, the City has identified the target number of low-moderate households the program activities are to assist during the planning period.

SP-50 Public Housing Accessibility and Involvement – 91.215(c)

Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)

There are no public housing units in Grants Pass and no Section 504 Voluntary Compliance Agreement.

Activities to Increase Resident Involvements

Not Applicable. There is no public housing in Grants Pass. There is other federally assisted housing in Grants Pass. Ongoing rental assistance activities such as Section 8 vouchers are ineligible activities, and therefore, the City's Consolidated Plan cannot and does not include funding for ongoing assistance. Other partners provide services described below.

Josephine Housing & Community Development Council (JHCDC) provides rental assistance through Section 8 of the U.S. Housing Act of 1937. *(See 24 CFR 5.100(2).* The Section 8 voucher program is used to subsidize rent, primarily in privately owned and managed properties, which do not include resident management. JHCDC also owns Harbeck Village, a 48-unit family complex, managed by Lovelace Properties. JHCDC previously established a resident council at that location. JHCDC also has a resident seat on their Board of Commissioners.

Housing Authority of Jackson County (HAJC) developed Parkview Terrace in Grants Pass. HAJC provides a host of resident services. They encourage and facilitate tenant associations to serve as a liaison to management. They also offer a host of programs related to homeownership, including homebuyer education classes. These are offered through their family self-sufficiency program, and are also available to all of their tenants, who are notified when there are upcoming classes.

UCAN provides guidance, training, and assistance in a number of areas to help tenants develop self-sufficiency skills. *See SP and AP sections below for further information.*

ACCESS previously provided 'ABCs of Homebuying Classes', which are now called 'Realizing the American Dream'. These classes have been offered in Jackson and Josephine Counties, most recently in Grants Pass in August 2015. ACCESS also provides online classes available anytime through E-Home America.

Is the public housing agency designated as troubled under 24 CFR part 902?

No

Plan to remove the 'troubled' designation

N/A

SP-55 Barriers to affordable housing – 91.215(h)

Barriers to Affordable Housing

The Consolidated Plan and 2015-16 Action Plan activities included an Analysis of Barriers to Affordable Housing to address 24 CFR 91.25(h), which also provides for a determination of compliance if the City has already completed a regulatory barrier assessment substantially equivalent to the information required under paragraph (h), as determined by HUD.

On February 29, 2016, the City submitted a letter to HUD documenting work the City believed was substantially equivalent, as well as completion of actions to ameliorate the negative effects. HUD concurred in a March 9, 2016 e-mail. The analysis and discussion of actions to ameliorate the negative effects are provided in the February 29, 2016 letter, which is available on the City's CDBG webpage at *www.grantspassoregon.gov > Departments > Parks & Community Development > CDBG and Consolidated Plan.*

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

Strategies and actions which were completed and ongoing actions are summarized in the February 29, 2016 letter described above. The City has provided information and outreach about some the newly adopted measures, and these measures are beginning to be incorporated into new developments and decision-making.

SP-60 Homelessness Strategy – 91.215(d)

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The City will continue to work with local Continuums of Care on reaching the local homeless population and assessing their needs. The plan also includes funding for Hearts with a Mission and Maslow Project.

Addressing the emergency and transitional housing needs of homeless persons

The City does not provide federal funding for shelter activities. Local organizations operate shelters and are working to find ways to finance the development of more shelter space, but funding is limited.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again.

The Strategic Plan proposes to provide funding to activities that will aid in the reduction of homelessness in Grants Pass through the provision of additional affordable housing. Homeless needs are addressed in the community through other organizations, including UCAN. The City of Grant Pass also has representation on the Homelessness Task Force. The Strategic Plan also provides funding for homeless youth shelter services (Hearts with a Mission) and services for homeless youth and their families operated from the schools (Maslow Project).

United Community Action Network

UCAN operates several programs that provide support to people who are homeless or at-risk of homelessness. Their work includes a focus on several special populations, such as veterans and people with a serious mental illness. The services provided through these programs include:

- Outreach
- Education on leases
- Landlord outreach and education
- Tenant/landlord mediation
- Eviction alternatives
- Guidance on being a good tenant
- Help with selection of housing
- Help with move-in arrangements
- Rental assistance
- Move-in cost assistance
- Deposit assistance

UCAN works to ensure that those at-risk of homelessness have the best opportunity to keep their housing, and those who are homeless are rapidly rehoused. Case managers assist program participants complete a self-assessment tool, which helps determine how well they are doing in a variety of areas, and what type of improvement they would like to achieve in those areas. Program participants are assisted in developing goals and the steps required to reach those goals. Case managers also work with landlords to assist program participants in working through issues that may arise. This provides skills needed to become responsible members of the community.

In addition to other roles and functions, UCAN is the Continuum of Care (CoC) partner for Josephine County as part of OR-505, the Oregon Balance of State CoC. For 2014, as part of the Balance of State CoC, UCAN had three funding awards for renewal projects serving Josephine County, including two permanent supportive housing projects and one rapid re-housing project. With the City now designated as an Entitlement Community, there will be a provision for coordination and consultation between UCAN/Oregon Balance of State CoC and the City to ensure coordinated delivery of services.

VASH Program Coordination

The HUD-VASH program combines Housing Choice Voucher (HCV) rental assistance for homeless veterans with case management and clinical services provided by the Department of Veterans Affairs (VA). The VA provides these services for participating veterans at VA medical centers and community-based outreach clinics. Housing Authorities do not apply for VASH vouchers; instead, HUD and the VA decide who receive them. The data from the one-night shelter count is one way this determination is made.

The JHCDC has 15 special vouchers under the VASH (Veterans Affairs Supportive Housing) program. The JHCDC works with UCAN and the VA to get these vouchers leased. The VA recommends families and completes the intake, and JHCDC is responsible for the rest of the process. The process includes coordination among these organizations, and it starts with UCAN, as they have an "interest" meeting for vets weekly. UCAN has some funds (SSVF) that may be used for vet's security deposits and rent until the voucher takes over. In its third year, 15 VASH vouchers are available; however, not all have been leased. The organizations will continue with their outreach to utilize these vouchers.

Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs

The Strategic Plan proposes to provide funding to agencies that provide emergency housing assistance to households at risk of becoming homeless.

SP-65 Lead based paint Hazards – 91.215(i)

Actions to address LBP hazards and increase access to housing without LBP hazards

Lead-based paint is most commonly found on windows, trim, doors, railings, columns, porches, and exterior walls, and can be found in buildings before lead-based paint was phased out of homes by 1978. The greatest risk is in homes built before 1950. Generally speaking, the older the home, the more likely it is to have lead-based paint. Approximately 51% of housing units in Grants Pass were built before 1980; of those, 1,763 were constructed before 1950.

Children are the most susceptible to lead poisoning as they often put their hands and other objects into their mouth, which may have lead on them. Children are more affected by lead because their growing bodies absorb more lead; their brains and nervous systems are more sensitive to the damaging effects of lead. Lead in children can cause behavioral and learning problems, slowed growth, hearing problems, headaches and damage to the brain and central nervous system. Exposure to lead is even more dangerous for unborn babies. Adults exposed to lead can suffer from reproductive problems, high blood pressure, digestive disorders, muscle and joint pain, memory and concentration problems, and nerve disorders.

The City will take the following actions to reduce lead-based paint hazards and risks during the Consolidated Plan period:

- Educate residents in dwelling units built before 1980 about lead- based paint hazards and lead-safe improvements, how to test for lead and safely remove lead-based paints with brochures published by the Environmental Protection Agency and the Oregon Health Authority;
- Maintain lead paint safety information and links to resources on the City's website;
- Housing rehabilitation and weatherization projects will test for lead, remove or mitigate any lead paint hazards, and require that contractors are Oregon certified LBP renovators where necessary; and
- Stay informed about the state and federal "healthy homes" efforts and participate in emerging programs to address health hazards, improve energy efficiency, and improve physical living conditions.

How are the actions listed above related to the extent of lead poisoning and hazards?

The Centers for Disease Control (CDC) defines the threshold for elevated blood lead level (BLL) to be equal to or greater than 10 micrograms (ug) of lead per deciliter (dL) of blood for children less than 72 months of age. The CDC revised its recommendations on blood lead levels in 2012. The new reference value is 5 ug/dl. This is no longer considered a level of concern but rather a reference value related to reporting and other follow-up actions. The change in terminology is based on CDC's acknowledgment that there is no safe level of lead.

Based on data from 2013 CBLS county-level summary data for Oregon, provided by the CDC, 41 Josephine County children were tested for elevated blood lead levels. One child had a BLL between 5-9 ug/dL, and no children had a BLL equal to or greater than 10 ug/dL. Between the years 2005 and 2013, Josephine County has had a total of 5 cases of elevated BLL in children younger than 72 months in age.

While exposure to LBP cannot be eliminated, it can be managed. The City's proposed actions will make additional information available to owners and occupants of dwellings where LBP may be found and actions they can take to limit possible exposure. Furthermore, the City will take proactive steps to manage exposure to LBP during any activities funded through the CDBG program, such as home weatherization and energy efficiency upgrades, which may disturb surfaces containing LBP.

How are the actions listed above integrated into housing policies and procedures?

The City will perform visual inspections of housing units included in its housing rehabilitation program. Where defective paint is observed and LBP is suspected, surfaces will be tested and, if lead is detected, will be prepped and repainted following abatement guidelines provided by HUD. Any activities disturbing confirmed LBP will be performed by contractors certified through Oregon's lead-safe contractor program.

SP-70 Anti-Poverty Strategy – 91.215(j)

Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families

Reducing poverty is a key strategic goal for the 2014-2015 Grants Pass City Council. The Council developed eight (8) key goals for the fiscal year.

Strategic Goals for 2015-2016

- Keep citizens safe
- Provide cooperative, shared leadership involving Council, staff and community
- Encourage economic prosperity
- Expand tourism and cultural opportunities
- Facilitate sustainable, manageable growth
- Maintain, operate and expand our infrastructure to meet community needs
- Preserve and enjoy our natural resources
- Promote healthy neighborhoods

The City uses these goals to guide their actions and planning over the course of the year. The City developed the following actions to help spur economic development as a way to reduce the number of residents living in poverty.

The following objectives and actions developed under the Economic Prosperity Goal have a direct relation to reducing the number of persons living in poverty.

Objective 1: Facilitate an environment to encourage business prosperity and economic activities

- Action: Develop business loan program incorporating a job creation forgiveness element
- Action: Find solutions for business development and remodeling
- Action: Prepare CDBG consolidation plan under new status as an entitlement community
- Action: Encourage businesses to develop jobs in and around the City

Objective 2: Streamline development process

- Action: Implement an E-Permitting system for building and planning
- Action: Create a fast-track land use process for job creating industrial development and building permits
- Action: Continue education and transparency of development process for applicants

Objective 3: Develop an Economic Development Plan

- Action: Help develop a business incubator

- Action: Retention and expansion (grant/loan programs)
- Action: Vocational training for high school and college students focused on local industry needs

Objective 4: Coordinate and collaborate partnerships to enhance economic opportunities

- Action: Look into partnership with Rogue Allure hotel channel to promote tourism and economic development

How is the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan

The plan is in alignment with the Council goals of helping to reduce the number of persons living in poverty.

- The plan provides funding for workforce training through Rogue Community College to provide training to low- and moderate-income micro-entrepreneurs
- The plan provides funding for teen training services through the Boys and Girls Club which are designed to increase economic opportunities for teens who are low- to moderate-income persons

During fiscal year 2015-2016, the City will conduct a study on the availability of affordable housing and an analysis to fair housing choices. Using data garnered from these studies, continued public input, and information from stakeholder groups, the Council will continue to adjust the City's plan to address and reduce the number of persons living in poverty.

SP-80 Monitoring – 91.230

Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

The City's CDBG program will be monitored periodically by HUD in order to verify that all statutory requirements are being met, and that information being reported in the City's Consolidated Annual Performance Evaluation Reports is accurate and complete.

The City will be responsible for monitoring the regulatory compliance of all CDBG-funded activities. The City will provide training and technical assistance to sub-recipients to ensure understanding and compliance of HUD regulations related to fair housing and meeting national objectives and other procurement and project-related requirements.

The City will use a multi-step monitoring process including the following steps:

1) *Pre-Assessment*. During the application process, sub-recipients will be evaluated on the capacity of the organization to complete the project as described and will be scored appropriately.

2) *Monitoring*. All activities will be monitored on an ongoing basis by the City. Beneficiary income verification will be conducted in the course of reviewing project applications for all housing and economic development activities under the CDBG program to ensure compliance with a National Objective. Each of the agencies receiving funding will be required to submit quarterly reports documenting both the expenditures being reimbursed with CDBG funds, and the characteristics of the clients they are serving (incomes, which priority population they fall within, race and ethnicity). Agencies will provide quarterly reports on the progress they are making toward achieving the outcomes they identified in their requests for funding. A review of the sub-recipient's progress and capacity will be conducted at all stages of the activity.

3) *Risk Analysis*. Each program year, sub-recipients will be identified for additional monitoring and training.

4) *On-Site Monitoring*. In addition to ongoing monitoring, the City will conduct on-site monitoring reviews each year. These site visits review sub-recipients' records for program and/or financial compliance. A checklist will be used at these site visits.

5) *Lead-Based Paint Monitoring*. Compliance with lead paint regulations and applicable housing quality standards will be verified for each housing activity through inspections conducted prior to the provision of assistance, and then again both during construction (for interim clearance) and after construction work is complete (for final clearance) for rehab projects to which these regulations apply.

The monitoring process will be further enhanced by regular contact between the CDBG grant staff and the CDBG sub-recipients. Constant communication and technical assistance will be offered at all stages

of the program from application to close-out to ensure compliance with appropriate regulations. The City will review and process draw requests, quarterly reports and closeout. At the end of the contract year, City CDBG staff will ensure compliance with all client demographic data reported by the CDBG sub-recipients on their quarterly reports that will become part of the annual Consolidated Annual Performance and Evaluation Report (CAPER).

Expected Resources

AP-15 Expected Resources – 91.220(c)(1,2)

Introduction

NOTE: The Consolidated Plan was amended in 2016. The Goals, Objectives, and Activities were amended at that time, and the 2016-17 Action Plan (see separate document) and future Action Plans align with the amended Goals, Objectives, and Activities in the amended Consolidated Plan. The following Sections are the 2015-2016 Action Plan and its Goals, Objectives, and Activities. The information below corresponds to the original Consolidated Plan before it was amended.

2015-2016 Action Plan

The CDBG allocation for Grants Pass in FY 2015-2016, its first year as an entitlement community, is $275,000. With the limited amount of available funding, the funds have been designated for specific targeted activities and in large enough amounts that will make the most impact on the many needs in Grants Pass.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan $	Narrative Description
			Annual Allocation: $	Program Income: $	Prior Year Resources: $	Total: $		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	275,000	0	0	275,000	1,100,000	This set of estimates is based on guidance provided by HUD on the City's FY 2015-2016 award. The expected amount available for the remainder of the ConPlan is based on a simple projection of the FY15-16 amount.

Table 56 - Expected Resources – Priority Table

OMB Control No: 2506-0117 (exp. 07/31/2015)

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

The City anticipates providing CDBG funding to a variety of programs and activities over the five year Consolidated Plan period. Each program or activity will be assessed for need, performance outcomes, agency capacity, ability to complete the activity, and availability to leverage other resources.

- Projects aimed at supporting economic activity will likely leverage other state education and federal small business funding.
- Funds allocated to public services will likely be gap financing for a non-profit organization that will provide the balance of funds needed for an activity.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

At this time no publically owned land or property has been identified.

Discussion

The City will use CDBG funds in partnership with sub-recipients to leverage private, state, and local funds to address the goals and strategies outlined in the Consolidated Plan. Grants to sub-recipients for public services or economic development are anticipated to leverage other funding sources.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Support Fair Housing	2015	2016	Fair Housing	Citywide	Support fair housing	CDBG: $22,500	Other: 1 Other
2	Support Affordable Housing	2015	2016	Affordable Housing	Citywide	Support affordable housing	CDBG: $22,500	Other: 1 Other
3	Assistance helping with housing needs	2015	2020	Affordable Housing Non-Homeless Special Needs	Citywide	Homeowner weatherization and energy efficiency	CDBG: $40,000	Homeowner Housing Rehabilitated: 8 Household Housing Unit
4	Increase Economic Opportunities	2015	2020	Non-Housing Community Development	Citywide	Microenterprise education assistance	CDBG: $25,000	Public service activities other than Low/Moderate Income Housing Benefit: 15 Persons Assisted
5	Emergency Housing Assistance	2015	2020	Affordable Housing Non-Homeless Special Needs	Citywide	Emergency housing assistance	CDBG: $15,250	Homelessness Prevention: 5 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
6	Increase Economic Opportunities Boys & Girls Club	2016	2020	Non-Housing Community Development	Citywide	Teen training services	CDBG: $25,000	Public service activities other than Low/Moderate Income Housing Benefit: 15 Persons Assisted

Table 57 – Goals Summary

Goal Descriptions

1	**Goal Name**	Support Fair Housing
	Goal Description	Develop a Fair Housing Plan
2	**Goal Name**	Support Affordable Housing
	Goal Description	Develop an Impediments to Fair Housing Analysis
3	**Goal Name**	Assistance helping with housing needs
	Goal Description	Homeowner weatherization and energy efficiency improvements
4	**Goal Name**	Increase Economic Opportunities
	Goal Description	Provide microenterprise assistance - tuition waivers to LMI business owners
5	**Goal Name**	Emergency Housing Assistance
	Goal Description	Provide assistance to low income persons helping with housing needs - providing short term emergency assistance to those persons at risk of homelessness (public service)
6	**Goal Name**	Increase Economic Opportunities Boys & Girls Club
	Goal Description	Increase economic opportunities for young adult training services in conjunction with the Rogue Valley Boys & Girls Club (public service)

Projects

AP-35 Projects – 91.220(d)

Introduction

This section lists and describes the projects the City of Grants Pass will carry out utilizing CDBG funding in FY 2015-2016.

Due to the fact the City of Grants Pass is in its first year as an entitlement community, project solicitation through competitive application and review process will occur in the fall of 2015.

Projects

#	Project Name
1	Analysis of Impediments to Fair Housing
2	Analysis of Barriers to Affordable Housing
3	Reimbursement for preparation of Consolidated Plan and 1-year Action Plan
4	Homeowner Weatherization and Energy Efficiency Improvements
5	Microenterprise Assistance - Tuition Waivers to LMI Business Owners
7	Emergency Assistance (short term) - Owner and Renter at risk of homelessness
8	Job Training to LMI persons at Boys & Girls Club

Table 58 – Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

Community needs were reviewed against eligible activities, existing resources and programs, gaps in service delivery, financial resources, and organizational capacity. The projects selected address Grants Pass' most immediate needs for residents living at 50% of average median income or less, economic opportunities for low- and moderate-income residents, and service agency needs to respond to increased demand.

The first year's activities reflect programs and projects that can begin within the year and those which City staff has the capacity to oversee implementation.

AP-38 Project Summary

Project Summary Information

1	**Project Name**	Analysis of Impediments to Fair Housing
	Target Area	Citywide
	Goals Supported	Support Fair Housing
	Needs Addressed	Support fair housing
	Funding	CDBG: $22,500
	Description	Develop a Fair Housing Plan
	Target Date	6/1/2016
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Develop a Fair Housing Plan
2	**Project Name**	Analysis of Barriers to Affordable Housing
	Target Area	Citywide
	Goals Supported	Support Affordable Housing
	Needs Addressed	Support affordable housing
	Funding	CDBG: $22,500
	Description	Develop an analysis of barriers to affordable housing
	Target Date	6/1/2016
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Conduct an analysis of barriers to affordable housing
3	**Project Name**	Reimbursement for preparation of Consolidated Plan and 1-year Action Plan
	Target Area	Citywide
	Goals Supported	
	Needs Addressed	

	Funding	CDBG: $10,000
	Description	Assistance in preparing the Consolidated Plan and 1-year Action Plan
	Target Date	6/1/2016
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	101 NW 'A' Street
	Planned Activities	Assistance in preparing Consolidated Plan and 1-year Action Plan
4	**Project Name**	Homeowner Weatherization and Energy Efficiency Improvements
	Target Area	Citywide
	Goals Supported	Assistance helping with housing needs
	Needs Addressed	Homeowner weatherization and energy efficiency
	Funding	CDBG: $40,000
	Description	Provide assistance to low-income persons helping with housing needs - weatherization and energy efficiency improvements
	Target Date	12/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	8-12 low-and moderate-income households
	Location Description	Various locations
	Planned Activities	Provide assistance to low-income persons helping with housing needs - weatherization and energy efficiency improvements
5	**Project Name**	Microenterprise Assistance - Tuition Waivers to LMI Business Owners
	Target Area	Citywide
	Goals Supported	Increase Economic Opportunities
	Needs Addressed	Microenterprise education assistance
	Funding	CDBG: $25,000
	Description	Increase economic opportunities by providing assistance to microenterprise activities in the form of tuition waivers to LMI business owners

	Target Date	12/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	Provide microenterprise training assistance to an estimated 8-15 LMI micro entrepreneurs in the community.
	Location Description	214 SW 4th Street, Grants Pass OR 97526
	Planned Activities	Increase economic opportunities by providing assistance to microenterprise activities in the form of tuition waivers to LMI business owners
6	**Project Name**	Emergency Assistance (short term) - Owner and Renter at risk of homelessness
	Target Area	Citywide
	Goals Supported	Emergency Housing Assistance
	Needs Addressed	Emergency housing assistance
	Funding	CDBG: $15,250
	Description	Provide assistance to low-income persons helping with housing needs in the form of emergency assistance to owner or renter at risk of homelessness on a short term basis
	Target Date	12/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	Provide emergency short-term housing assistance to an estimated 5-10 LMI households.
	Location Description	Varies
	Planned Activities	Provide assistance to low-income persons helping with housing needs in the form of emergency assistance to owner or renter at risk of homelessness on a short term basis
7	**Project Name**	Job Training to LMI persons at Boys & Girls Club
	Target Area	Citywide
	Goals Supported	Increase Economic Opportunities Boys & Girls Club
	Needs Addressed	Teen training services
	Funding	CDBG: $25,000
	Description	Increase economic opportunities for job training services in Conjunction with the Rogue Valley Boys & Girls Club
	Target Date	12/30/2016

	Estimate the number and type of families that will benefit from the proposed activities	Provide additional services to an estimated 15-25 LMI youth.
	Location Description	203 SE 9th Street, Grants Pass, OR 97526
	Planned Activities	Increase economic opportunities for job training services in Conjunction with the Rogue Valley Boys & Girls Club

AP-50 Geographic Distribution – 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

The City of Grants Pass will have citywide geographic distribution of the CDBG funds.

Geographic Distribution

Target Area	Percentage of Funds
Citywide	100

Table 59 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

While Grants Pass has one Census Tract and six Census Blocks with greater than 51% of its residents earning less than 80% AMI, low- and moderate-income residents live, work, and attend school throughout the city. Also program delivery for teen training and microenterprise training are recipient based not location based. They are provided at a single location in the community.

Discussion

The City determined the best method to distribute funds was to limit programs to clients defined as very low-, low-, or moderate-income.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	13
Special-Needs	0
Total	13

Table 60 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	5
The Production of New Units	0
Rehab of Existing Units	8
Acquisition of Existing Units	0
Total	13

Table 61 - One Year Goals for Affordable Housing by Support Type

Discussion

The City of Grants Pass is committed to helping address the needs of low- and moderate-income residents to have access to affordable housing. The City is setting first year's goal to provide rehabilitation to at least eight (8) LMI households, and provide housing assistance to at least five (5) LMI households.

AP-60 Public Housing – 91.220(h)

Introduction

There are no units of public housing in the City of Grants Pass.

Actions planned during the next year to address the needs to public housing

Not Applicable. There is no public housing in Grants Pass as defined in the applicable CFR, and there is no PHA designated as troubled. Therefore, there is no program activity in the Year 1 Action Plan related to public housing. There is other federally assisted housing in Grants Pass. Ongoing rental assistance activities such as Section 8 vouchers are ineligible activities, and therefore, the City's Consolidated Plan cannot and does not include funding for ongoing assistance. Other partners provide services described below.

Josephine Housing & Community Development Council (JHCDC) provides rental assistance through Section 8 of the U.S. Housing Act of 1937. *(See 24 CFR 5.100(2).* The Section 8 voucher program is used to subsidize rent, primarily in privately owned and managed properties, which do not include resident management. JHCDC also owns Harbeck Village, a 48-unit family complex, managed by Lovelace Properties. JHCDC previously established a resident council at that location. JHCDC also has a resident seat on their Board of Commissioners.

Housing Authority of Jackson County (HAJC) is developing Parkview Terrace in Grants Pass. HAJC provides a host of resident services. They encourage and facilitate tenant associations to serve as a liaison to management. They also offer a host of programs related to homeownership, including homebuyer education classes. These are offered through their family self-sufficiency program, and are also available to all of their tenants, who are notified when there are upcoming classes.

UCAN provides guidance, training, and assistance in a number of areas to help tenants develop self-sufficiency skills. *See SP and AP sections below for further information.*

ACCESS previously provided 'ABCs of Homebuying Classes', which are now called 'Realizing the American Dream'. These classes have been offered in Jackson and Josephine Counties, most recently in Grants Pass in August 2015. ACCESS also provides online classes available anytime through E-Home America.

Actions to encourage public housing residents to become more involved in management and participate in homeownership

Not applicable

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

Not applicable

Discussion

Grants Pass has no units of public housing.

AP-65 Homeless and Other Special Needs Activities – 91.220(i)

Introduction

Many of the activities the City will support and/or carry out during FY 15-16 are intended to assist LMI households at the greatest risk of becoming homeless.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The City will continue to work with local Continuums of Care on reaching the local homeless population and assessing their needs.

The City will provide emergency housing assistance to LMI households who are at risk of becoming homeless due to short-term challenges making rental to mortgage payments. The City anticipates that at least five (5) LMI households will be assisted through this program.

Addressing the emergency shelter and transitional housing needs of homeless persons

The Action Plan does not propose to address emergency shelter or transitional housing needs in year one.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

In the Year 1 Action Plan, the city allocated funds for emergency assistance to prevent homelessness. While the City doesn't have project funds directly allocated in the Year 1 Action Plan for existing homeless population, homeless needs are addressed in the community through other organizations, including UCAN. The City of Grant Pass also has representation on the Homelessness Task Force.

UCAN (United Community Action Network)

UCAN operates several programs that provide support to people who are homeless or at-risk of homelessness. Their work includes a focus on several special populations, such as veterans and people with a serious mental illness. The services provided through these programs include:

- Outreach
- Education on leases

- Landlord outreach and education
- Tenant/landlord mediation
- Work with landlords to avoid tenant evictions
- Guidance on being a good tenant
- Peer support
- Help with selection of housing
- Help with move-in arrangements
- Rental assistance
- Move-in cost assistance
- Deposit assistance
- Information and referral
- Goal setting and action planning

They work to ensure that those at-risk of homelessness have the best opportunity to keep their housing, and those who are homeless are rapidly rehoused. Case managers work in partnership with participants, focusing on their strengths and providing the tools to overcome barriers. Case managers assist program participants complete a self-assessment tool, in which helps determine how well they are doing in a variety of areas, and what type of improvement they would like to achieve in those areas.

Case managers assist program participants develop goals and the steps required to reach those goals. For example, a person who does not drive may identify that they would like to obtain their driver's license. Case managers would help this person learn what they need to do to obtain a license, and refer them to the local Driver and Motor Vehicles (DMV) office to obtain the license. In doing so, case managers foster a renewed sense of hope for those who have run up against significant barriers time and time again.

Case managers also work with the landlord to assist program participant's work through issues that may arise. This provides skills needed to address various situations that may arise and becoming responsible members of the community. Advocating for program participants to have a new safer life in order to become stable.

In addition to other roles and functions, UCAN is the Continuum of Care partner for Josephine County as part of OR-505, the Oregon Balance of State Continuum of Care.

For 2014, as part of the 'Balance of State' Continuum of Care, UCAN had three funding awards for renewal projects serving Josephine County, including two permanent supportive housing projects and one rapid re-housing project.

With the City now designated as an Entitlement Community, there will be a provision for coordination and consultation between UCAN/Oregon Balance of State CoC and the City of Grants Pass, to ensure coordinated delivery of services.

The UCAN/RSVP "Vet Team" in Josephine County was selected in 2015 for a Governor's Volunteer Award. They enhance homeless veterans' lives, helping them along their journey to self-sufficiency, and serving as an asset to the Case Management Team.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

The City will help low-income persons and households avoid becoming homeless by providing emergency short-term financial assistance to help pay for a rental or mortgage payment.

The City will also direct CDBG funds to help reduce LMI persons' monthly energy costs by providing residential home weatherization.

Discussion

Through a combination of assisting households with costs related to housing and providing economic opportunities to LMI people, the City will reduce the number of residents living in poverty and at risk of homelessness.

AP-75 Barriers to affordable housing – 91.220(j)

Introduction

The Consolidated Plan and 2015 - 2016 Action Plan activities included an Analysis of Barriers to Affordable Housing to address 24 CFR 91.25(h), which also provides for a determination of compliance if the City has already completed a regulatory barrier assessment substantially equivalent to the information required under paragraph (h), as determined by HUD.

On February 29, 2016, the City submitted a letter to HUD documenting work the City believed was substantially equivalent, as well as completion of actions to ameliorate the negative effects. HUD concurred in a March 9, 2016 e-mail. The analysis and discussion of actions to ameliorate the negative effects are provided in the February 29, 2016 letter, which is available on the City's CDBG webpage at *www.grantspassoregon.gov > Departments > Parks & Community Development > CDBG and Consolidated Plan*.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

The City completed a number of regulatory amendments in 2014 intended to help meet needs for a range of housing types and needs throughout the community. The City intends to undertake an official study to explore any policy barriers to affordable housing during the first year of project activity.

Discussion:

Any barriers identified by the study will be addressed in years two through five.

AP-85 Other Actions – 91.220(k)

Introduction

The City of Grants Pass will be working to continually develop a more robust Consolidated Plan over the first few years as an entitlement community. This is the first year as an entitlement community for the City of Grants Pass. The City has few internal resources and limited funding.

Actions planned to address obstacles to meeting underserved needs

The City will continue to work with area agencies, the local Continuum of Care agency, and other public and governmental agencies to find solutions that leverage the resources available and to efficiently and effectively meet program goals.

Whenever possible, the City will work to leverage CDBG funds and continue to work to identify additional opportunities.

Actions planned to foster and maintain affordable housing

During the first year as an entitlement community, the City plans to complete the analysis of barriers to affordable housing and impediments to fair housing. The data provided in these studies, together with community feedback and stakeholder guidance, will help the City better form a comprehensive approach to fostering and maintaining affordable housing.

Actions planned to reduce lead-based paint hazards

The City will take the following actions to reduce lead-based paint hazards and risks:

- Educate residents in dwelling units built before 1980 about lead-based paint hazards and lead-safe improvements, how to test for lead and safely remove lead-based paints with brochures published by the Environmental Protection Agency and the Oregon Health Authority;
- Maintain lead paint safety information and links to resources on the City's website;
- Housing rehabilitation and weatherization projects will test for lead, remove or mitigate any lead paint hazards, and require that contractors are Oregon certified LBP renovators where necessary; and
- Stay informed about the state and federal "healthy homes" efforts and participate in emerging programs to address health hazards, improve energy efficiency, and improve physical living conditions.

Actions planned to reduce the number of poverty-level families

During FY 2015-2016, the City plans several activities that will reduce the number of poverty-level families:

- Homeowner weatherization and energy efficiency improvements will reduce low- and moderate-income families' monthly energy costs.
- Emergency assistance (short term) will be available to homeowners and renters at risk of homelessness.
- Microenterprise assistance will be provided as tuition waivers to LMI business owners.
- Job training will be provided to LMI persons at the Boys and Girls Club.

Actions planned to develop institutional structure

The City of Grants Pass is committed to continuing their education in administering CDBG funding to the community and working closely with HUD. When reasonable, the City will send staff to trainings and participate in webinars.

The City will continue to update and receive feedback from the City Council on the status of projects and the progress of meeting program goals.

Institutional transparency and communication with the community are top priorities for all city projects. City staff will continue meeting with area stakeholders and hold public listening sessions to ensure the needs of the community are being met with the available funding and resources.

Actions planned to enhance coordination between public and private housing and social service agencies

The City has established responsive relationships with the local Continuum of Care agency and local agencies providing resources to low- to moderate-income persons. The City plans to continue to develop those relationships aligning those goals and resources that more efficiently and effectively serve the community.

Discussion:

The City will continue to work with our identified local partners to expand existing opportunities and develop new programs that address the needs of our low- to moderate-income residents.

Program Specific Requirements

AP-90 Program Specific Requirements – 91.220(l)(1,2,4)

Introduction

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

Note: This is Grants Pass's first year as an Entitlement grantee and has no program income yet so most of the required fields are not applicable.

Community Development Block Grant Program (CDBG)
Reference 24 CFR 91.220(l)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	**0**

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	100.00%

Discussion:
Project administration and planning are excluded from the LMI benefit calculation. Therefore, of the remaining $105,250 in CDBG funds expected to be used for program activities in year one, it is estimated that 100% of the funds will be used to benefit persons of low- and moderate-income during the 2015-2016 Action Plan.

Attachments

Citizen Participation Comments

URBAN AREA PLANNING COMMISSION
MEETING MINUTES
July 8, 2015 – 6:00 P.M.
Council Chambers

1. **ROLL CALL:**

The Urban Area Planning Commission met in regular session on the above date with Chair Gerard Fitzgerald presiding. Vice Chair Jim Coulter and Commissioners Loree Arthur, Blaire McIntire, David Kellenbeck, and Dan McVay were present. Commissioner Lois MacMillan was absent. There was one vacant position. Also present and representing the City was Parks & Community Development (PCD) Director Lora Glover, Senior Planner Tom Schauer, and Grant Specialist Scott Lindberg. Elizabeth McNanny (consultant from Research Consultants) was present as well.

2. **ITEMS FROM THE PUBLIC:** None

3. **CONSENT AGENDA:**
   a. **MINUTES:** June 24, 2015
   b. **FINDINGS OF FACT:**
      i. 15-10400001 & 15-30100003 – Jacl's Rose Blossom Subdivision Tentative Plan and Major Variance

MOTION/VOTE

Commissioner Kellenbeck moved and Commissioner McIntire seconded the motion to approve the modified minutes from June 24, 2015 as submitted. The vote resulted as follows: "AYES": Chair Fitzgerald and Vice Chair Coulter and Commissioners Kellenbeck, McIntire, Arthur, and McVay. "NAYS": None. Abstain: None. Absent: Commissioner MacMillan. The motion passed.

4. **PUBLIC HEARINGS: NOTE: This is not a land use hearing.**

Chair Fitzgerald stated, at this time I'll open the public hearing to consider the input to the draft consolidated plan and one-year action plan for the community development block grant (CDBG) program. We will begin by hearing a staff report followed by public comment and then the matter will be discussed and acted upon by this Commission.

Senior Planner Schauer sta ed, just to clarify this is not a land-use hearing this is –

Chair Fitzgerald stated, I will take care that. This is legislative so I was going to discuss that at the end where you don't have to worry about ex-partake a conflict of interest. This is legislative (inaudible) making a recommendation –

Senior Planner Schauer stated, the Planning Commission won't be taking any action this evening.

Chair Fitgerald stated, 11onc. We are ju&t going to act aa a public input tonight. Docs anyone want to challenge the auhority of the Commission to consider this matter? Do any Commissioners wish to abstain from participating in this hearing or declare a potential conflict of interest, but you don't have to worry about that tonight because it's only legislative. Since we are doing tonight as a public input only there is no need for us to talk about the fact that the hearing or decision of the Commission will be based upon specific criteria because there is no criteria. We will forget about that. Also, regarding the waiver which says, it is important to remem rf you fail to raise an issue with enough detail to afford the Commission and parties an opportunity to respond to the issue you'll not be able to appeal to the Land Use Board of Appeals, that is stricken tonight too as we will strictly be input.

Senior Planner Schauer stated, I will give a brief introduction here and give an update of where we *are*. The City has elected to become an entitlement community which means we are a direct recipient of funds from HUD under the CDBG program rather than applying for grants through the State. Basically, we have taken input on general needs and now there is a draft plan we are seeking comment on. Back in June, at your last meeting, you asked for additional opportunity for involvement so we are in the middle of the 30 day public comment period. We thought a public hearing would be a good opportunity to schedule with the Planning Commission to provide another opportunity and means for people to provide input during the comment peri<ld on the draft plan as well as for an opportunity for the Commission to have further discussion at the conclusion of that. We are not going to do a full presentation on the needs part again. This was presented to the City Council at a work session and was advertised for the comment period. There are a couple revisions in your packet so we are taking comments on the revised draft and have extended the public comment period by about a week from the original period.

::>cottwillIlepresentingtneoverviewandbackgroundontti'"COBGp1uyr<1111andtie consolidaled plan. We have Elzabeth herefrom Research Consultants and she will talk allOut the proposed one-year action plan, thefive-year plan, the activilies that areidentified in the program, some of the conversalions they had wth the HUD representative,and some of the revisions that are noted in the tables there. With that ,will urn it over to Scott. If people have questions or need furtherinformation they can contact us at Parks and Community Development or Scott dowrn Fnance or find information on the website as well. There are a couple pubc copies of the draft plan at the back of the room some summary tables.

Grant Specialist Lindberg staled, thanks Tom. We have an updated consolidated plan that was Uuei::i,$ued for public comment on July 2'd. This is the opportunity for the Urbon Areo Planning Commission to accept any additional public comment in addition to any written comment we might ge: and also provide any comment you have yourselves on the proposed plan. Previous to the CDBG program we had worked hrough the State of Oregon where we competed with other municipalities for a block of funding that came to the State from HUD. Because of our size and because we're the principalcommunity of a metropolitan statistical area we are entit ed to receive a block of funds directly from HUD that we ca-. use for community development and housing :levelopment needs that benefit primary low lo moderate incomeindividuals. $275,000 is our current annualentitlement. HUD is always carefulto (haudible) that by sayingt is all up to Congress so if Congress continues to fund HUD at the same level that they have been funded in the poet our entitlement amount 1>hould stay aboL1ttth $9me. My or::in11MP. hnnl professors would be very pleased to see that we are doing the rational planning model and that t is circular. Idon't know ifthars good or not but where we are right now is we areboking for

publ c feadback and comment on our draft I?Onsolidated plan. We have gone through and looked ar the mapping census data, we've done community output and outreach, and we've included 1hatin how weidentified our needs and priorities and came upwith our draft consolidated plan,draft strategic plan,and draft annLalaction plan. Wthout further ado this is Elzabeth and she is going to go over the strategic plan. These are the items in the proposed five-year period that the consolidated plan covers and then the one-year annualaction plan.

Ms. McNanny stated, thank you Scott. I'm Elizabeth McNanny and irs lovely to be here tonight to talk about this project with you. t'm interested in hearing input too so we will just jump right into this. During this five-year initial entitlement period the goals that have been idellfied through input from the commurly, studes that have been done, and information that has been

gathered 1s to support fair housing, support affordable Musing, assistancl! with huu;ir11J needs. increase economic opportunities within the community, emergency housing assistance, increased teen opportunities, and encourage the development of affordable housing forbw and moderate income city residents. I think everyone received some infonnation tonight and you will notice there have been some changes from the inial :iroposedhformation for first-year adivities. Some of that came after direct input from a meeting with HUD representatives aboul wha l they might and might not be willing to accept in tie first year or in this nitial action plan. The there are a couple of things that are actually not movable and have to be completed and those are the studies - the analysis ofmpedinents to fair housing and the analysis of barriers to affordable housing have to be completed. That comes from the planning and administration side of Ult! bullyel :>u tllu: 1" t1ave to be completed in the fleet year. Then, we have left tho tiomeowner weatherization and energy efficiency projects funded al$40,000 and micro-enterprise education assistance program for SBDC assistance. Also, emergency housing assistance and what that meansis those folks who are at risk of being homeless may receive assistance to help them keep their home - to help them stay in their rental property or home they own if they have had a setback that is temporary that requires just a bit of assistance to help then stay in pCace and not become homeess in the communty. Then, teen training services through the Boys and Gils Club does a great job and helps up to 75 teens the day and these teen training serv ces can be vitaln the community b prepare teenagers here who are going to ollege and who are not going on to college for jobs 10 be ready for the workforce.

Grant Specialist Lindberg stated, if anyone has any qJestions about this CDBG programtself or about the activities that Elizabeth identified in the strategic plan or annual acl on plan please feel free to fire away. Or do you want to take publ c comment first, Tom?

Senior Planner Schauer stated. if there are any darifying questions for staff from the Commission, othelWise for more detaed discussion you might want to open t up for public testmony and then have di3cussion following that.

Chair Fitzgerald asked. which would the Commission prefer?

Commissioner Kellenbeck stated, I would like to ask *a* couple questions.

Chair Fitzgerald stated, I think 11 wou'e 1 oe better if we 'ad the questions wttn the person to answer them here so we would ra'her do it as we go if you don't mind. David you had a question.

Commissioner Kellenbeck stated. Im seeing reduced amounts Where do those amounts go?

Grant Speciaist Lindberg stated, they will just be carried over into the following years of the consoldated plan. They will be available for use in years two through five.

Commissioner Kellenbeck asked. what was the specific reason HUD didn'tke what we had originally?

Ms. McNanny stated, they said they couldn't specifically qualify 11 as an eligible activity even though they couldn't specifically qualify it as ineligible. Within the timeline we have this year t made mere sense to fight that battle in another year if that is something to be readdressed. In order to get this plan in place so this can be implemented on Ootober 1•[1] we really needed to do •Yhat we <now they will approve this year quickly and all of that money will be carried over. Anything not used this year will be carried over, is mt lost. We wanted to look at items that would be relatively easy to manage in this first year just because of the timeline and kind of getting going and there will be more time to put into planning *for* years two through five after this initial procc83.

Commissioner Kellenbeck asked. and you will go over the five-year plan next or after? We haven't really discussed the five-year plan yet.

Ms. McNanny stated. it's the five-year goals. In the initial consoldated plan the activities don't have to be specifically spelled out for years two through five and they can be changed. What we needed to do, again was make sure we got some things in there so HUD would say fantastic and allow the City to move through the first year and then get the planning for years two through five. So yes. we did make some changes there according to input from HUD and those can be moved around a little bit within the constriction of the programs. As long as it meets program specific elgibility requirements those can be moved around and changed in years two through five.

Semor Planner ::;ct1auer stateCI, on cenain activities t11at railwithin the definition of public service or public seivice agencies there is a maximum of 15% of the allocation that can be spent on those. There were some adjustments based on their nalysis of what did or didn't constitute as publ c seivice activities.

Chair Fitzgerald asked, for the record can we get an analysis or synopsis of that meeting? What questions were asked and what HUD responded lo and Wily since it is affecting...Do you feel also is missing? You are responding to something and we have notning in front of us that tells us that was asked or what was answered so we feel incomplete. If you dort mind. I would think for a written record in the file.

Senior Planner Schauer stated, there are no written meeting notes from that meeting.

Chair Fitzgerald asked, so no one made a record of the questions that were asked for HUD and what HUD's responses were?

Senior Aanner Schauer stated, I guess I would summarize ih that we prepared the June 24" draft. Elzabeth and her colleagues had the opporturity to present that to our HUD representatives and discuss that with them and get feedback during that so there is nothing formal –

Chair Fitzgerald asked, that was all verbal Thomas?

Senior Planner Schauer stated, Ill let Elizabeth answer since she was the one that met with them.

PCD Diraclor Glover stated, let's let Bizabeth tell you about the meeting. That would be easier.

Chair F zgerald asked. could you shed some light *on* that then?

Ms. McNanny stated. we definitely took notes during the meeting but i wasn't recorded in a formal way. It was an hnformal meeting with the HUD representative to bok at the initial projects that were being proposed to make sure they met eligibility requirements for the program.

Chair Fitzgerald asked, is the Commission comfortable with that input that attectea ttus plan but we don't have any analysis of that?

Grant Specialist Lindberg stated, maybe the easiest way to answer that is iiprovided a preview of how HUD was going to be looking at the plan aftert was submitted. It was an opportunity for them to provide informal input on what the programmatic requirements would be otherwise we would have gone through all of this work and submitted a plan only to have it rejected. H was guidance from our HUD representative rather than actual-

Chair Fitzgerald stated, Mr. Kellenbeck.

Commissioner Kellenbeck stated, I would expect then that when you go into the formal present&tion then there will be formal responses back?

Grant Specialist Lindberg stated, yes.

Commissioner Kellenbeck stated then that is what w are waiting for.

Vce Chair Couter stated, I have a question on the analysis of impediments to both the fair housing and affordable housing. The first question is I see it has to be done at the one-year mark. Are the phinning department end otnor fotk3 going to conduct what I would c.:.11 continued analysis of that during those extra four years and lessons learned? Then I will get into my second question which is why. Has that been talked about?

Grant Specialst Lindberg stated, we anticipate that what will happen with the analysis to impedrents, the analysis to barriers, is that we will have some action plan that we will have to follow to implement it whether that is changing the zoning ordinances or providing additional public education on fair and affordable housing. There wi lbe various implementing measures that will occur either ight away or over the next 5. 1 C, 20 year$ or whatever.

Vir.'" Ch:"\ir CnultAr !I med, let me clarify. When you're doing that action plan you are also looking at potential problem areas, areas where there is more data needed, and things like that not just or this five-year cycle but the next on the, lessons learned that goes into that, etc. Am I clarifying that? Were you following that? Basically, what Im saying is I believe that after the

tirst year you are going to probably notice, or should ce noticing, otl'ler Impediments that haven't been noticed in the first year. Is there any allocation to follow that, record that. and have it and I could it make an impact on the out years?

Grant Specialst Lindberg staled, the short answer to that is we don't know yet. If there are specific actions that have to occur to implement those two plans then those can be allocated in the years two through five annual action plans.

Vice Chair Coulter stated, I think that's important because we want to try to gel this as right as we can. This leads into a comment. I looked at all the data and it is great data but I think there :;hvul<.J Lo C111ollnor li:lyl!!r Or data and this would be age demographics. You show a couple age demographics but one in particular. 18.9% percent. are elderly at 65 yean> or older. The reason Isay that is because age, to me, can be an impediment. it can lead into an impediment of affordable housing, It can be jobs, and things Ike this The reason Im bringing this up for now and out years is because I recognize that if you're trying to do an in-depth analysis of demographics, for example, how many under 25, are in college, and all this kind of stuff. if you had that kind of comprehensive irrdepth analysis Yo lire not going to make ii this year and I recognize that. but I took at the out years where to me that could be beneficial. If not, at least for the next five-year cycle so we have something on record we can continue to bok at. I also think there ought to be al least a minimum layer of analysis on demographics as far as age and I would eoy not jui>t where we are now but the trend I<«> you've had the trend from the year 2000 forward. What is our trend? Where are we going with our trend? t think that plays into what kind of project we may choose or what is chosen. It is just one factor, I realze. one cog in the wheel, but I thinkt's an important one. I would Ike to see that even ift's broad based on just age roups and maybe who the breadwinner is and what that age is and some things like that. I'm interested in what the trend has been because we showed it in all other aspects of how many housing urts we have and what is in the package here, but we don't have it with age. What do you think about that?

Grant Specialist Lindberg stated, we do. There is actually quite a bit of stuff in here about age so can y>U provide a little more –

Vice Chair Coulter asked. can you lead me to that page? Maybe I jumped over it. Show me where you're at.

Grant Specialist Lindberg stated, it is dispersed throughout the first portion of the draft plan which is called the needs assessment. If there is some specific area of age-related information that you think should be in future ones just let me know.

Vice Chair Coulter asked, did I miss it? I don't see the age breakdown like I'm looking at. I saw the elderly and I saw –

Chair Fitzgerald stated, (inaudible) means not in a demographic study. (inaudible) means study not in the demographic study.

Vice Chair Coulter stated, in the means study you are bringing out kinds of incomes and things like that but that is not age.

Grant Specialist Lindberg stated, for instance on page 82 of the packet does that start to show what you're looking for? For example, it shows households that contain at least one person 62 to 74 years of age or households that contain at least one person age 75 or older and it breaks it down by income level.

Vice Chair Coulter stated, I did see that but that is very limited to basically just a couple categories. That shows no demographics of younger people, college level, 30 or 0, or any of those things that I think could be constructive as an analysis.

Ms. McNanny stated, I might be able to answer this question. During the period of study for the analysis of impediments to fair housing and the analysis of impediments to affordable housing if age is found to be one of those impediments then that will definitely be addressed. So this will be addressed in those studies and age may be or may not be found to be an impediment to affordable or fair housing. If it is, that will be addressed subsequently in years two through five. There will be a study about the overall holistic view of what these impediments are, and again, if age is found to be one of them it will be addressed.

Vice Chair Coulter asked, did age not seem to be a factor early on? I think it goes into maybe some of the questions that were asked that we didn't see but was it one of the factors that were considered?

Grant Si:;ecialist Lindberg asked, factors that were considered in what? h how we identified what our housing needs are?

Vice Chair Coulter stated, for example, if Ihave a trerd where Im having 18.8% and that was, say, 14% elderly in 2000 that trend is changing. That is just an example and that can 90 down to the 30 and below. Are they getting a fair shake in housing? Not just their incomes but their age to go along with the incomes. Who are we talking about? You lst these other service organizalions thal some are taibr-made not just to disabilities but Iwould think age too. All I'm saying is has it been considered and you answered it could be in the future.

Grant Specialist Lindberg stated, one more hing is we received input from RVCOG which is the senior ...I can't think of what that division is called. We were provided with some input on elderly population and what their housing needs are which is reflected in here. The important thing is tie bigger issue appeared to be income and i"lcome isn't necessarily solely related to your age.

Vice Chair Coulter stated, to a certain degree that is true and to some degree it's not. I'm not trying b say how to cook the egg. I'm not up here to be the expert on how we do that. Im saying it is something that Ithink should be looked at and considered. You guys put your heads together and '!'>ay how might this be beneficial to potentially come: up with some: other demographic. What I want to see is the best plan for Nard and not just these five years but in other cycles because our residents, our citizens, deserve it. They deserve the very best we can give them. Im not saying how to slice it Im just asking to consider it. I didn't make a public commert but I guess h a sort that would be a recommendation from Jm Coulter as a Planning Commissioner and as a citizen.

Ms. McNanny stated, I can say that if age is found to be an impediment to affordable or fair housing in the community that will be addressed in subsequent years.

Vice Ch3ir Co•1tP.r t::itP.d. nnt nnly whP.n tbok at something in the context of affordable housing planners I'm looking at even bigger picture even with some dala like that. Maybe at least a discussion somevllhere in City Council of things. Iwoul lke to see lke a trade college here. Something lke that would build up our industrial base which we badly need because we know

that affor:lable housing goes hand-in-hand with we need higher income. Light industrial, as an example, is an area to do that. That is what I'm asking. That is what I'm saying. That is what I'm recommending.

Chair Fitzgerald sta ed, you're on the record. Does anyone else have any questions for Scott or El abeth?

Grant Specialist Lindberg stated now you can open ii up to public comment.

Chair Fitzgerald asked. Scott you're finished? Tom you're finished? No presentation from staff? we will open 1l up tor put>Hchput. If you woutCI like tc aoaress the Urban Area Planning Commission this evening please step up to the podium. give your name and address for the record, and tell us what's on your mind.

Ms. Gilbertson stated. my name is Diane Gilbertson s nd I preside at 388 Claiboum Drive in Grants Pass. I'm the executive dector of the Boys and Girts Club. Firs t woul like to say thank yoJ for even considering our organization as part of this project f lunderstanCI our portion a this correctly it is that these mon es wi I be used h what we call or T-3 program which is our Training Teens for Tomorrow program. Last year we were granted a pilot program for this project along with the Salem Club and the Corvallis Club and what our objectivs were was to µ1vvide - will do outiens in our community do the day after graduation. National statistic::. et Boys and Girls Club hdicate that if teens are not either employed orh an education or military opportunity between the ages of 16 and 23 they do tend to head to the other side of the fence into the Criminal Justice Department. Our goal was to provide what they dl the day after graduation whether is a university, community college, trade school, military, staying with the Club as an employment opportunity, etc. We managed to get 30 teens through that program last year. IwiU be honest, we had some rough times with ii. t was a pilot program so it was a lot of trial arid error. We came out with incentive programs for these teens and we did have 30 that graduated. We created a partnership with Grants Pass Hgh School and a partnership with Rogue Community College. Again, I just want to say thank you for this opportunity. We are working :Ifigently to increase tne opportunities at our club for tha middlA iohmnl ,:inn f('Jr the teens. We are working on expanding our teen program including adding an additional teen center to our organization. We are anticipating an increase of about 50 middle school students next year to that 75 mark in addition to our teen club. We will be opening the club on Saturdays

and Saturday evenings next year as our goal for teen activities. Again, Iwant to say thanK you and if you have any questions Iwillbe glad to do my best.

Chair Fitzgerald asked, are there any questions? Thank you Dane. Would anyone else like to address he Commission.

Ms. Nelson stated, my name is Sandie Nelson and Iwork at 109 Manzanita. Iwork at Choices Counseli1g Center. I'm a drug and alcohol counselor. Ihave been a counselor since 1997. We currently work wth hdividuals that are on medication assisted treatment. We are also working with the development of the program for medication assisted treatment here in Josephine County so are 1nd1v1dua1s aon't have to travet over to Medford for their treatment. Isee –

Chair Fitzgerald asked, (inaudible) Methadone programs you're talking about?

Ms. Nelson stated, t is a Methadone Subutex Suboxone. Our individuals do have impediments in regards to fair and affordable housing. fs difficut for them to receive housing, to get into housing, and o get support for that We are here act. Jally as a support to say kudos and thank L-you very mugh.

Chair Fitzgerald asked, any questions? Woutd anybody etse like to address the Commission? Ttrm, wt: will 1,;b:;., lle public portion and turn it back to st1>ff.

Senior Planner Schauer stated, Ijust wanted to clarify that we are in the middle of the 30-day publ c comment. After this evening if people do want to get copies. the current draft is the July 2nc revised draft, there are copies on the back table. It's also avai able on the website and we have copies available in our office and at the library for folks o review. The comment period has been extended through Monday, August 3. isofanyone has comments we willtake them through that time period. CoundwiU then be consdering adoption on August 5'" and then we have our submittal to HUD.

Chair Fitzgerald asked, are there any further comments fmm IhA Commission? We will not be taking any action at all tonight.

Commissioner Arthu r stated, if Iremember right the capital part 01 the sobering cemer was dropped so we didn't get involved in Federal regulatio's of the kind you experienced with the bus shelters, right?

Chair Fitzgerald asked, are you talking about Davis-Bacon?

Grant Specialist Lindberg stated, or the food bank, yes, t does involve Federal money so it would become a Federalized capital project and they are more expensive.

Chair Fitzgerald stated, Davis-Bacon is the program you're talking about?

Grant Specialist Lindberg stated, yes.

Commissioner Arthur sta ed, I guess I was curious about the one thing I asked about or commen ed on at the last round. That was this stuation where the choices seem o encourage the clustering and intensification of the low income housing in oertain areas rather than spreading it around. I mentioned then the Classic failure (inaudible) project which was the Pruitt goe in St. Louis, which I saw when it wa s first built. My relatives proudly drove us around and showed us how wonderful all was. 20 years later they we reboking at tearing them down and now hey have been totally gone for decades, high-rise, very high-density housing, which we are not really faced with here. At that same period somE→nc who hod been in orehitecture school with me in Minnesota and was one of my project ean members had been assigned to be the governing architect for the city of Evanston for the implementation of the HUD type housing. He drove me around Evanston, this waske in 1980, and showed me all of the little inflowbts where they had built single, and in some case duplexes but mostly single, small places scattere:t around not concentrated. I guess I hadn't seen that figure before from our urban growth boundary thing, but there were 44 acres of in. fin and redevelopment land. t seemed to me that would be the very obvious place 10 consider if you're considering moving ahead in the later periods with actually providing housing would be to look first at the in-fills which tend to be smaller. I'm reacting partly to what Gerard said aboLt in the northwest there wouldn't be any bts that anybody could 11fford to b11lrl mn.

Chair Fitzgerald sta ed, his is a product of zoning, as you know, we've gone through this many times. When you're looking at the investment level of an R-12bt, for instance, t's not possible

so you're going to be looking R-2s and you're going to be 1001<1ng at properties that can be purchased with smallerlnd –

Commissioner Arthur stated, rightbutyou alsohave –

Chair Fitzgerald stated, but those are not in !he northwest –

Ccmmissioner Arthur staled, if you lbok althe –

Senior Planner Schauer stated, for clarification, Ibelieve some of the data in here about in-fill came out of our ana1ys1s from the urban growth uuu11d1;11y wu11'-

Commissioner Arthur stated, right.

Senior Planner Schauer stated, - and where those total numbers came from was boking at all of the different efficiency measures and adding them altogether –

Commissioner Arthur stated, yes.

Senior Planner Schauer stated, - so we didn't say this one area is in-fill –

Commissioner Arthur stated, no. I know.

Senior Planner Schauer staled, - but we assumed a certain (audible) of saturation like maybe there are some larger bts that could be further divided that didn't meet the definition of vacant lots as well as things like the accessory dwelling units. There is potential for some saturation e11en in bwer density areas through that type of housing. Whether it's made available as affordable hOusing or not is a different question, but that certainly contributes to the supply and potential for affordable housing too.

Commissioner Arthur i>IAIAC1. nne item I was curious about -

Chair Fitzgerald stated. one ot the problems wnn thenfill btsis because most *ot* tnem are challenged by infrastructure,sewer, water, or roads, and can't meet those. There is an impediment to them being developed otherwise they wouldn't --

Commisioner Arthur stated,Im not convinced.

Chair Fitzgerad s ated. - be undeveloped.

Commissioner Arthur stated. on page 165is the censusact and its so small Ican't see hardy anything on it. It would be nice. someday, if you gave us a big one. There is no key or legend to tell uswhat the colon;111e1111.

Grant Specialist Lindberg asked, on what page?

Commissioner Arthur stated,page 185.

Grant Specialist Lindberg stated, Ican show that to you.

Commissoner Arthur stated, it isn't so much seeing it right now as Iwould like to have a readable copy in hand that has a legend on it.

Grant Specialist Lindberg stated, Ican tell you that the colors don't represent anything other than just toden1fy that there are separate census block groups.

Commissioner Arthur stated. okay but clearly when you look at it and you look at the northwest area,wtichis what we were talking about in previous discussions,*they* have a lot of Ittle tiny bts in there plus the onesaare potential y sutHlillidable. I'm just curious. It doesn't really affect year one because there's nothing in any development for year one butt would affect your planning as you would move to year two. and onwan: possibly,for providing housing. Keep in mind it doesn't have to be what Gerard said about room for large projects. It doesn't have to be large projects.

Chair Fitzgerald stated. Ididn't say that.

UrbanArea Plcmninl(Cmnm,Jiun Meelinx Minuies July IJ, 201) JS

Commissioner Arthur stated, yes you did it's in the minutes.

Chair Fitzgerald stated, well, I was talking about (inaudible) –

Commissioner Arthur stated, that's what reminded me about it.

Chair Fitzgerald stated, in the northwest you're not going to be able to put a HUD project of –

Commissioner Arthur stated, but you're assuming a HUD project has to be a large.

Chair 1-itzgerak<l stateo, Im also saying tne tact –

Commissioner Arthur stated, and it doesn't.

Chair Fitzgerald stated, - that you're not going to find in an R1-12 zone the ability to pick up lots to buil<l a low-income housing. The numbers, the economics, are pretty bad.

Grant Specialist Lindberg staled, that's part of what the analysis of barriers to affordable housing will potentially examine. Do we have regul;;itory barriers, market barriers, or cultural barriers to affordable housing? Whether or not that rreans that on the backend we partner with liu111tolJuuy li<.:J<:1o;l\:;u11 Cuuuly Huusing Au hority to provide more publiiy assisted housing units or we partner with somebody like Josephine County Housing and Community Development to provide more housing choice vouctiers or if we work with Habitat for Humanity to buld nore single-family or provide some program for SDC rebates for affordable housing units or fjnaudible) unit development provisions for affordable housing provision, inclusive zoning, etc. Those are things that will hopefully come out of our analysis of barriers to affordable housing.

Commissioner Arthur stated, I noticed, along this line, I took a cut over from D to Safeway on 9[111] and passed that duplex at the corner of F and 9[111] that I lived in when I was a senior in high school in 1954.

Grant Specialist Lindberg asked, though one hat is burned out?

Commissioner Arthur stated, no the one next to it. The one on the comer is the one I lived in and the one that burned out was the one next door. It caught my attention because it has been beautifuly rehabilitated. It looks like it at least. I didn't see the inside of it but irs been substantally improved. It said in here, and I don't hae my calculator for the percentages, but about 2000 units were built before 1950 cul of the 15,000 that exist in the city. It seemed like kind of thing would be a pretly useful approach also. It's not one of the ones that lacked a bathroom or kitchen. I don't I<now where those are in the city. I would ike to see some attention to things that are not just stereotypical, more apartmenl complel<es or something. Look a little farther afield at other choices.

Senter Planner scnauer stateCl. I'lOustng renabilltatlon of existing hOuslng stock Is one potential big program activity area.

Chair Fitzgerald asked, how do you see market as an impediment and how do you plan on overcoming the market?

Grant Specialist Lindberg stated, I don't know. We will pay somebody smarter than me to do that analysis and come up with some recommendaticns. I don't know if there is a way to do it or if iientais public-private partnerships or other incentives. Hopefully we will cross that bridge when get to it.

Chair Fitzgerald stated, you can call me and I'll put you in touch with the National Association of Realtors. They may help you with that data. I assure you it will have a free enterprise t.vist to it.

Grant Specialist Lindberg stated. I bet they will.

Vice Chair Couller stated, I was looking al the housing needs summary table. Loree spoke about it just for a second there. It was amazing to me of those four problems the percentage of houses that have an issue whether it's plumbing, a kitchen facility, overcrowding, and or the last one was the burdens of either 30% or greater. I got t:i thinking about it and it rung in my head tht "bt of the problems werP. r1?.nt<1l units Ihring th:>t llp nnt to put him on thA pnt nr tn !'>tut an argunent, but a number of people I know, when I talked to different people that have had to rent houses or apartments, will generally say negative things about the property management fams. I don't know one way or the other, I'm not goirlg to guess, but I'm going to ask. Have they

been asked to come to the table and be part of thiis pr:icesis? Isee potentially 11 there 1s a problem in some of these areas it could be management. it co1.1ld be ownership, I don't know. To me irs a thought.

Chair Fitzgerald stated, property managers handle them for the landlord.

Vice Chair Coulter slated, there are some firms in th s lown to that handle a ton of units and houses and stuff. Im going on the record with a recommendaton that they be asked to participate.

Grant Specialist unaoerg stated. I know that we sent notlct1 to the Jul;t:JJhi111:• Cuu11ly Boa1-.:J *af* Realtors but didn't receive any input from them and the Homebuilders Association was the same thing. Im looking to see if we sent anything to –

Vice Chair Coulter stated. because we have Grants Fass Property Management and 221 just off \he top of my head.

Grant Specialist Lindberg stated, and those are speciic firms, but what *you* usually dois you contact groups that represent the industry soke the Southern Oregon Rental Unit Owners Association, or whatever it's called, might be somebody to consult with in future years.

Vice Chair Coulter stated. it wouldn't have even been a thought until looked at this table. Then Iwent howis that really happening? When look at how many are lacking plumbing or kitchen facilities it blows my mind. Itis unsal tor a community to have that. That is all I have, thank you.

Chair Fitzgerald asked, does anyone else have any cueslions or input on the subject? Otherwire we are going to closei. Thank you very much for *your* input.

INVOLVEMENT COMMITTEE: None.

6. ITEMS = =

Urban Area Warming Commision
Meeting Minu Je;; July 8, WI5

18

Grantee SF-424's and Certification(s)

OMB Number: 4040-0004
Expiration Date: 8/31/2016

Applicatlon forFe ral Assi•tanco SF-424

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8.APPLICANTNFORMAI Ot<t:

* a. Legal Name: City of Grants Pass

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d. Address:

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e. Organizational Unit:

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Oi\iaion Name:

f. Nme: rnd c.ont>11cthformation of person to ba contacted on tnaU./'$ Invotvtng thk applle&tl<:>n:

Prelix:
* First Name: Scott
Middle Name:
"LA.st Nama
Suffix

Title: Grants Specialist

()rg.niz11•1c:n8I A11iiu1or:

* Telephone Number: (541) 450-6015
Fax Number:

* Email: s:l:.dbe:g@grantspassoregon.gov

Appbation for Fed•ral Assistance SF-424

..9. Type of Appl cant 1:S4'. 1tactApplltsnt Typt

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Application for Federal Assistance SF-424

16. Congressional Districts Of:

* a. Applicant: CR02 * b. Program/Project: OR02

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment | Delete Attachment | View Attachment

17. Proposed Project:

* a. Start Date: 10/01/2015 * b. End Date: 09/30/2016

18. Estimated Funding ($):

* a. Federal	275,861.00
* b. Applicant	0.00
* c. State	0.00
* d. Local	0.00
* e. Other	0.00
* f. Program Income	0.00
* g. TOTAL	275,861.00

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

☐ a. This application was made available to the State under the Executive Order 12372 Process for review on

☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review.

☒ c. Program is not covered by E.O. 12372.

*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**

☐ Yes ☒ No

If "Yes", provide explanation and attach

Add Attachment | Delete Attachment | View Attachment

21. *By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

☒ ** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix: * First Name: Aaron

Middle Name: X

* Last Name: Cubic

Suffix:

* Title: City Manager

* Telephone Number: (541) 450-6000 Fax Number:

* Email: acubic@grantspassoregon.gov

* Signature of Authorized Representative: * Date Signed: 09-28-15

COPY

CERTIFICATIONS

In accordance with the applicable statutes and the regulations governing the consolidated plan regulations, the jurisdiction certifies that:

Affirmatively Further Fair Housing -- The jurisdiction will affirmatively further fair housing, which means it will conduct an analysis of impediments to fair housing choice within the jurisdiction, take appropriate actions to overcome the effects of any impediments identified through that analysis, and maintain records reflecting that analysis and actions in this regard.

Anti-displacement and Relocation Plan -- It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, and implementing regulations at 49 CFR 24; and it has in effect and is following a residential antidisplacement and relocation assistance plan required under section 104(c) of the Housing and Community Development Act of 1974, as amended, in connection with any activity assisted with funding under the CDBG or HOME programs.

Anti-Lobbying – To the best of the jurisdiction's knowledge and belief:

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;

2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and

3. It will require that the language of paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

Authority of Jurisdiction -- The consolidated plan is authorized under State and local law (as applicable) and the jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations.

Consistency with plan -- The housing activities to be undertaken with CDBG, HOME, ESG, and HOPWA funds are consistent with the strategic plan.

Section 3 – It will comply with section 3 of the Housing and Urban Development Act of 1968, and implementing regulations at 24 CFR Part 135.

Signature/Authorized Official Date 08/1/15

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Complince \>itb Lnws – It will comply wi:h applicll blc laws.

Signature/Authorized Official

08/11/15
Date

City Manager
Title

Appendix - Alternate/Local Data Sources

1	**Data Source Name** June, 2015 JHCDC
	List the name of the organization or individual who originated the data set. Josephine Housing and Community Development Council
	Provide a brief summary of the data set. Client intake data
	What was the purpose for developing this data set? To track number of Section 8 HCVs provided in Grants Pass.
	How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population? Entire Grants Pass area.
	What time period (provide the year, and optionally month, or month and day) is covered by this data set? June, 2015.
	What is the status of the data set (complete, in progress, or planned)? This set is complete.
2	**Data Source Name** 2009-2013 ACS
	List the name of the organization or individual who originated the data set. US Census Bureau
	Provide a brief summary of the data set. Demographic, housing, financial, and economic data
	What was the purpose for developing this data set? The Census Bureau provides the information for general information and for governmental planning purposes
	Provide the year (and optionally month, or month and day) for when the data was collected. 2009-2013
	Briefly describe the methodology for the data collection. Scientific survey sample

	Describe the total population from which the sample was taken. Approximately 33,000
	Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed. Unknown sample size of Grants Pass residents
3	**Data Source Name** 2015 Josephine County Assessor
	List the name of the organization or individual who originated the data set. Josephine County, Oregon
	Provide a brief summary of the data set. Compiled by type of property deed filed with Josephine County Clerk
	What was the purpose for developing this data set? To track property transactions
	How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population? Entire county
	What time period (provide the year, and optionally month, or month and day) is covered by this data set? Through June, 2015
	What is the status of the data set (complete, in progress, or planned)? The set is complete

EXHIBIT B

CITY OF GRANTS PASS

CDBG

ANNUAL ACTION PLAN

FY 2016-17

Adopted _____

Contents

Executive Summary **3**

AP-05 Executive Summary - 24 CFR 91.200(c), 91.220(b) 3

PR-05 Lead & Responsible Agencies – 91.200(b) 8

AP-10 Consultation – 91.100, 91.200(b), 91.215(l) 9

AP-12 Participation – 91.105, 91.200(c) 14

Expected Resources **16**

AP-15 Expected Resources – 91.220(c)(1,2) 16

Annual Goals and Objectives **18**

AP-20 Annual Goals and Objectives 18

Projects **22**

AP-35 Projects – 91.220(d) 22

AP-38 Project Summary 23

AP-50 Geographic Distribution – 91.220(f) 28

Affordable Housing **29**

AP-55 Affordable Housing – 91.220(g) 29

AP-60 Public Housing – 91.220(h) 30

AP-65 Homeless and Other Special Needs Activities – 91.220(i) 31

AP-75 Barriers to affordable housing – 91.220(j) 34

AP-85 Other Actions – 91.220(k) 35

Program Specific Requirements **37**

AP-90 Program Specific Requirements – 91.220(l) (1, 2, 4) 37

Executive Summary

AP-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

1. Introduction

The City of Grants Pass became an Entitlement Grantee in 2013, and began receiving an annual allocation of Community Development Block Grant (CDBG) funds from the U.S. Department of Housing and Urban Development (HUD) October 1, 2015. As a recipient of CDBG funds, the City is required to prepare a five-year strategic plan that identifies housing and community needs, prioritizes these needs, identifies resources to address needs, and establishes annual goals and objectives to meet the identified needs. This five year plan is known as the Consolidated Plan. The purpose of the Plan is to outline a strategy for the City to follow in using CDBG funding to achieve the goal of the CDBG program, "to develop viable urban communities by providing decent housing and a suitable living environment and expanding economic opportunities principally for low- and moderate-income persons."

The Consolidated Plan for fiscal years 2015 through 2020 (the Plan or Consolidated Plan) was prepared in accordance with Sections 91.100 through 91.230 of HUD's Consolidated Plan Final Rule. Over the term of the five-year plan, approximately $1,400,000 is expected to be available, with up to 20% of that for planning activities and administration of the program. Each year, the City will prepare an Annual Action Plan that outlines the specific program activities to be carried out in meeting the Consolidated Plan strategies. The City will focus on partnerships and collaborations to foster successful projects and leverage funds in order to address needs for low-income and homeless housing, services for special needs and low-income persons, and community and economic development needs.

This document, 'The Annual Action Plan' outlines the activities to be carried out in 2016-2017.

The Consolidated Plan and the 2016-2017 Action Plan include amendments to the original Consolidated Plan, expanding the activities to be undertaken in the remaining program years.

2. Summarize the objectives and outcomes identified in the Plan

[*This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.*]

The 2016-2017 Action Plan includes objectives and outcomes based upon citizen participation, agency consultation, and the needs identified in the 2015-2020 Consolidated Plan. Below is a summary of the objectives and outcomes.

The City proposes to use 2016-2017 entitlement funds to meet goals and objectives described below:

- Provide Affordable and Decent Housing
  a. Weatherization/Energy Efficiency. Improve at least 9 low and moderate-income housing units with energy-efficiency improvements and weatherization.
  b. Housing Rehabilitation and ADA improvements. Provide housing rehabilitation (which may include ADA accessibility improvements) to at least 3 households.

- Address Homelessness/Homelessness Prevention
  a. Emergency Housing Assistance. Provide emergency housing assistance to at least 4 households.
  b. Homeless Youth Services. The Maslow Project serves Grant Pass homeless youth (ages 0-21) and families with intensive, integrated support services. All services are aimed at assisting homeless youth and families in reaching stability and progressing toward self-sufficiency. CDBG funds are estimated to serve approximately 150 homeless, or at risk of becoming homeless, youth and families.
- Support Non-Housing Community Development
  a. Micro-Enterprise Assistance. Provide at least 30 people with training and support
  b. Youth Training Services. Provide youth training services to 13 people
  c. Senior Meals Facility. Support the Senior Meals Facility which will provide services to 15,100 persons
  d. Neighborhood Blight Remediation. Blight remediation for 1-2 properties

3. Evaluation of past performance

[This is an evaluation of past performance that helped lead the grantee to choose its goals or projects].

2015-16 was the City's first year of the City's first Consolidated Plan. Year 1 activities were as follows:

- Planning:
  a. Analysis of Barriers to Affordable Housing
  b. Analysis of Impediments to Fair Housing
- Affordable & Decent Housing
  a. Weatherization/Energy Efficiency. Target: 8 households weatherized
- Homelessness/Homeless Prevention
  a. Emergency Housing Assistance. Target: 5 households provided emergency assistance
- Non-Housing Community Development
  a. Micro-Enterprise Assistance. Target: 15 persons assisted through training and technical assistance
  b. Youth Training Services. Target: 15 youth provided vouchers for youth training services

Year 1 activities were still ongoing at the time this plan was prepared. Past performance will be addressed in the CAPER. The City completed the following at the time this plan was prepared:

- Adopted minor amendments to the Consolidated Plan to correct data,
- Demonstrated that work had already be completed substantially as required for the Analysis of Barriers to Affordable Housing, and that actions had been completed to address barriers.
- Is in process of finalizing the scope of work for the Analysis of Impediments to Fair Housing.
- Completed contracts with UCAN for weatherization and energy-efficiency improvements and emergency housing assistance, with the Boys and Girls Club for youth training services, and with the SBDC for micro-enterprise assistance.

4. Summary of Citizen Participation Process and consultation process

[Summary from citizen participation section of plan.]

When developing the 2015-2020 Consolidated Plan, the City developed a new Citizen Participation Plan to meet the current HUD Consolidated Plan regulations. The City followed this Citizen Participation Plan in carrying out the process to develop the 2016-2017 Action Plan. A list of stakeholders was assembled with the purpose of assessing community needs. The stakeholders include representatives from community wide agencies and services providers.

The process included public participation in two phases. The first phase was to obtain public input regarding housing and community development needs and priorities to assist with development of the plan. The second phase was to obtain public input on the draft plan.

The City gathered input on community needs for the 2016-2017 Action Plan through:

Needs and Priorities:

- Public Workshop & Open House (April 14, 2016)
    - Notice in Grants Pass Daily Courier (April 6, 2016)
    - Notice, agenda and minutes posted on City's website, news feed, and calendar
    - Notice posted in multiple public locations.
- Needs Survey (April 2016)
    - Emailed to stakeholders, posted on City's website
- Public Hearing (April 20, 2016)
    - Notice in Grants Pass Daily Courier (April 6, 2016)
    - Notice, agenda and minutes posted on City's website and calendar
    - Notice posted in multiple public locations.
- City Council Workshop (May 16, 2016)
    - Notice, agenda and minutes posted on City's website and calendar
- City Webpage
- City Facebook
- Email
- City Staff contacts

Draft Plan:

- Notice of 30-day Comment Period (June 15,- July 15, 2016)
    - Notice in Grants Pass Daily Courier (June 1, 2016)
    - Notice posted on City's website,
    - Notice posted in multiple public locations.
- Public Hearing (August 3, 2016)
    - Notice in Grants Pass Daily Courier (June 1, 2016)
    - Notice posted on City's website,
    - Notice posted in multiple public locations.

Documents are available for review at the following locations:

- Grants Pass Community Development Department, 101 NW 'A' Street, Room 201, Grants Pass, OR
- Grants Pass branch of the Josephine Community Library, 200 NW 'C' Street, Grants Pass, OR
- Grants Pass website: www.grantspassoregon.gov > Departments > Parks & Community Development > CDBG and Consolidated Plan

5. Summary of public comments

[This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Consolidated Plan.]

Needs and Priorities:

Agencies that attended/participated in the April 14, 2016 Open House and Workshop

- Royal Standley, Board President, Maslow Project
- Karen Phillips, Development Director, Maslow Project
- Keith Heck, UCAN
- Greg Holmes, 1000 Friends of Oregon
- Shonna Bouteller, UCAN and Gospel Rescue Mission
- Teresa Santucci, Josephine Housing Council

Emails

- Karen Phillips, Maslow Project
- Ellen Johnson, Options for Southern Oregon
- Michael Cavallaro, RVCOG
- Kelly Wessels, UCAN
- Jessica King, Boys & Girls Club
- Bill Lovelace
- Ben Carleton
- Ron Goss, SBDC

Verbal testimony received at the April 20' 2016 Public Hearing

- Rycka Brown – comments re: code enforcement
- Bruce Cox, Hearts with a Mission – comments re: transitional and homeless youth shelter
- Dave Corsi – comments re: City housing advocate to bring other housing programs to Grants Pass, use of City and County surplus land, planning process/fee waivers, ordinances/inclusionary zoning/density bonuses

Responses from the Needs Survey (total 65)

- 14 submitted together: "Food and Friends"
- 46 submitted together by Evelyn Kinsella:
  -41 exclusively Food and Friends
  -5 Food and Friends plus one or more of: beautifying and staging downtown buildings, safe sidewalks, public safety, jail, homeless, senior assistance
- 1-Harry Nuessle: Food and Friends
- 1-Donna Harold: social contact, regular balanced meals, Food and Friends
- 1-Doug Rasmussen: wheelchair accessibility at sidewalk/parking lot (1309 N3 6th Street), rain puddling in ADA parking spaces in public parking lot at corner across from Safeway on G Street, uneven or broken sidewalk along 6th/7th and on G Street – Booth to 9th, etc.

- 1-(no name); affordable housing/homeless prevention, more rental housing, clean-up and beautify shadier areas to make more attractive to tourists, assist UCAN with housing projects and low income assistance
- 1-Marcia and Bob Nelson: eliminate city homeless blight which is a serious health and safety problem to all of Grants Pass. Give one-way tickets to homeless, druggies, and felons out of town.

Draft Plan:
During the 30 day comment period one comment was received from the Maslow Project in support of the Consolidated Plan.

6. Summary of comments or views not accepted and the reasons for not accepting them

All comments were reviewed. Some comments and would not qualify for use of CDBG Entitlement Funds.

7. Summary

The 2016-2017 Action Plan outlines the activities the City of Grants Pass will undertake during the one-year period to address identified community needs. This is consistent with the current Consolidated Plan which states that the City's effort is to achieve the goal of the CDBG program: "To develop viable urban communities by providing decent housing and a suitable living environment and expanding economic opportunities principally for low- and moderate-income persons."

As a result of public participation and consultation, the Consolidated Plan was amended to address a wider range of activities, and to add new community partners to help address needs. The 2016-17 Action Plan reflects the expanded activities and partners.

PR-05 Lead & Responsible Agencies – 91.200(b)

1. Agency/entity responsible for preparing/administering the Consolidated Plan

Describe the agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
CDBG Administrator	City of Grants Pass	Parks & Community Development & Finance Department

Table 1 – Responsible Agencies

Narrative (optional)

The City of Grants Pass is the lead agency for the delivery of the Community Development Block Grant program funding to be delivered through this Action Plan.

Consolidated Plan Public Contact Information:

Tom Schauer, Senior Planner
(541) 450-6072

Scott Lindberg, Grants Specialist
(541) 450-6015

AP-10 Consultation – 91.100, 91.200(b), 91.215(l)

1. Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l))

The City engages in ongoing consultation with local service providers, community leaders, the public, and other community development partners. Consultation includes contacting area agencies and the City's Advisory Committees. The City also consults with other City departments to identify community development needs. The City conducted also specific outreach activities with agencies and community partners in 2015-2016 and outreached in 2016-17 to an expanded list of agencies and community partners.

Activities to enhance coordination between public and service provider's agencies are ongoing. Specific providers who contributed in identifying the needs for the 2016-2017 Action Plan Include:

1. Affordable & Decent Housing
   a. United Community Action Network (UCAN)
   b. Housing Authority of Jackson County (HAJC)
2. Homelessness/Homelessness Prevention
   a. United Community Action Network (UCAN)
   b. Maslow Project
   c. Hearts with a Mission
3. Non-Housing Community Development
   a. Small Business Development Center (SBDC)
   b. Boys and Girls Club
   c. Rogue Valley Council of Governments (RVCOG), Senior and Disability Services, Area Agency on Aging

2. Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.

UCAN is part of the 'Balance of State' Continuum of Care which covers Josephine County. The City and the United Community Action Network (UCAN) coordinate and consult regularly with service providers that provide care to Grants Pass homeless and at-risk homeless populations. UCAN is the state and federally recognized community action agency for the region. UCAN administers: Low Income Energy Assistance Program, Emergency Funding for rental assistance, utility bills and Leheap energy assistance, Supportive Services for Veteran Families and weatherization services to name a few.

Two new organizations which serve homeless youth and their families also expanded services into Josephine County this year (Hearts with a Mission Shelter and the Maslow Project). The Consolidated Plan and 2016-17 Action plan recognize these additional opportunities to address needs. As part of their long-term planning, Neighborworks Umpqua also began outreach to communities where they currently provide one or more services.

3. Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS

The City of Grants Pass does not receive ESG funds.

4. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdiction's consultations with housing, social service agencies and other entities

City staff consulted with area service providers through outreach including an invitation to the Open House and Workshop, notice of other involvement opportunities, a 'Needs' Survey to identify needs that could be addressed in the 2016-2017 program year, and outreach to organizations who served as grantees or subrecipients in 2015-16. The open house and workshop and additional direct consultation by staff provided an opportunity to clarify and expand on the City's understanding of community needs and funding priorities. A list of primary agencies that were consulted in the development of this Plan is outlined below. This includes community partners consulted in 2015-16 as well as additional partners consulted in 2016-17. A full list is provided in the table that follows.

- The United Community Action Network coordinates housing and services funding for homeless families and individuals. UCAN provides assistance to low-income persons helping with housing needs - weatherization and energy efficiency improvements and provides assistance to low-income persons helping with housing needs in the form of emergency assistance to owner or renter at risk of homelessness on a short term basis.

- The Housing Authority of Jackson County provides housing rehabilitation that includes ADA access and improvements.

1.	**Agency/Group/Organization**	**UCAN**
	Agency/Group/OrganizationType	Services – Housing Services – Children Services – Elderly Persons Services – Persons with Disabilities Services – Homeless Services – Health Services – Education Regional Organization
	What section of the Plan was addressed by Consultation?	Emergency Housing Assistance Weatherization/energy-efficiency
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	UCAN is part of the 1,100 community action non-profit and public organizations established under the Economic Opportunity Act of 1964 to fight America's War on Poverty. UCAN of Grants Pass serves both Douglas and Josephine counties. 9 housing units will receive assistance with housing weatherization. Consultation is ongoing.

2.	**Agency/Group/Organization**	**HOUSING AUTHORITY OF JACKSON COUNTY**
	Agency Group/Organization Type	PHA
	What section of the plan was addressed by Consultation?	Housing Rehabilitation
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Grants Pass has no public housing units. Some of the units are owned and controlled by the PHA, but those units are not classified as public housing per @$ DFR 5.100. the information is provided by the agency is captured in the Consolidated Plan. Coordination and consultation will be continued,
3.	**Agency/Group/Organization**	**JOSEPHINE HOUSING AND COMMUNITY DEVELOPMENT COUNCIL**
	Agency Group/Organization Type	PHA Services – Housing Other government - County
	What section of the plan was addressed by Consultation?	Housing rehabilitation
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	JHCDC is the local housing authority in Josephine County. The agency provides rental assistance to low income families in the county through the HUD Section 8 Housing Choice Voucher program. Consultation and coordination is ongoing.
4.	**Agency/Group/Organization**	**City of Grants Pass**
	Agency Group/Organization Type	Other government local
	What section of the plan was addressed by Consultation?	Housing Needs Assessment Public Housing Needs Homelessness Strategy Homeless Needs Non-Homeless Special Needs Economic Development Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Various City departments were consulted to gain insights into employment and economic development needs, infrastructure and public facility needs, parks and recreation needs, housing and affordability needs, land use planning. This consultation and coordination is ongoing.
5.	**Agency/Group/Organization**	**ROGUE VALLEY COUNCIL OF GOVERNMENTS**
	Agency Group/Organization Type	Regional Organization Area Agency on Aging Senior and Disability Services Planning Organization
	What section of the plan was addressed by Consultation?	Non-Housing Community Development Senior Meals Facility
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	RVCOG staff and published materials were consulted for the purposes of elderly ad special needs for senior services. Collaboration between City and RVCOG is ongoing. It is expected that 15,100 60+LMIpersons will benefit through the Senior Meals Facility's services.
6.	**Agency/Group/Organization**	**SMALL BUSINESS DEVELOPMENT CENTER (SBDC)**
	Agency Group/Organization Type	Services – Education Services – Employment Other government - State

	What section of the plan was addressed by Consultation?	Micro-Enterprise Assistance
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The City consults and coordinates with the SBDC to implement micro-enterprise assistance by providing tuition waivers for training for 15 persons.
7.	**Agency/Group/Organization**	BOYS AND GIRLS CLUB
	Agency Group/Organization Type	Services – Children Services – Education Non-Profit
	What section of the plan was addressed by Consultation?	Non-Housing Community Development Youth Training Services
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The City works with the Boys and Girls Club's staff to insure the safety and well being of the areas youth. It is anticipated that 13 persons will benefit through training services that stress self-sufficiency and the importance of education.
8.	**Agency Group/Organization**	MASLOW PROJECT
	Agency/Group/Organization Type	Services – Children Non-Profit
	What Section of the plan was addressed by consultation?	Homelessness
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Maslow Project is expanding its service to include the Grants Pass area. The City invited service agencies to participate in their Open Houses/Workshop, Public Hearings and survey participation and through direct staff consultations. The Maslow Project will provide homeless youth services to approximately 150 persons.
9.	**Agency Group/Organization**	**HEARTS WITH A MISSION**
	Agency/Group/Organization Type	Non-Profit Services -Children
	What Section of the plan was addressed by consultation?	Homelessness - Youth
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Although Hearts With a Mission is not included in the 2016-2017 Action Plan it is anticipated that they will be a part of the 2017-2018 Plan. In that Plan they will provide services for their Homeless Youth Shelter.
10.	**Agency Group/Organization**	**GOSPEL RESCUE MISSION**
	Agency/Group/Organization Type	Services – homeless Faith based Organization
	What Section of the plan was addressed by consultation?	Homelessness
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The City and the Gospel Rescue Mission's (GRM) staff communicate regularly through meetings, emails and direct contact. The GRM is supportive of alleviating homelessness and is very supportive of the Hearts With a Mission Project.
11.	**Agency Group/Organization**	**OPTIONS FOR SOUTHERN OREGON**
	Agency/Group/Organization Type	Services – Children Services - Elderly Persons

		Services – Persons with Disabilities Services – Health Non-Profit
	What Section of the plan was addressed by consultation?	They will be a part of future Action Plans addressing Other Special Needs (Non-Homeless Housing and Supportive Services) namely for the expansion of Crisis Res. Center and/or Adult Outpatient Facility.
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Options serve as the Community Mental Health Program and provide additional services such as the Integrated Primary Medical Care Program for all members of the community. They address issues related to housing advocacy, community integration, crisis intervention, therapy, co-occurring issues, education, work and economic issues. Staff will continue consultation throughout the process.

Table 2 – Agencies, groups, organizations who participated

Identify any Agency Types not consulted and provide rationale for not consulting

There were no agency types not consulted in preparing the City of Grants Pass Consolidated Plan which forms the basis of this Action Plan. Agencies were contacted in 2015-16 and 2016-17.

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	UCAN	The Strategic Plan Goals support the goals of UCAN to provide those necessary services for the low-to-moderate income people in the community.

Table 3 – Other local / regional / federal planning efforts

AP-12 Participation – 91.105, 91.200(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation

Summarize citizen participation process and how it impacted goal-setting

The City followed its Citizen Participation Plan in carrying out the process to develop the 2016-2017 Action Plan. Each year, the City prepares an Annual Action Plan that outlines the specific program activities to be carried out in meeting the Consolidated Plan strategies. The City focuses on partnerships and collaborations to foster successful projects and leverage funds in order to address needs for low-income and homeless housing, services for special needs and low-income persons, and community and economic development needs.

The City gathered input on community needs through workshops, public hearings, community survey, and advertising in the Grants Pass Daily Courier, outreach through Facebook, and outreach with local agencies.

The list of 'needs' provided by service providers gave direction on fulfilling the goals and actions developed in the Action Plan.

The draft 2016-2017 Action Plan was posted on the City's website and was available at the Grants Pass City Hall, Parks & Community Development Department, and Josephine Community Libraries' Grants Pass Branch.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of comments received	Summary of comments not accepted and reasons	URL
1.	Newspaper	Non-targeted /broad community	N/A	N/A	N/A	
2.	Open House/ Workshop 04/14/2016	Broad Community/ CDBG applicants	6 attendees	1. Affordable and Decent Housing 2. Homeless.	Food Bank related/ facility outside city limits	
3.	Email	Applicants	8 emails	Summarized See Executive Summary:	0	
4.	Public Hearing 04/20/2016	Broad Community/ CDBG applicants	3 gave verbal testimony	Summarized See Executive Summary:	0	
5.	Survey	Broad Community/ CDBG applicants	65 surveys received	Summarized See Executive Summary:	0	
6,	City Website	Broad Community/ CDBG applicants	0	0	0	
7.	City Facebook	Broad Community	0	0	0	

Table 4 – Citizen Participation Outreach

Expected Resources

AP-15 Expected Resources – 91.220(c)(1,2)

Introduction

The CDBG allocation for Grants Pass in FY 2016-17 $300,069. The allocation for other years is assumed to be $275,000, based on guidance provided at the time of Consolidated Plan preparation. With the limited amount of available funding, the funds have been designated for specific targeted activities and in large enough amounts that will make the most impact on the many needs in Grants Pass.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 2				Expected Amount Available Remainder of ConPlan $	Narrative Description
			Annual Allocation: $	Program Income: $	Prior Year Resources: $	Total: $		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	$300,069	0	$114,811	$414,880	$825,000	This set of estimates is based on guidance provided by HUD on the City's FY 2015-2016 award and subsequent information provided for a revised 2016-17 award.

Table 5- Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

The City anticipates providing CDBG funding to a variety of programs and activities over the five year Consolidated Plan period. Each program or activity will be assessed for need, performance outcomes, agency capacity, ability to complete the activity, and availability to leverage other resources.

- Projects aimed at supporting economic activity will likely leverage other state education and federal small business funding.
- Funds allocated to public services will likely be gap financing for a non-profit organization that will provide the balance of funds needed for an activity.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

At this time no publically owned land or property has been identified.

Discussion

The City will use CDBG funds in partnership with sub-recipients to leverage private, state, and local funds to address the goals and strategies outlined in the Consolidated Plan. Grants to sub-recipients for public services or economic development are anticipated to leverage other funding sources.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Introduction:

Table 6 summarizes the goals and needs addressed in the 2016-17 Action Plan, and Tables 7 and 8 describe the goals and actions for the 2016-2017 Action Plan.

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1.	Help maintain the supply and condition of the existing affordable housing stock while providing for reduced monthly costs and decent housing conditions	2015	2020	Affordable Housing	Citywide	Homeowner weatherization and energy efficiency and improvements	CDBG: $45,000	Homeowner Housing Rehab: 9 Household Housing Units
2.		2016	2020	Affordable Housing	Citywide	Housing Rehabilitation (including ADA accessibility improvements.	CDBG: $45,000	Home owner Housing Rehab: 3 Household Housing Units
3.	Help prevent homelessness	2015	2020	Homeless	Citywide	Emergency housing assistance	CDBG: $13,000	Homeless Prevention: 4 Households Assisted
4.	Help homeless youth, sheltered and unsheltered, with supportive services to enable them to finish school and increase opportunities for future success.	2016	2020	Homeless	Citywide	Homeless Youth Services	CDBG: $10,000	Public service other than low/ moderate housing benefit: 150 persons assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5.	Help small business owners and entrepreneurs have increased access to opportunities to help them succeed and thrive.	2015	2020	Non-Housing Community Development	Citywide	Microenterprise education assistance-Tuition waivers	CDBG: $25,000	Public service activities other than Low/ Moderate Income Housing Benefit: 30 Persons Assisted
6.	Help support youth services that provide life skills and job training skills.	2015	2020	Non-Housing Community Development	Citywide	Job Training to LMI persons at Boys & Girls Club	CDBG: $22,000	Public service activities other than Low/Modera te Income Housing Benefit: 13 Persons Assisted
7.	Support continuity of the senior meals and 'Food and Friends' program in Grants Pass	2016	2017	Other: Poverty	Citywide	Senior Meals Facility	CDBG: $155,000	Public service activities other than Low/Modera te Income Housing Benefit: 15,100 Persons Assisted
8.	Reduce the spread of neighborhood blight resulting from abandoned or neglected properties	2016	2020	Other:	Citywide	Neighborhood Blight Remediation	CDBG: $20,000	Housing code enforcement /foreclosed property care: 2 properties assisted

Table 6– Goals Summary

Goal Descriptions

Affordable & Decent Housing		
1.	**Goal Name**	Help maintain the supply and condition of the existing affordable housing stock, while providing for reduced monthly costs and decent housing conditions. Increase opportunities for aging and disabled citizens to remain independent in their homes and to find accessible housing.
2.	**Goal Description**	Action 1: Assistance with weatherization/energy efficiency of existing housing stock Action 2: Assistance with rehabilitation of existing housing stock. Action 3: Assistance with ADA accessibility improvements
Homelessness		
3.	**Goal Name**	Help prevent homelessness
	Goal Description	Action 1: Provide resources to help prevent homelessness for short-term emergency situations such as a one-time health emergency, where a household may be at risk of losing its home in the event of a one-time inability to make mortgage or rent payment, etc.
4.	**Goal Name**	Help homeless youth, sheltered and unsheltered, with supportive services to enable them to finish school and increase opportunities for future success.
	Goal Description	Action 1: Help support services provided at new youth shelter. Action 2: Help provide access to supportive services for homeless youth
Non-Housing Community Development		
5.	**Goal Name**	Help support youth services that provide life skills and job training skills.
	Goal Description	Action 1: Help fund services and provide funding for tuition waivers for programs that help build life skills and work skills. Action 2: Support access through tuition/membership waivers or scholarships for use of a new makerspace for LMI youth.
6.	**Goal Name**	Help small business owners and entrepreneurs have increased access to opportunities to help them succeed and thrive.
	Goal Description	Action 1: Increase access to business classes for LMI business owners and entrepreneurs by providing funding for tuition waivers for micro-enterprise courses. Action 2: Support access through tuition/membership waivers or scholarships for use of a new makerspace for LMI youth, workforce, and small business owners and entrepreneurs.
7.	**Goal Name**	Support continuity of the senior meals and "Food and Friends" program in Grants Pass.

	Goal Description	Action 1: Support the development of a new Senior Meals facility to ensure continuity of "Food and Friends' program in Grants Pass following termination of the lease at the location of the previous facility.
8.	**Goal Name**	Reduce the spread of neighborhood blight resulting from abandoned or neglected properties.
	Goal Description	Action 1: Reduce the spread of neighborhood blight through a remediation program that provides for rehabilitation or demolition of vacant, abandoned, neglected, or dilapidated properties that have been neglected by owners, including foreclosed properties with absentee owners or landlords. Prioritize properties that have become an attractive nuisance or magnet for illicit activities such as drug use.

Table 7 - Goal Descriptions

Projects

AP-35 Projects – 91.220(d)

Introduction

This section lists and describes the projects the City of Grants Pass will carry out utilizing CDBG funding in FY 2016-2017

Projects

#	Project Name
1	Homeowner Weatherization and Energy Efficiency Improvements
2	Housing Rehabilitation (including ADA accessibility improvements)
3.	Emergency Assistance (short term) Owner and Renter at risk of homelessness
4.	Homeless Youth Services – Maslow Project
5.	Microenterprise Assistance - Tuition Waivers to LMI Business Owners
6.	Job Training to LMI persons at Boys & Girls Club
7.	Senior Meals Facility
8.	Neighborhood Blight Remediation

Table 8 – Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

Community needs were reviewed against eligible activities, existing resources and programs, gaps in service delivery, financial resources, and organizational capacity. The projects selected address Grants Pass' most immediate needs for residents living at 50% of average median income or less, economic opportunities for low- and moderate-income residents, and service agency needs to respond to increased demand.

The second year's activities reflect programs and projects that can begin within the year and those which City staff has the capacity to oversee implementation.

AP-38 Project Summary

Project Summary Information

1.	**Project Name**	Homeowner Weatherization and Energy Efficiency Improvements
	Target Area	Citywide
	Goals Supported	Help maintain the supply and condition of the existing affordable housing stock, while providing for reduced monthly costs and decent housing conditions. Action 1: Assistance with weatherization/energy efficiency of existing housing stock.
	Needs Addressed	Homeowner weatherization and energy efficiency
	Funding	CDBG: $45,000
	Description	Provide assistance to low-income persons helping with housing needs - weatherization and energy efficiency improvements
	Target Date	12/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	9 low-and moderate-income households
	Location Description	Various locations
	Planned Activities	Provide assistance to low-income persons helping with housing needs - weatherization and energy efficiency improvements
2.	**Project Name**	Housing Rehabilitation (including ADA Accessibility improvements)
	Target Area	Citywide
	Goals Supported	Help maintain the supply and condition of the existing affordable housing stock, while providing for reduced monthly costs and decent housing conditions. Action 3: Housing Rehabilitation (including ADA accessibility improvements)
	Needs Addressed	Provide ADA access improvements.
	Funding	$45,000
	Description	Provide housing rehabilitation to include ADA access improvements.
	Target Date	12/30/2017

	Estimate the number and type of families that will benefit from the proposed activities	3 low-and moderate-income households.
	Location Description	Various locations
	Planned Activities	Provide housing rehabilitation to include ADA access improvements.
3.	**Project Name**	Emergency Housing Assistance
	Target Area	Citywide
	Goals Supported	Help prevent homelessness. Action 1: Provide resources to help prevent homelessness for short-term emergency situations such as a one-time health emergency, where a household may be at risk of losing its home in the event of one-time inability to make mortgage or rent payment, etc.
	Needs Addressed	Emergency housing assistance
	Funding	$13,000
	Description	Provide assistance to low-income persons helping with housing needs in the form of emergency assistance to owner or renter at risk of homelessness on a short term basis
	Target Date	12/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	Provide emergency short-term housing assistance to an estimated 4 LMI households.
	Location Description	Varies
	Planned Activities	Provide assistance to low-income persons helping with housing needs in the form of emergency assistance to owner or renter at risk of homelessness on a short term basis
4.	**Project Name**	Homeless Youth Services
	Target Area	Citywide

	Goals Supported	Help homeless youth with shelter and through supportive services to enable them to finish school and increase opportunities for future success. Action 3: Help provide access to supportive services for homeless youth.
	Needs Addressed	Bring stability so that youth have the ability to focus on their long-term success and self-sufficiency with an emphasis on education completion.
	Funding	$10,000
	Description	Maslow Project provides support services to homeless children and teens, ages 0-20, and their parents/guardians.
	Target Date	12/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	150 LMI persons will be assisted.
	Location Description	Varies
	Planned Activities	Provide support services to homeless children and teens, ages 0-20, and their parents/guardians.
5.	**Project Name**	Microenterprise Assistance - Tuition Waivers to LMI Business Owners
	Target Area	Citywide
	Goals Supported	Increase Economic Opportunities
	Needs Addressed	Microenterprise education assistance
	Funding	CDBG: $22,000
	Description	Increase economic opportunities by providing assistance to microenterprise activities in the form of tuition waivers to LMI business owners
	Target Date	12/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	Provide microenterprise training assistance to 30 LMI micro entrepreneurs in the community.

	Location Description	214 SW 4th Street, Grants Pass OR 97526
	Planned Activities	Increase economic opportunities by providing assistance to microenterprise activities in the form of tuition waivers to LMI business owners
6.	**Project Name**	Youth Training Services
	Target Area	Citywide
	Goals Supported	Increase Economic Opportunities Boys & Girls Club
	Needs Addressed	Teen training services
	Funding	CDBG: $22,000
	Description	Increase economic opportunities for job training services in Conjunction with the Rogue Valley Boys & Girls Club
	Target Date	12/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	Provide additional services to an estimated 13 LMI youth.
	Location Description	203 SE 9th Street, Grants Pass, OR 97526
	Planned Activities	Increase economic opportunities for job training services in Conjunction with the Rogue Valley Boys & Girls Club
7.	**Project Name**	Senior Meals Facility
	Target Area	Citywide
	Goals Supported	Support continuity of the senior meals and "Food and Friends' program in Grants Pass. Action: Support the development of a new Senior Meals facility to ensure continuity of "Food and Friends" program in Grants Pass following termination of the lease at the location of the previous facility.
	Needs Addressed	. Continuation of a vital service to 60+ LMI persons.
	Funding	CDBG: $155,000
	Description	Assistance with building rehabilitation that will serve LMI seniors 60+. Building will serve as central meal site and distributions center.

	Target Date	12/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 15,100 persons will be served.
	Location Description	1150 NE 9th Street, Grants Pass, OR
	Planned Activities	Help support the building renovation for a new Senior Meals Facility in Grants Pass.
8.	**Project Name**	Neighborhood Blight Remediation.
	Target Area	Citywide
	Goals Supported	Reduce the spread of neighborhood blight resulting from abandoned or neglected properties.
	Needs Addressed	Reduce the spread of neighborhood blight. through a remediation program that provides for rehabilitation or demolition of vacant, abandoned, neglected, or dilapidated properties that have been neglected by owners
	Funding	CDBG: $20,000
	Description	Provide rehabilitation or demolition of vacant, abandoned, neglected, or dilapidated properties that have been neglected by owners.
	Target Date	12/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	2 properties assisted.
	Location Description	Varies
	Planned Activities	Rehabilitate vacant, abandoned, neglected, or dilapidated properties that have been neglected by owners.

Table 9 - Projects Summary

AP-50 Geographic Distribution – 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

The City of Grants Pass will have citywide geographic distribution of the CDBG funds.

Geographic Distribution

Target Area	Percentage of Funds
Citywide	100

Table 10 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

While Grants Pass has one Census Tract and six Census Blocks with greater than 51% of its residents earning less than 80% AMI, low- and moderate-income residents live, work, and attend school throughout the city. Also program delivery for teen training, microenterprise training and Senior Meals Facility are recipient based not location based. They are provided at a single location in the community.

Discussion

The City determined the best method to distribute funds was to limit programs to clients defined as very low-, low-, or moderate-income.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	12
Special-Needs	0
Total	12

Table 11 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	4
The Production of New Units	0
Rehab of Existing Units	12
Acquisition of Existing Units	0
Total	16

Table 12 - One Year Goals for Affordable Housing by Support Type

Discussion

The City of Grants Pass is committed to helping address the needs of low- and moderate-income residents to have access to affordable housing. The City is setting their second year's goal to provide energy-efficiency/weatherization and rehabilitation to at least twelve (12) LMI households (9 weatherization and 3 rehabilitation), and provide emergency housing assistance to at least four (4) LMI households.

AP-60 Public Housing – 91.220(h)

Introduction

There are no units of public housing in the City of Grants Pass.

Actions planned during the next year to address the needs to public housing

Not Applicable. There is no public housing in Grants Pass as defined in the applicable CFR, and there is no PHA designated as troubled. Therefore, there is no program activity in the Year 2 Action Plan related to public housing. There is other federally assisted housing in Grants Pass. Ongoing rental assistance activities such as Section 8 vouchers are ineligible activities, and therefore, the City's Consolidated Plan cannot and does not include funding for ongoing assistance. Other partners provide services described below.

Josephine Housing & Community Development Council (JHCDC) provides rental assistance through Section 8 of the U.S. Housing Act of 1937. *(See 24 CFR 5.100(2).* The Section 8 voucher program is used to subsidize rent, primarily in privately owned and managed properties, which do not include resident management. JHCDC also owns Harbeck Village, a 48-unit family complex, managed by Lovelace Properties. JHCDC previously established a resident council at that location. JHCDC also has a resident seat on their Board of Commissioners.

Housing Authority of Jackson County (HAJC) developed Parkview Terrace in Grants Pass. HAJC provides a host of resident services. They encourage and facilitate tenant associations to serve as a liaison to management. They also offer a host of programs related to homeownership, including homebuyer education classes. These are offered through their family self-sufficiency program, and are also available to all of their tenants, who are notified when there are upcoming classes.

UCAN provides guidance, training, and assistance in a number of areas to help tenants develop self-sufficiency skills.

ACCESS previously provided 'ABCs of Homebuying Classes', which are now called 'Realizing the American Dream'. These classes have been offered in Jackson and Josephine Counties. ACCESS also provides online classes available anytime through E-Home America.

Actions to encourage public housing residents to become more involved in management and participate in homeownership

Not applicable

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

Not applicable

Discussion: Grants Pass has no units of public housing.

AP-65 Homeless and Other Special Needs Activities – 91.220(i)

Introduction

Many of the activities the City will support and/or carry out during Program Year 16-17 are intended to assist LMI households at the greatest risk of becoming homeless.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The City will continue to work with local Continuums of Care on reaching the local homeless population and assessing their needs.

Homeless and Other Special Needs Activities included in the 2016-2017 Action Plan are:

- The City is providing funding emergency housing assistance to UCAN. UCAN administers Emergency Housing Assistance to LMI households who are at risk of becoming homeless due to short-term challenges making rental or mortgage payments. The City anticipates that at least 4 LMI households will be assisted through this program.
- The Maslow Project will provide Homeless Youth Services to at least 150 homeless or at risk of becoming homeless youth.
- (Note: The timeline for the new Hearts with a Mission homeless youth shelter resulted in them securing funding from other sources for their facility without use of CDBG funds).

Addressing the emergency shelter and transitional housing needs of homeless persons

The Action Plan does not propose to address emergency shelter or transitional housing needs in year two.

- (Note: The timeline for the new Hearts with a Mission homeless youth shelter resulted in them securing funding from other sources for their facility without use of CDBG funds).

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again.

In the Year 2 Action Plan, the city allocated funds for emergency assistance to prevent homelessness and funds for services to assist homeless youth and their families. While the City doesn't have project funds directly allocated in the Year 2 Action Plan for shelter for existing homeless population, homeless needs are addressed in the community through other organizations, including UCAN. The City of Grant Pass also has representation on the Homelessness Task Force.

UCAN (United Community Action Network)

UCAN operates several programs that provide support to people who are homeless or at-risk of homelessness. Their work includes a focus on several special populations, such as veterans and people with a serious mental illness. The services provided through these programs include:

- Outreach
- Education on leases
- Landlord outreach and education
- Tenant/landlord mediation
- Work with landlords to avoid tenant evictions
- Guidance on being a good tenant
- Peer support
- Help with selection of housing
- Help with move-in arrangements
- Rental assistance
- Move-in cost assistance
- Deposit assistance
- Information and referral
- Goal setting and action planning

They work to ensure that those at-risk of homelessness have the best opportunity to keep their housing, and those who are homeless are rapidly rehoused. Case managers work in partnership with participants, focusing on their strengths and providing the tools to overcome barriers. Case managers assist program participants complete a self-assessment tool, in which helps determine how well they are doing in a variety of areas, and what type of improvement they would like to achieve in those areas.

Case managers assist program participants develop goals and the steps required to reach those goals. For example, a person who does not drive may identify that they would like to obtain their driver's license. Case managers would help this person learn what they need to do to obtain a license, and refer them to the local Driver and Motor Vehicles (DMV) office to obtain the license. In doing so, case managers foster a renewed sense of hope for those who have run up against significant barriers time and time again.

Case managers also work with the landlord to assist program participant's work through issues that may arise. This provides skills needed to address various situations that may arise and becoming responsible members of the community and advocating for program participants to have a new safer life in order to become stable.

In addition to other roles and functions, UCAN is the Continuum of Care partner for Josephine County as part of OR-505, the Oregon Balance of State Continuum of Care.

For 2014, as part of the 'Balance of State' Continuum of Care, UCAN had three funding awards for renewal projects

serving Josephine County, including two permanent supportive housing projects and one rapid re-housing project.

With the City now designated as an Entitlement Community, there will be a provision for coordination and consultation between UCAN/Oregon Balance of State CoC and the City of Grants Pass, to ensure coordinated delivery of services.

The UCAN/RSVP "Vet Team" in Josephine County was selected in 2015 for a Governor's Volunteer Award. They enhance homeless veterans' lives, helping them along their journey to self-sufficiency, and serving as an asset to the Case Management Team.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

The City will help low-income persons and households avoid becoming homeless by providing emergency short-term financial assistance to help pay for a rental or mortgage payment.

The City will also direct CDBG funds to help reduce LMI persons' monthly energy costs by providing residential home weatherization.

Discussion

Through a combination of assisting households with costs related to housing and providing economic opportunities to LMI people, the City will reduce the number of residents living in poverty and at risk of homelessness.

AP-75 Barriers to affordable housing – 91.220(j)

Introduction

The Consolidated Plan and 2015-16 Action Plan activities included an Analysis of Barriers to Affordable Housing to address 24 CFR 91.25(h), which also provides for a determination of compliance if the City has already completed a regulatory barrier assessment substantially equivalent to the information required under paragraph (h), as determined by HUD.

On February 29, 2016, the City submitted a letter to HUD documenting work the City believed was substantially equivalent, as well as completion of actions to ameliorate the negative effects. HUD concurred in a March 9, 2016 e-mail. The analysis and discussion of actions to ameliorate the negative effects are provided in the February 29, 2016 letter, which is available on the City's CDBG webpage at *www.grantspassoregon.gov > Departments > Parks & Community Development > CDBG and Consolidated Plan*.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

Actions which were completed and ongoing actions are summarized in the February 29, 2016 letter described above.

Discussion:

The City has provided information and outreach about some the newly adopted measures, and these measures are beginning to be incorporated into new developments and decision-making.

AP-85 Other Actions – 91.220(k)

Introduction:

In the 2015-16 Action, Plan, the City noted it would be working to continually develop a more robust Consolidated Plan over the first few years as an entitlement community. With the amendments to the Consolidated Plan and the 2016-17 Action Plan, the City has done so. The 2016-17 Action Plan and projects in future years are greater in breadth than the projects included in the original Consolidated Plan, and they are greater in scope than the projects funded in the 2015-16 Action Plan, as the City wanted to ensure projects did not exceed available administrative capacity.

Actions planned to address obstacles to meeting underserved needs

The City will continue to work with area agencies, the local Continuum of Care agency, and other public and governmental agencies to find solutions that leverage the resources available and to efficiently and effectively meet program goals.

Whenever possible, the City will work to leverage CDBG funds and continue to work to identify additional opportunities.

The City will continue to work with organizations currently provide services in the community and organizations that could potentially serve the community to address gaps and unmet needs. For example, the plans provide for new services to provide skills to youth through new programs, and to serve homeless youth and their families through new community partners. In addition, the City continues to outreach to find partners who can help contribute to unmet needs such as adding to the supply of affordable housing and other needs. The City has proposed funding a new program to remediate and reduce the spread of neighborhood blight, where such a program didn't previously exist in the community. The City also works to identify and coordinate other needs and resources that may not qualify for use of CDBG funds.

Actions planned to foster and maintain affordable housing

As addressed in AP-75, the City completed numerous actions to foster affordable housing. In the 2016-17 Action Plan, the City has identified specific projects to foster and maintain affordable housing in decent condition, discussed in the previous sections of this plan.

Actions planned to reduce lead-based paint hazards

The City will take the following actions to reduce lead-based paint hazards and risks:

- Educate residents in dwelling units built before 1980 about lead-based paint hazards and lead-safe improvements, how to test for lead and safely remove lead-based paints with brochures published by the Environmental Protection Agency and the Oregon Health Authority;
- Maintain lead paint safety information and links to resources on the City's website;
- Housing rehabilitation and weatherization projects will test for lead, remove or mitigate any lead paint

hazards, and require that contractors are Oregon certified LBP renovators where necessary; and

- Stay informed about the state and federal "healthy homes" efforts and participate in emerging programs to address health hazards, improve energy efficiency, and improve physical living conditions.

Actions planned to reduce the number of poverty-level families

During Program Year 2016-17, the City plans several activities to reduce the number of poverty-level families:

- Homeowner weatherization and energy efficiency improvements will reduce low- and moderate-income families' monthly energy costs.
- Emergency assistance (short term) will be available to homeowners and renters at risk of homelessness.
- Microenterprise assistance will be provided as tuition waivers to LMI business owners.
- Job training will be provided to LMI persons at the Boys and Girls Club.

Actions planned to develop institutional structure

The City of Grants Pass is committed to continuing their education in administering CDBG funding to the community and working closely with HUD. When reasonable, the City will send staff to trainings and participate in webinars.

The City will continue to update and receive feedback from the City Council on the status of projects and the progress of meeting program goals.

Institutional transparency and communication with the community are top priorities for all city projects. City staff will continue meeting with area stakeholders and hold public listening sessions to ensure the needs of the community are being met with the available funding and resources.

The City continues to directly engage community partners and also participate in related programs sponsored by other organizations, such as affordable housing summits, building relationships, coordination, and providing for information sharing.

Actions planned to enhance coordination between public and private housing and social service agencies

The City has established responsive relationships with the local Continuum of Care agency and local agencies providing resources to low- to moderate-income persons. The City plans to continue to develop those relationships aligning those goals and resources that more efficiently and effectively serve the community.

Discussion:

The City will continue to work with our identified local partners to expand existing opportunities and develop new programs that address the needs of our low- to moderate-income residents.

Program Specific Requirements

AP-90 Program Specific Requirements – 91.220(l) (1, 2, 4)

Introduction

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

Note: This is Year 2 as an Entitlement grantee and there is no program income, so most of the required fields are not applicable. Some of the Year 1 funding was rolled into Year 2 and is used for projects in Year 2. A portion is carried over to future years.

Community Development Block Grant Program (CDBG)
Reference 24 CFR 91.220(l) (1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	**0**

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	94.00%

Discussion:

Funds for 2016-17 are $300,069; a 20% maximum of $60,014 may be used for planning and administration. In addition, $114,811 is carried over from Year 1. $335,000 will be allocated to projects in Year 2, and $19750 will be carried over to future years. Of the $335,000 in 2016-17, all will be used for LMI benefit, except for $20,000 for spot blight. Project administration and planning are excluded from the LMI benefit calculation. Therefore, it is estimated that 94% of the funds will be used to benefit persons of low- and moderate-income during the 2016-17 Action Plan.

Item: Ordinance amending the Comprehensive Plan and Zoning Map for properties located at 1701 & 1741 Dowell Road. Date: August 3, 2016

SUBJECT AND SUMMARY:

This request is to amend the Comprehensive Plan and Zoning Map from General Commercial to Business Park.

RELATIONSHIP TO COUNCIL GOALS:

This supports the Council's goals of **ECONOMIC OPPORTUNITIES** and **SUSTAINABLE, MANAGEABLE GROWTH** by facilitating an environment to encourage business prosperity and economic opportunities.

CALL TO ACTION SCHEDULE:

The application is not subject to the 120-day rule according to ORS 227.178 (7). Call to action schedule: N/A

BACKGROUND:

The subject properties have a Comprehensive Plan designation and zoning designation of General Commercial (GC). The proposal would amend both the plan designation and zoning designation to Business Park (BP). The property is located off Dowell Road, north of Redwood Highway.

Existing uses on the subject property include indoor industrial and retail/commercial. The indoor industrial use, Rogue Truss Systems, on the site is not permitted in the General Commercial zoning district. The use was in operation prior to being incorporated in city limits and is considered a legally nonconforming use. The owners were approved for a one-time expansion to the nonconforming use in 2001. A Minor Site Plan Review for an additional expansion was approved in 2016, with a condition of approval that required the applicants to sign and record a Development Agreement that requires the applicant to apply for a Comprehensive Plan and Zoning Map amendment.

The Business Park zoning district permits industrial and retail uses, which would bring the existing uses on the site into conformance with the Development Code and provide the owners with the ability to expand the use in the future.

The Urban Area Planning Commission held a hearing on July 13, 2016, and reviewed the staff report, along with information submitted by the applicant for the proposal and found the criteria were satisfied.

The Planning Commission voted 6-0 to recommend approval of the proposed Comprehensive Plan Map amendment and Zoning Map amendment.

ITEM: 2.c. ORDINANCE AMENDING THE COMPREHENSIVE PLAN AND ZONING MAP FOR PROPERTIES LOCATED AT 1701 & 1741 DOWELL ROAD.

Staff Report (continued):

COST IMPLICATION:

None.

ALTERNATIVES:

(1) Approve the proposal as recommended by the UAPC;
(2) Approve the proposal with revisions;
(3) Deny the request and retain the current zoning;
(4) Postpone the item indefinitely; or
(5) Postpone the item to a time certain.

RECOMMENDED ACTION:

The Planning Commission found that the applicable criteria were satisfied and recommended that the City Council approve the Comprehensive Plan and Zoning Map for properties located at 1701 and 1741 Dowell Road.

POTENTIAL MOTION:

I move to approve the ordinance amending the Comprehensive Plan and Zoning Map.

CITY OF GRANTS PASS
PARKS & COMMUNITY DEVELOPMENT DEPARTMENT

STUTZMAN – DOWELL ROAD
COMPREHENSIVE PLAN MAP AMENDMENT, ZONING MAP AMENDMENT,
STAFF REPORT – CITY COUNCIL

Procedure Type:	Type IV: Planning Commission Recommendation and City Council Decision
Project Number:	402-00100-16
Project Type:	Comprehensive Plan Map Amendment, Zoning Map Amendment
Owner/Applicant:	Stutzman Investment
Map & Tax Lot:	36-06-24-CC, TLs 501, 1200 & 1300
Address:	1701 & 1741 Dowell Road
Total Acreage:	11.32 acres (TL 501 ~ 0.03 ac, TL 1200 ~ 4.66 ac, TL 1300 ~ 6.63 ac)
Existing Comprehensive Plan Designation:	General Commercial
Proposed Comprehensive Plan Designation:	Business Park
Existing Zoning:	General Commercial (GC)
Proposed Zoning:	Business Park (BP)
Planner Assigned:	Justin Gindlesperger
Application Received:	April 8, 2016
Application Complete:	May 13, 2016
Date of UAPC Staff Report:	July 6, 2016
Date of UAPC Hearing:	July 13, 2016
Date of City Council Staff Report:	July 26, 2016
Date of City Council Hearing:	August 3, 2016

I. PROPOSAL:

The request is for a Comprehensive Plan Map Amendment and Zoning Map Amendment from General Commercial (GC) to Business Park (BP) for the above-referenced properties containing approximately 11.32 acres. Existing uses on the properties include Farmer's Building Supply and Rogue Truss Systems.

II. AUTHORITY AND CRITERIA:

Sections 13.5.5 and 13.8.3 of the Grants Pass Urban Area Comprehensive Plan provide that joint review by the City Council and Board of County Commissioners shall be required for amendment and revision to Comprehensive Plan findings, goals, policies, and land use maps of the Comprehensive Plan. However, the 1998 Intergovernmental Agreement modified that provision with the result that the City Council will make the decision, and the County will have automatic party status.

Section 13.8.3 of the Comprehensive Plan provides that notice shall be as provided in Section 2.060 of the *Development Code* for a Type IV procedure, with a recommendation from the Urban Area Planning Commission and a final decision by City Council. The text or map of the Comprehensive Plan may be recommended for amendment and amended provided the criteria in Section 13.5.4 of the Comprehensive Plan Policies Document are met. The Zoning Map may be amended provided the Criteria in Section 4.033 of the *Development Code* are met.

III. APPEAL PROCEDURE:

Section 10.060 provides the City Council's final decision to be appealed to the State Land Use Board of Appeals (LUBA) as provided in state statutes. A notice of intent to appeal must be filed with LUBA within 21 days of the Council's written decision.

IV. BACKGROUND AND DISCUSSION:

A. Property Characteristics

1.	Land Use Designation:	
	a. Comprehensive Plan:	General Commercial
	b. Zone District:	General Commercial
	c. Special Purpose District:	None identified.
2.	Size:	11.32 acres (0.03 ac, 4.66 ac, & 6.63 ac)
3.	Frontage:	Dowell Road & Redwood Highway
4.	Access:	Dowell Road
5.	Existing Public Utilities:	
	a. Water:	12-inch in Dowell Road
	b. Sewer:	8-inch in Dowell Road, and 8-inch main on tax lot 1200
	c. Storm:	12-inch partial main and 15-inch partial main in Dowell Road
6.	Proposed Public Utilities:	None identified
7.	Topography:	Relatively flat
8.	Natural Hazards:	None identified
9.	Natural Resources:	None identified
10.	Existing Land Use:	Commercial and Indoor Industrial
11.	Surrounding Land Use:	
	a. North:	BP ~ Indoor Industrial
	b. South:	GC ~ Commercial

c. East: GC ~ Vacant
d. West: GC ~ Mixed commercial and residential

B. Discussion

Comprehensive Plan Map Amendment & Zoning Map Amendment

The subject property has a Comprehensive Plan and zoning designation of General Commercial (GC). The proposal would amend both the plan designation and the zoning designation to Business Park (BP). Section 12.321 of the Development Code states that the purpose of the Business Park District:

> ". . . is to provide a mixed-use zone for light industrial and commercial uses. Retail trade is permitted as an accessory use or when determined to be compatible with, or can be made compatible with, light industrial or wholesale trade uses via a discretionary review process. Performance Development Standards are designed to ensure the compatibility of the light industrial uses with the commercial uses, and the compatibility with adjacent Commercial and Residential Zoning Districts."

Whereas, the purpose statement for the General Commercial districts is:

> ". . . to provide for all commercial and professional uses, excepting those requiring on-site manufacture or assembly." (Section 12.222)

The subject parcel is located within the Redwood Highway commercial subarea and Redwood I industrial subarea as described in the Comprehensive Plan. Sections 13.9.11 and 13.9.13 of the Comprehensive Plan provide the following discussion for the subareas:

> **13.9.11 South Area Commercial:**
> The subarea includes existing strip development along the Redwood Highway and Redwood Avenue from Allen Creek Road to Leonard Road, and "Node" development proposed for the Redwood Highway and Redwood Avenue west to the boundary limit. Some 27 acres of commercial demand is projected, with very high land area ratios utilized to accound for the mixed use zone proposed for the Redwood Highway – Redwood Avenue area.
>
> **13.9.13 South Area Industrial:**
> The Subarea is located in the "Redwood Triangle" area between and adjoining Redwood Avenue and Redwood Highway, and from their intersection west to Dowell Road. This area is also included in the Redwood Highway commercial subarea. The subarea has only 1% of its vacant lands in an industrial land use designation, while 53% of its acreage is vacant or underutilized. However, the vacant acreage would be just as suitable for either commercial, heavy commercial or light industrial uses.

The indoor industrial use on the site, Rogue Truss Systems, is not a permitted use in the General Commercial zoning district. The use was in operation prior to being incorporated in city limits and is considered a legally nonconforming use. The owners were approved

for a one-time expansion to the nonconforming use in 2001. A Minor Site Plan Review for an additional expansion was approved in 2016, with a condition of approval that required the applicants to sign and record a Development Agreement that requires the applicant to apply for a Comprehensive Plan and Zone Map Amendment.

The Business Park zoning district permits industrial and retail uses, which would bring the existing uses on the site into conformance with the Development Code and provide the owners with the ability to expand the use in the future.

Trip rates for industrial uses are generally lower than commercial uses. For example, the current GC zoning allows a pharmacy with a drive-thru window with a very high trip rate (96.91 trips per 1,000 sq. ft.), which is not a permitted use in the Business Park zoning district. However, a fast food restaurant with a drive-thru window (496.12 trips per 1,000 sq. ft.) is allowed in both zones. Based upon the "worst case" scenario, and current development on the site, a Traffic Impact Analysis (TIA) was not required for the Comprehensive Plan Map/Zone Map amendment.

V. CONFORMANCE WITH APPLICABLE CRITERIA:

A. For comprehensive plan map amendments, Comprehensive Plan Policy 13.5.4 requires that all of the following criteria be met:

CRITERION (a): Consistency with other findings, goals and policies in the Comprehensive Plan.

Planning Commission Response: Satisfied. The proposal is consistent with the applicable Goals and Policies found in Element 8 ~ Economy, Element 10 ~ Public Facilities and Services, and Element 13 ~ Land Use of the Comprehensive Plan for reasons summarized below.

Element 8 - Economy
Goal: To improve, expand, diversify and stabilize the economic base of the community

Policy 8.1(d) – "The City and County shall endeavor to improve, expand, diversify and stabilize the economic base of the community by insuring that an adequate quality and quantity of industrial land is available, properly zoned and services."

1st Conclusion under Criterion (a):

The Comprehensive Plan identifies that very little of the acreage that is available for industrial development is fully serviced, has appropriate zoning and is vacant or underutilized. The proposed amendment will bring the existing development into compliance and provide additional industrial lands with existing services that have the potential for development.

Element 10. Public Facilities and Services:
Goal: To provide needed facilities and services for the Urban Growth Boundary area in a timely, orderly, efficient, economic and coordinated manner.

2nd Conclusion under Criterion (a):

Public services are available to serve the existing use and any proposed use, as covered by the adopted utility plans and service policies.

Element 13. Land Use:
Goal: To provide a vision of the future through maps and policies that shall guide and inform the land use decisions of the present, in such a manner that:

(d) is responsive to the wishes of the citizens and property owners of the planning area, and

(e) provides adequate amounts of industrial, commercial, and residential lands to meet growth needs over the planning period.

Policy 13.2.1 Comp Plan Land Use Map:
The Comprehensive Plan Land Use Map shall:
(a) designate the highest and best land use for all portions of the Urban Growth Boundary area, on a parcel-by-parcel basis.
(b) guide and direct changes to the Zoning Map
(c) meet the demonstrated need during the planning period for residential, commercial, industrial, and public lands as determined by the Comprehensive Plan.

13.9.11 South Area Commercial
The Redwood Highway subarea includes existing strip development along the Redwood Highway and Redwood Avenue from Allen Creek Road to Leonard Road, and "Node" development proposed for the Redwood Highway and Redwood Avenue west to the boundary limit. Some 27 acres of commercial demand is projected, with very high land area ratios utilized to account for the mixed use zone proposed for the Redwood Highway – Redwood Avenue area.

13.9.13 South Area Industrial:
The Redwood I subarea is located in the "Redwood Triangle" area between and adjoining Redwood Avenue and Redwood Highway, and from their intersection west to Dowell Road. This area is also included in the Redwood Highway commercial subarea. The subarea has only 1% of its vacant lands in an industrial land use designation, while 53% of its acreage is vacant or underutilized. However, the vacant acreage would be just as suitable for either commercial, heavy commercial or light industrial uses.

3rd Conclusion under Criterion (a):
The proposed amendment for a change in zoning from General Commercial to Business Park will not have a substantial impact on the planned land uses in this area. The policies for the Redwood I subarea states that the acreage within the subarea would be just as suitable for either commercial, heavy commercial or light industrial uses. The proposed zone change will increase the amount of industrial lands in the subarea, while still providing for commercial development/uses on the site.

CRITERION (b): A change in circumstances validated by and supported by the database or proposed changes to the database, which would necessitate a change in findings, goals and policies.

Planning Commission Response: Satisfied. The proposed amendment for the property will change the database to allow a variety of light industrial and commercial uses. The proposed amendment would amend the plan and zoning map from General Commercial (GC) to Business Park (BP) and would not require the amending of findings, goals or policies. Element 8 ~ Economy of the Comprehensive Plan shows site needs by size and use and supports the database change. From 2007 through 2027, approximately 25-45 industrial sites of 2-5 acres will be needed compared to 18 sites available.

CRITERION (c): Applicable planning goals and guidelines of the State of Oregon.

Planning Commission Response: Satisfied. The proposal is consistent with five (5) of the nineteen (19) applicable statewide planning goals described below:

Goal 1: Citizen Involvement

The proposal is reviewed and noticed according to the requirements for a Type IV-B procedure. Property owners within two hundred and fifty (250) feet were sent notice of the application. Public notice is posted for both the Planning Commission and City Council hearings in the *Daily Courier* (the local newspaper), on the City of Grants Pass website, www.grantspassoregon.gov and on the first floor of the City Hall building. Such notification provides the public an opportunity to provide written or oral comments on the matter either before or at the hearings.

The City has an acknowledged Citizen Involvement Program adopted under Resolution 1748 that insures the public can actively engage in the planning process.

No comments were received from surrounding property owners during the notice period.

Conclusion: The City's procedures outlined in the *Comprehensive Plan* and *Development Code* pertaining to citizen involvement are being followed. The proposal is consistent with Goal 1 standards and requirements.

Goal 2: Land Use

The Grants Pass *Comprehensive Plan* and *Development Code* outline the planning process to consider a Comprehensive Plan Map Amendment and the Zoning Map Amendment. The process requires the application to be heard by both the Planning Commission and the City Council. The Planning Commission will review the proposal and provide a formal recommendation that will be considered by the City Council for final decision. Specific criteria have been adopted that relate to the proposal. The review bodies will evaluate the proposal against those criteria in order to make a decision.

Conclusion: The application is being reviewed through the City's land use process, making it consistent with the purpose of statewide Goal 2.

Goal 9: Economic Development

The proposed amendment to change the subject parcel to Business Park (BP) would provide additional light industrial development in the South City Commercial, Redwood Highway subarea and South City Industrial, Redwood I subarea. Lands in this area are suitable for either commercial, heavy commercial or light industrial uses.

Oregon Administrative Rule (OAR) Division 9, Economic Development (660-009-0000) requires that cities review and amend their comprehensive plans as necessary to comply with this division to provide economic opportunity analyses for the demand of land for industrial and other employment uses to the existing land supply.

Element 8 ~ Economy of the Grants Pass & Urbanizing Area Comprehensive Plan (GPUACP) states that industrial sites needed exceeds current supply for site of 2-5 acres in size.

Conclusion: The proposal provides additional industrial lands and further economic opportunities, thus meeting the standards and requirements of Goal 9.

Goal 11: Public Facilities and Services

The City has acknowledged master plans for urban services (including water, sewer and transportation) as part of the *Comprehensive Plan* and *Grants Pass Development Code*. Both water and sewer services are currently available to the subject properties and are adequate and available to serve further development of the properties.

Trip rates for industrial uses are generally lower than commercial uses. For example, the current GC zoning allows a pharmacy with a drive-thru window with a very high trip rate (96.91 trips per 1,000 sq. ft.), which is not a permitted use in the Business Park zoning district. However, a fast food restaurant with a drive-thru window (496.12 trips per 1,000 sq. ft.) is allowed in both zones. Based upon the "worst case" scenario, and current development on the site, a Traffic Impact Analysis (TIA) was not required for the Comprehensive Plan Map/Zone Map amendment.

Conclusion: Public services are available to serve the existing use and any proposed use, as covered by the adopted utility plans and service policies. Based on the existing use, a TIA was not required and the applicant is not proposing additional development that will significantly affect the adjacent transporation facilities. The proposal is consistent with Goal 11.

Goal 12: Transportation

The City has an acknowledged Master Transportation Plan as part of the *Comprehensive Plan* and *Grants Pass Development Code*. The tract has

frontage on Dowell Road and Redwood Highway, an Oregon Department of Transportation (ODOT) state highway.

The proposal is subject to the Transportation Planning Rule outlined in OAR 660-012-0060 and the Grants Pass Development Code. As noted above, the applicants were not required to submit a Traffic Impact Analysis (TIA) for the proposed development.

Conclusion: As noted above, based upon the "worst case" scenario, a TIA was not required for the Comprehensive Plan Map/Zone Map amendment. The Oregon Department of Transportation provided comments that the project would not significantly affect the state transportation facilities. The proposal is consistent with Goal 12.

CRITERION (d): Citizen review and comment.

Planning Commission Response: Satisfied. Public notice of the proposal was mailed to surrounding properties in accordance with the Comprehensive Plan and Development Code procedures. No comments were received from property owners during the notice period.

CRITERION (e): Review and comment from affected governmental units and other agencies.

Planning Commission Response: Satisfied. Affected governmental units and agencies were notified.

Notice of the proposal was mailed to the Department of Land Conservation and Development (DLCD) on May 25, 2016. No comments were received.

Notice of the proposal was mailed to Josephine County on May 26, 2016, in accordance with the 1998 Intergovernmental Agreement. The County had no comments.

Notice was provided to the Oregon Department of Transportation. Their comments noted that the applicants shall maintain access from Dowell Road and direct access to Redwood Highway would not be approved for any future development.

CRITERION (f): A demonstration that any additional need for basic urban services (water, sewer, streets, storm drainage, parks, and fire and police protection) is adequately covered by adopted utility plans and service policies, or a proposal for the requisite changes to said utility plans and service policies as a part of the requested Comprehensive Plan amendment.

Planning Commission Response: Satisfied. Water, sewer, storm, and streets are all present adjacent to the property and are available to serve the property. Therefore, the proposed amendment is in conformance with the Comprehensive Plan.

CRITERION (g): Additional information as required by the review body.

Planning Commission Response: Satisfied. Additional information will be provided upon request of the review body.

CRITERION (h): In lieu of item (b) above, demonstration that the Plan was originally adopted in error.

Planning Commission Response: Not Applicable. There is no indication that the original boundaries were adopted in error.

B. For Zone Map Amendments, Section 4.033 of the City of Grants Pass Development Code requires that all of the following criteria be met:

CRITERION 1: The proposed use, if any is consistent with the proposed Zoning District.

Planning Commission Response: Satisfied. The site has existing commercial and indoor industrial uses. If the proposed zone change is approved, the existing Indoor Industrial use, a permitted use in the Business Park zone as listed in Schedule 12-2 of the Development Code, will be consistent with the proposed zoning.

CRITERION 2: The proposed Zoning District is consistent with the Comprehensive Plan Land Use Map designation.

Planning Commission Response: Satisfied based on action taken on the proposed Comprehensive Plan Amendment. If the Comprehensive Plan designation is amended as proposed, the Business Park zoning district and the Business Park comprehensive plan map designation would correspond. As described above, and reflected on the zoning map, the parcels are located between Business Park zoning districts to the north and south. The inclusion of the Business Park zone by the proposed amendment for the subject property is consistent with the surrounding plan designations, zoning, and the policy for this subarea and neighborhood.

CRITERION 3: A demonstration that existing or proposed levels of basic urban services can accommodate the proposed or potential development without adverse impacts upon the affected service area or without a change to adopted utility plans.

Planning Commission Response: Satisfied. Basic services such as sewer and water are available to accommodate the proposed development. As noted in ODOT's comments, the properties are not permitted to have direct access to Redwood Highway.

CRITERION 4: A demonstration that the proposed amendment is consistent with the functions, capacities, and performance standards of transportation facilities identified in the Master Transportation Plan.

Planning Commission Response: Satisfied. Trip rates for industrial uses are generally lower than commercial uses. Trip rates for industrial uses are generally lower than commercial uses. For example, the current GC zoning allows a pharmacy with a drive-thru window with a very high trip rate (96.91 trips per 1,000 sq. ft.), which is not a permitted use in the Business Park zoning district. However, a fast food restaurant with a drive-thru window (496.12 trips per 1,000 sq. ft.) is allowed in both zones. Based upon the "worst case" scenario, and current development on the site, a Traffic Impact Analysis (TIA) was not required for the Comprehensive Plan Map/Zone Map amendment. ODOT provided comments that the project would not significantly affect the state transportation facilities.

CRITERION 5: The natural features of the site are conducive to the proposed Zoning District.

Planning Commission Response: Not Applicable. No natural features were identified on the subject parcels.

CRITERION 6: The proposed zone is consistent with the requirements of all overlay districts that include the subject property.

Planning Commission Response: Not Applicable. The parcels are not located within an overlay district or other special district.

CRITERION 7: The timing of the zone change request is appropriate in terms of the efficient provision or upgrading of basic urban services versus the utilization of other buildable lands in similar zoning districts already provided with basic urban services.

Planning Commission Response: Satisfied. The timing of the zone change is appropriate. The applicant does not have a proposed development plan and the proposed zone change will bring the existing uses into compliance. Urban services are available to the site and are adequate for the applicant's intended use.

CRITERION 8: In the case of rezoning from the Urban Reserve District, that the criteria for conversion are met, as provided in Section 4.034.

Planning Commission Response: Not Applicable. The subject property is not located within an Urban Reserve District, and this criterion does not apply.

VI. RECOMMENDATION:

The Urban Area Planning Commission recommends that the City Council **APPROVE** the proposed Comprehensive Plan map amendment and zoning map amendment from General Commercial/GC to Business Park/BP.

VII. CITY COUNCIL ACTION:

Positive Action: Recommend approval of the request:

1. as submitted.
2. as modified by the City Council (list):

Negative Action: Recommend denial of the request for the following reasons (list):

Postponement: Continue item

1. indefinitely.
2. to a time certain.

NOTE: The application is not subject to the 120 day requirement per ORS 227.178.

VIII. INDEX TO EXHIBITS:

1. Urban Area Planning Commission Findings of Fact and Attached Record:

Index to Exhibits:

A. UAPC Staff Report

1. Vicinity
2. Aerial Photograph
3. Existing Zoning
4. Proposed Zoning
5. Applicant's written narrative
6. Development Agreement
7. ODOT's comments

B. Minutes from July 13, 2016 UAPC Hearing

C. PowerPoint Presentation

CITY OF GRANTS PASS
PARKS & COMMUNITY DEVELOPMENT DEPARTMENT

STUTZMAN – DOWELL ROAD
COMPREHENSIVE PLAN MAP AMENDMENT, ZONING MAP AMENDMENT,
FINDINGS OF FACT - URBAN AREA PLANNING COMMISSION

Procedure Type:	Type IV: Planning Commission Recommendation and City Council Decision
Project Number:	402-00100-16
Project Type:	Comprehensive Plan Map Amendment, Zoning Map Amendment
Owner/Applicant:	Stutzman Investment
Map & Tax Lot:	36-06-24-CC, TLs 501, 1200 & 1300
Address:	1701 & 1741 Dowell Road
Total Acreage:	11.32 acres (TL 501 ~ 0.03 ac, TL 1200 ~ 4.66 ac, TL 1300 ~ 6.63 ac)
Existing Comprehensive Plan Designation:	General Commercial
Proposed Comprehensive Plan Designation:	Business Park
Existing Zoning:	General Commercial (GC)
Proposed Zoning:	Business Park (BP)
Planner Assigned:	Justin Gindlesperger
Application Received:	April 8, 2016
Application Complete:	May 13, 2016
Date of Staff Report:	July 6, 2016
Date of UAPC Hearing:	July 13, 2016
Date of UAPC Findings of Fact:	July 27, 2016

I. PROPOSAL:

The request is for a Comprehensive Plan Map Amendment and Zoning Map Amendment from General Commercial (GC) to Business Park (BP) for the above-referenced properties containing approximately 11.32 acres. Existing uses on the properties include Farmer's Building Supply and Rogue Truss Systems. The application includes a narrative addressing the criteria.

II. AUTHORITY AND CRITERIA:

Sections 13.5.5 and 13.8.3 of the Grants Pass Urban Area Comprehensive Plan provide that joint review by the City Council and Board of County Commissioners shall be required for amendment and revision to Comprehensive Plan findings, goals, policies, and land use maps of the Comprehensive Plan. However, the 1998 Intergovernmental Agreement modified that provision with the result that the City Council will make the decision, and the County will have automatic party status.

EXHIBIT 1
to City Council Staff Report

Section 13.8.3 of the Comprehensive Plan provides that notice shall be as provided in Section 2.060 of the *Development Code* for a Type IV procedure, with a recommendation from the Urban Area Planning Commission and a final decision by City Council. The text or map of the Comprehensive Plan may be recommended for amendment and amended provided the criteria in Section 13.5.4 of the Comprehensive Plan Policies Document are met. The Zoning Map may be amended provided the Criteria in Section 4.033 of the *Development Code* are met.

III. APPEAL PROCEDURE:

Section 10.060 provides the City Council's final decision to be appealed to the State Land Use Board of Appeals (LUBA) as provided in state statutes. A notice of intent to appeal must be filed with LUBA within 21 days of the Council's written decision.

IV. PROCEDURE:

A. An application for the Comprehensive Plan Map and Zone Map Amendment was submitted on April 8, 2016 and deemed complete on May 13, 2016. The application was processed in accordance with Section 2.060 of the Development Code.

B. Notice of the proposed amendment and the July 13, 2016 public hearing was mailed to the Oregon Department of Land Conservation and Development on May 25, 2016, in accordance with ORS 197.610 and OAR Chapter 660, Division 18.

C. Public notice of the July 13, 2016 public hearing was mailed on June 22, 2016, in accordance with Sections 2.053 and 2.063 of the Development Code.

V. SUMMARY OF EVIDENCE:

A. The basic facts and criteria regarding this application are contained in the staff report, which is attached as Exhibit "A" and incorporated herein.

B. The minutes of the public hearing held by the Urban Area Planning Commission on July 13, 2016, which are attached as Exhibit "B" summarize the oral testimony presented and are hereby adopted and incorporated herein.

C. The staff's PowerPoint Presentation given at the July 13, 2016 public hearing is attached as Exhibit "C" and incorporated herein.

VI. GENERAL FINDINGS - BACKGROUND AND DISCUSSION:

A. <u>Property Characteristics</u>

1. Land Use Designation:
    a. Comprehensive Plan: General Commercial
    b. Zone District: General Commercial
    c. Special Purpose District: None identified.

2.	Size:	11.32 acres (0.03 ac, 4.66 ac, & 6.63 ac)
3.	Frontage:	Dowell Road & Redwood Highway
4.	Access:	Dowell Road
5.	Existing Public Utilities:	
	a. Water:	12-inch in Dowell Road
	b. Sewer:	8-inch in Dowell Road, and 8-inch main on tax lot 1200
	c. Storm:	12-inch partial main and 15-inch partial main in Dowell Road
6.	Proposed Public Utilities:	None identified
7.	Topography:	Relatively flat
8.	Natural Hazards:	None identified
9.	Natural Resources:	None identified
10.	Existing Land Use:	Commercial and Indoor Industrial
11.	Surrounding Land Use:	
	a. North:	BP ~ Indoor Industrial
	b. South:	GC ~ Commercial
	c. East:	GC ~ Vacant
	d. West:	GC ~ Mixed commercial and residential

B. Discussion

Comprehensive Plan Map Amendment & Zoning Map Amendment

The subject property has a Comprehensive Plan and zoning designation of General Commercial (GC). The proposal would amend both the plan designation and the zoning designation to Business Park (BP). Section 12.321 of the Development Code states that the purpose of the Business Park District:

> ". . . is to provide a mixed-use zone for light industrial and commercial uses. Retail trade is permitted as an accessory use or when determined to be compatible with, or can be made compatible with, light industrial or wholesale trade uses via a discretionary review process. Performance Development Standards are designed to ensure the compatibility of the light industrial uses with the commercial uses, and the compatibility with adjacent Commercial and Residential Zoning Districts."

Whereas, the purpose statement for the General Commercial districts is:

". . . to provide for all commercial and professional uses, excepting those requiring on-site manufacture or assembly." (Section 12.222)

The subject parcel is located within the Redwood Highway commercial subarea and Redwood I industrial subarea as described in the Comprehensive Plan. Sections 13.9.11 and 13.9.13 of the Comprehensive Plan provide the following discussion for the subareas:

> **13.9.11 South Area Commercial:**
> The subarea includes existing strip development along the Redwood Highway and Redwood Avenue from Allen Creek Road to Leonard Road, and "Node" development proposed for the Redwood Highway and Redwood Avenue west to the boundary limit. Some 27 acres of commercial demand is projected, with very high land area ratios utilized to accound for the mixed use zone proposed for the Redwood Highway – Redwood Avenue area.
>
> **13.9.13 South Area Industrial:**
> The Subarea is located in the "Redwood Triangle" area between and adjoining Redwood Avenue and Redwood Highway, and from their intersection west to Dowell Road. This area is also included in the Redwood Highway commercial subarea. The subarea has only 1% of its vacant lands in an industrial land use designation, while 53% of its acreage is vacant or underutilized. However, the vacant acreage would be just as suitable for either commercial, heavy commercial or light industrial uses.

The indoor industrial use on the site, Rogue Truss Systems, is not a permitted use in the General Commercial zoning district. The use was in operation prior to being incorporated in city limits and is considered a legally nonconforming use. The owners were approved for a one-time expansion to the nonconforming use in 2001. A Minor Site Plan Review for an additional expansion was approved in 2016, with a condition of approval that required the applicants to sign and record a Development Agreement that requires the applicant to apply for a Comprehensive Plan and Zone Map Amendment.

The Business Park zoning district permits industrial and retail uses, which would bring the existing uses on the site into conformance with the Development Code and provide the owners with the ability to expand the use in the future.

Trip rates for industrial uses are generally lower than commercial uses. For example, the current GC zoning allows a pharmacy with a drive-thru window with a very high trip rate (96.91 trips per 1,000 sq. ft.), which is not a permitted use in the Business Park zoning district. However, a fast food restaurant with a drive-thru window (496.12 trips per 1,000 sq. ft.) is allowed in both zones. Based upon the "worst case" scenario, and current development on the site, a Traffic Impact Analysis (TIA) was not required for the Comprehensive Plan Map/Zone Map amendment.

VII. CONFORMANCE WITH APPLICABLE CRITERIA:

A. For comprehensive plan map amendments, Comprehensive Plan Policy 13.5.4 requires that all of the following criteria be met:

CRITERION (a): Consistency with other findings, goals and policies in the Comprehensive Plan.

Planning Commission Response: Satisfied. The proposal is consistent with the applicable Goals and Policies found in Element 8 ~ Economy, Element 10 ~ Public Facilities and Services, and Element 13 ~ Land Use of the Comprehensive Plan for reasons summarized below.

Element 8 - Economy
Goal: To improve, expand, diversify and stabilize the economic base of the community

Policy 8.1(d) – "The City and County shall endeavor to improve, expand, diversify and stabilize the economic base of the community by insuring that an adequate quality and quantity of industrial land is available, properly zoned and services."

1st Conclusion under Criterion (a):

The Comprehensive Plan identifies that very little of the acreage that is available for industrial development is fully serviced, has appropriate zoning and is vacant or underutilized. The proposed amendment will bring the existing development into compliance and provide additional industrial lands with existing services that have the potential for development.

Element 10. Public Facilities and Services:
Goal: To provide needed facilities and services for the Urban Growth Boundary area in a timely, orderly, efficient, economic and coordinated manner.

2nd Conclusion under Criterion (a):

Public services are available to serve the existing use and any proposed use, as covered by the adopted utility plans and service policies.

Element 13. Land Use:
Goal: To provide a vision of the future through maps and policies that shall guide and inform the land use decisions of the present, in such a manner that:

(d) is responsive to the wishes of the citizens and property owners of the planning area, and

(e) provides adequate amounts of industrial, commercial, and residential lands to meet growth needs over the planning period.

Policy 13.2.1 Comp Plan Land Use Map:
The Comprehensive Plan Land Use Map shall:
(a) designate the highest and best land use for all portions of the Urban Growth Boundary area, on a parcel-by-parcel basis.
(b) guide and direct changes to the Zoning Map

(c) meet the demonstrated need during the planning period for residential, commercial, industrial, and public lands as determined by the Comprehensive Plan.

13.9.11 South Area Commercial
The Redwood Highway subarea includes existing strip development along the Redwood Highway and Redwood Avenue from Allen Creek Road to Leonard Road, and "Node" development proposed for the Redwood Highway and Redwood Avenue west to the boundary limit. Some 27 acres of commercial demand is projected, with very high land area ratios utilized to account for the mixed use zone proposed for the Redwood Highway – Redwood Avenue area.

13.9.13 South Area Industrial:
The Redwood I subarea is located in the "Redwood Triangle" area between and adjoining Redwood Avenue and Redwood Highway, and from their intersection west to Dowell Road. This area is also included in the Redwood Highway commercial subarea. The subarea has only 1% of its vacant lands in an industrial land use designation, while 53% of its acreage is vacant or underutilized. However, the vacant acreage would be just as suitable for either commercial, heavy commercial or light industrial uses.

3rd Conclusion under Criterion (a):
The proposed amendment for a change in zoning from General Commercial to Business Park will not have a substantial impact on the planned land uses in this area. The policies for the Redwood I subarea states that the acreage within the subarea would be just as suitable for either commercial, heavy commercial or light industrial uses. The proposed zone change will increase the amount of industrial lands in the subarea, while still providing for commercial development/uses on the site.

CRITERION (b): A change in circumstances validated by and supported by the database or proposed changes to the database, which would necessitate a change in findings, goals and policies.

Planning Commission Response: Satisfied. The proposed amendment for the property will change the database to allow a variety of light industrial and commercial uses. The proposed amendment would amend the plan and zoning map from General Commercial (GC) to Business Park (BP) and would not require the amending of findings, goals or policies. Element 8 ~ Economy of the Comprehensive Plan shows site needs by size and use and supports the database change. From 2007 through 2027, approximately 25-45 industrial sites of 2-5 acres will be needed compared to 18 sites available.

CRITERION (c): Applicable planning goals and guidelines of the State of Oregon.

Planning Commission Response: Satisfied. The proposal is consistent with five (5) of the nineteen (19) applicable statewide planning goals described below:

Goal 1: Citizen Involvement

The proposal is reviewed and noticed according to the requirements for a Type IV-B procedure. Property owners within two hundred and fifty (250) feet were sent notice of the application. Public notice is posted for both the Planning Commission and City Council hearings in the *Daily Courier* (the local newspaper), on the City of Grants Pass website, www.grantspassoregon.gov and on the first floor of the City Hall building. Such notification provides the public an opportunity to provide written or oral comments on the matter either before or at the hearings.

The City has an acknowledged Citizen Involvement Program adopted under Resolution 1748 that insures the public can actively engage in the planning process.

No comments were received from surrounding property owners during the notice period.

Conclusion: The City's procedures outlined in the *Comprehensive Plan* and *Development Code* pertaining to citizen involvement are being followed. The proposal is consistent with Goal 1 standards and requirements.

Goal 2: Land Use

The Grants Pass *Comprehensive Plan* and *Development Code* outline the planning process to consider a Comprehensive Plan Map Amendment and the Zoning Map Amendment. The process requires the application to be heard by both the Planning Commission and the City Council. The Planning Commission will review the proposal and provide a formal recommendation that will be considered by the City Council for final decision. Specific criteria have been adopted that relate to the proposal. The review bodies will evaluate the proposal against those criteria in order to make a decision.

Conclusion: The application is being reviewed through the City's land use process, making it consistent with the purpose of statewide Goal 2.

Goal 9: Economic Development

The proposed amendment to change the subject parcel to Business Park (BP) would provide additional light industrial development in the South City Commercial, Redwood Highway subarea and South City Industrial, Redwood I subarea. Lands in this area are suitable for either commercial, heavy commercial or light industrial uses.

Oregon Administrative Rule (OAR) Division 9, Economic Development (660-009-0000) requires that cities review and amend their comprehensive plans as necessary to comply with this division to provide economic opportunity analyses for the demand of land for industrial and other employment uses to the existing land supply.

Element 8 ~ Economy of the Grants Pass & Urbanizing Area Comprehensive Plan (GPUACP) states that industrial sites needed exceeds current supply for site of 2-5 acres in size.

Conclusion: The proposal provides additional industrial lands and further economic opportunities, thus meeting the standards and requirements of Goal 9.

Goal 11: Public Facilities and Services

The City has acknowledged master plans for urban services (including water, sewer and transportation) as part of the *Comprehensive Plan* and *Grants Pass Development Code.* Both water and sewer services are currently available to the subject properties and are adequate and available to serve further development of the properties.

Trip rates for industrial uses are generally lower than commercial uses. For example, the current GC zoning allows a pharmacy with a drive-thru window with a very high trip rate (96.91 trips per 1,000 sq. ft.), which is not a permitted use in the Business Park zoning district. However, a fast food restaurant with a drive-thru window (496.12 trips per 1,000 sq. ft.) is allowed in both zones. Based upon the "worst case" scenario, and current development on the site, a Traffic Impact Analysis (TIA) was not required for the Comprehensive Plan Map/Zone Map amendment.

Conclusion: Public services are available to serve the existing use and any proposed use, as covered by the adopted utility plans and service policies. Based on the existing use, a TIA was not required and the applicant is not proposing additional development that will significantly affect the adjacent transporation facilities. The proposal is consistent with Goal 11.

Goal 12: Transportation

The City has an acknowledged Master Transportation Plan as part of the *Comprehensive Plan* and *Grants Pass Development Code*. The tract has frontage on Dowell Road and Redwood Highway, an Oregon Department of Transportation (ODOT) state highway.

The proposal is subject to the Transportation Planning Rule outlined in OAR 660-012-0060 and the Grants Pass Development Code. As noted above, the applicants were not required to submit a Traffic Impact Analysis (TIA) for the proposed development.

Conclusion: As noted above, based upon the "worst case" scenario, a TIA was not required for the Comprehensive Plan Map/Zone Map amendment. The Oregon Department of Transportation provided comments that the project would not significantly affect the state transportation facilities. The proposal is consistent with Goal 12.

CRITERION (d): Citizen review and comment.

Planning Commission Response: Satisfied. Public notice of the proposal was mailed to surrounding properties in accordance with the Comprehensive Plan and Development Code procedures. No comments were received from property owners during the notice period.

CRITERION (e): Review and comment from affected governmental units and other agencies.

Planning Commission Response: Satisfied. Affected governmental units and agencies were notified.

Notice of the proposal was mailed to the Department of Land Conservation and Development (DLCD) on May 25, 2016. No comments were received.

Notice of the proposal was mailed to Josephine County on May 26, 2016, in accordance with the 1998 Intergovernmental Agreement. The County had no comments.

Notice was provided to the ODOT. Their comments are attached in Exhibit 7.

CRITERION (f): A demonstration that any additional need for basic urban services (water, sewer, streets, storm drainage, parks, and fire and police protection) is adequately covered by adopted utility plans and service policies, or a proposal for the requisite changes to said utility plans and service policies as a part of the requested Comprehensive Plan amendment.

Planning Commission Response: Satisfied. Water, sewer, storm, and streets are all present adjacent to the property and are available to serve the property. Therefore, the proposed amendment is in conformance with the Comprehensive Plan.

CRITERION (g): Additional information as required by the review body.

Planning Commission Response: Satisfied. Additional information will be provided upon request of the review body.

CRITERION (h): In lieu of item (b) above, demonstration that the Plan was originally adopted in error.

Planning Commission Response: Not Applicable. There is no indication that the original boundaries were adopted in error.

B. For Zone Map Amendments, Section 4.033 of the City of Grants Pass Development Code requires that all of the following criteria be met:

CRITERION 1: The proposed use, if any is consistent with the proposed Zoning District.

Planning Commission Response: Satisfied. The site has existing commercial and indoor industrial uses. If the proposed zone change is approved, the existing Indoor Industrial use, a permitted use in the Business Park zone as listed in Schedule 12-2 of the Development Code, will be consistent with the proposed zoning.

CRITERION 2: The proposed Zoning District is consistent with the Comprehensive Plan Land Use Map designation.

Planning Commission Response: Satisfied based on action taken on the proposed Comprehensive Plan Amendment. If the Comprehensive Plan designation is amended as proposed, the Business Park zoning district and the Business Park comprehensive plan map designation would correspond. As described above, and reflected on the zoning map, the parcels are located between Business Park zoning districts to the north and south. The inclusion of the Business Park zone by the proposed amendment for the subject property is consistent with the surrounding plan designations, zoning, and the policy for this subarea and neighborhood.

CRITERION 3: A demonstration that existing or proposed levels of basic urban services can accommodate the proposed or potential development without adverse impacts upon the affected service area or without a change to adopted utility plans.

Planning Commission Response: Satisfied. Basic services such as sewer and water are available to accommodate the proposed development. As noted in ODOT's comments, the properties are not permitted to have direct access to Redwood Highway.

CRITERION 4: A demonstration that the proposed amendment is consistent with the functions, capacities, and performance standards of transportation facilities identified in the Master Transportation Plan.

Planning Commission Response: Satisfied. Trip rates for industrial uses are generally lower than commercial uses. Trip rates for industrial uses are generally lower than commercial uses. For example, the current GC zoning allows a pharmacy with a drive-thru window with a very high trip rate (96.91 trips per 1,000 sq. ft.), which is not a permitted use in the Business Park zoning district. However, a fast food restaurant with a drive-thru window (496.12 trips per 1,000 sq. ft.) is allowed in both zones. Based upon the "worst case" scenario, and current development on the site, a Traffic Impact Analysis (TIA) was not required for the Comprehensive Plan Map/Zone Map amendment. ODOT provided comments that the project would not significantly affect the state transportation facilities. Their comments are attached in Exhibit 7.

CRITERION 5: The natural features of the site are conducive to the proposed Zoning District.

Planning Commission Response: Not Applicable. No natural features were identified on the subject parcels.

CRITERION 6: The proposed zone is consistent with the requirements of all overlay districts that include the subject property.

Planning Commission Response: Not Applicable. The parcels are not located within an overlay district or other special district.

CRITERION 7: The timing of the zone change request is appropriate in terms of the efficient provision or upgrading of basic urban services versus the utilization of other buildable lands in similar zoning districts already provided with basic urban services.

Planning Commission Response: Satisfied. The timing of the zone change is appropriate. The applicant does not have a proposed development plan and the

proposed zone change will bring the existing uses into compliance. Urban services are available to the site and are adequate for the applicant's intended use.

CRITERION 8: In the case of rezoning from the Urban Reserve District, that the criteria for conversion are met, as provided in Section 4.034.

Planning Commission Response: Not Applicable. The subject property is not located within an Urban Reserve District, and this criterion does not apply.

VIII. RECOMMENDATION:

The Urban Area Planning Commission recommends that the City Council **APPROVE** the proposed Comprehensive Plan map amendment and zoning map amendment from General Commercial/GC to Business Park/BP.The vote was 6-0 with Commissioners Arthur, Coulter, Fitzgerald, Kellenbeck, McIntire and Wiegand in favor. Commissioners MacMillan and McVay were absent.

IX. FINDINGS APPROVED BY THE URBAN AREA PLANNING COMMISSION this 27th day of July 2016.

_____

Gerard Fitzgerald, Chair

CITY OF GRANTS PASS
PARKS & COMMUNITY DEVELOPMENT DEPARTMENT

STUTZMAN – DOWELL ROAD
COMPREHENSIVE PLAN MAP AMENDMENT, ZONING MAP AMENDMENT,
STAFF REPORT - URBAN AREA PLANNING COMMISSION

Procedure Type:	Type IV: Planning Commission Recommendation and City Council Decision
Project Number:	402-00100-16
Project Type:	Comprehensive Plan Map Amendment, Zoning Map Amendment
Owner/Applicant:	Stutzman Investment
Map & Tax Lot:	36-06-24-CC, TLs 501, 1200 & 1300
Address:	1701 & 1741 Dowell Road (***see Exhibits 1 and 2***)
Total Acreage:	11.32 acres (TL 501 ~ 0.03 ac, TL 1200 ~ 4.66 ac, TL 1300 ~ 6.63 ac)
Existing Comprehensive Plan Designation:	General Commercial (***see Exhibit 3***)
Proposed Comprehensive Plan Designation:	Business Park (***see Exhibit 4***)
Existing Zoning:	General Commercial (GC)
Proposed Zoning:	Business Park (BP)
Planner Assigned:	Justin Gindlesperger
Application Received:	April 8, 2016
Application Complete:	May 13, 2016
Date of Staff Report:	July 6, 2016
Date of UAPC Hearing:	July 13, 2016

I. PROPOSAL:

The request is for a Comprehensive Plan Map Amendment and Zoning Map Amendment from General Commercial (GC) to Business Park (BP) for the above-referenced properties containing approximately 11.32 acres. Existing uses on the properties include Farmer's Building Supply and Rogue Truss Systems. The application includes a narrative addressing the criteria (see ***Exhibit 5***).

II. AUTHORITY AND CRITERIA:

Sections 13.5.5 and 13.8.3 of the Grants Pass Urban Area Comprehensive Plan provide that joint review by the City Council and Board of County Commissioners shall be required for amendment and revision to Comprehensive Plan findings, goals, policies, and land use maps of the Comprehensive Plan. However, the 1998 Intergovernmental Agreement modified that provision with the result that the City Council will make the decision, and the County will have automatic party status.

EXHIBIT A
to UAPC Findings of Fact

Section 13.8.3 of the Comprehensive Plan provides that notice shall be as provided in Section 2.060 of the *Development Code* for a Type IV procedure, with a recommendation from the Urban Area Planning Commission and a final decision by City Council. The text or map of the Comprehensive Plan may be recommended for amendment and amended provided the criteria in Section 13.5.4 of the Comprehensive Plan Policies Document are met. The Zoning Map may be amended provided the Criteria in Section 4.033 of the *Development Code* are met.

III. APPEAL PROCEDURE:

Section 10.060 provides the City Council's final decision to be appealed to the State Land Use Board of Appeals (LUBA) as provided in state statutes. A notice of intent to appeal must be filed with LUBA within 21 days of the Council's written decision.

IV. BACKGROUND AND DISCUSSION:

A. Property Characteristics

1. Land Use Designation:	
a. Comprehensive Plan:	General Commercial
b. Zone District:	General Commercial
c. Special Purpose District:	None identified.
2. Size:	11.32 acres (0.03 ac, 4.66 ac, & 6.63 ac)
3. Frontage:	Dowell Road & Redwood Highway
4. Access:	Dowell Road
5. Existing Public Utilities:	
a. Water:	12-inch in Dowell Road
b. Sewer:	8-inch in Dowell Road, and 8-inch main on tax lot 1200
c. Storm:	12-inch partial main and 15-inch partial main in Dowell Road
6. Proposed Public Utilities:	None identified
7. Topography:	Relatively flat
8. Natural Hazards:	None identified
9. Natural Resources:	None identified
10. Existing Land Use:	Commercial and Indoor Industrial
11. Surrounding Land Use:	
a. North:	BP ~ Indoor Industrial
b. South:	GC ~ Commercial
c. East:	GC ~ Vacant
d. West:	GC ~ Mixed commercial and residential

B. Discussion

Comprehensive Plan Map Amendment & Zoning Map Amendment

The subject property has a Comprehensive Plan and zoning designation of General Commercial (GC). The proposal would amend both the plan designation and the zoning designation to Business Park (BP). Section 12.321 of the Development Code states that the purpose of the Business Park District:

> ". . . is to provide a mixed-use zone for light industrial and commercial uses. Retail trade is permitted as an accessory use or when determined to be compatible with, or can be made compatible with, light industrial or wholesale trade uses via a discretionary review process. Performance Development Standards are designed to ensure the compatibility of the light industrial uses with the commercial uses, and the compatibility with adjacent Commercial and Residential Zoning Districts."

Whereas, the purpose statement for the General Commercial districts is:

> ". . . to provide for all commercial and professional uses, excepting those requiring on-site manufacture or assembly." (Section 12.222)

The subject parcel is located within the Redwood Highway commercial subarea and Redwood I industrial subarea as described in the Comprehensive Plan. Sections 13.9.11 and 13.9.13 of the Comprehensive Plan provide the following discussion for the subareas:

> **13.9.11 South Area Commercial:**
> The subarea includes existing strip development along the Redwood Highway and Redwood Avenue from Allen Creek Road to Leonard Road, and "Node" development proposed for the Redwood Highway and Redwood Avenue west to the boundary limit. Some 27 acres of commercial demand is projected, with very high land area ratios utilized to accound for the mixed use zone proposed for the Redwood Highway – Redwood Avenue area.
>
> **13.9.13 South Area Industrial:**
> The Subarea is located in the "Redwood Triangle" area between and adjoining Redwood Avenue and Redwood Highway, and from their intersection west to Dowell Road. This area is also included in the Redwood Highway commercial subarea. The subarea has only 1% of its vacant lands in an industrial land use designation, while 53% of its acreage is vacant or underutilized. However, the vacant acreage would be just as suitable for either commercial, heavy commercial or light industrial uses.

The indoor industrial use on the site, Rogue Truss Systems, is not a permitted use in the General Commercial zoning district. The use was in operation prior to being incorporated in city limits and is considered a legally nonconforming use. The owners were approved for a one-time expansion to the nonconforming use in 2001. A Minor Site Plan Review for an additional expansion was approved in 2016, with a condition of approval that required the applicants to sign and record a Development Agreement that requires the

applicant to apply for a Comprehensive Plan and Zone Map Amendment (see ***Exhibit 6***).

The Business Park zoning district permits industrial and retail uses, which would bring the existing uses on the site into conformance with the Development Code and provide the owners with the ability to expand the use in the future.

Trip rates for industrial uses are generally lower than commercial uses. For example, the current GC zoning allows a pharmacy with a drive-thru window with a very high trip rate (96.91 trips per 1,000 sq. ft.), which is not a permitted use in the Business Park zoning district. However, a fast food restaurant with a drive-thru window (496.12 trips per 1,000 sq. ft.) is allowed in both zones. Based upon the "worst case" scenario, and current development on the site, a Traffic Impact Analysis (TIA) was not required for the Comprehensive Plan Map/Zone Map amendment.

V. CONFORMANCE WITH APPLICABLE CRITERIA:

A. For comprehensive plan map amendments, Comprehensive Plan Policy 13.5.4 requires that all of the following criteria be met:

CRITERION (a): Consistency with other findings, goals and policies in the Comprehensive Plan.

Staff Response: Satisfied. The proposal is consistent with the applicable Goals and Policies found in Element 8 ~ Economy, Element 10 ~ Public Facilities and Services, and Element 13 ~ Land Use of the Comprehensive Plan for reasons summarized below.

Element 8 - Economy
Goal: To improve, expand, diversify and stabilize the economic base of the community

Policy 8.1(d) – "The City and County shall endeavor to improve, expand, diversify and stabilize the economic base of the community by insuring that an adequate quality and quantity of industrial land is available, properly zoned and services."

1st Conclusion under Criterion (a):

The Comprehensive Plan identifies that very little of the acreage that is available for industrial development is fully serviced, has appropriate zoning and is vacant or underutilized. The proposed amendment will bring the existing development into compliance and provide additional industrial lands with existing services that have the potential for development.

Element 10. Public Facilities and Services:
Goal: To provide needed facilities and services for the Urban Growth Boundary area in a timely, orderly, efficient, economic and coordinated manner.

2nd Conclusion under Criterion (a):

Public services are available to serve the existing use and any proposed use, as covered by the adopted utility plans and service policies.

Element 13. Land Use:
Goal: To provide a vision of the future through maps and policies that shall guide and inform the land use decisions of the present, in such a manner that:

(d) is responsive to the wishes of the citizens and property owners of the planning area, and

(e) provides adequate amounts of industrial, commercial, and residential lands to meet growth needs over the planning period.

Policy 13.2.1 Comp Plan Land Use Map:
The Comprehensive Plan Land Use Map shall:
(a) designate the highest and best land use for all portions of the Urban Growth Boundary area, on a parcel-by-parcel basis.
(b) guide and direct changes to the Zoning Map
(c) meet the demonstrated need during the planning period for residential, commercial, industrial, and public lands as determined by the Comprehensive Plan.

13.9.11 South Area Commercial
The Redwood Highway subarea includes existing strip development along the Redwood Highway and Redwood Avenue from Allen Creek Road to Leonard Road, and "Node" development proposed for the Redwood Highway and Redwood Avenue west to the boundary limit. Some 27 acres of commercial demand is projected, with very high land area ratios utilized to account for the mixed use zone proposed for the Redwood Highway – Redwood Avenue area.

13.9.13 South Area Industrial:
The Redwood I subarea is located in the "Redwood Triangle" area between and adjoining Redwood Avenue and Redwood Highway, and from their intersection west to Dowell Road. This area is also included in the Redwood Highway commercial subarea. The subarea has only 1% of its vacant lands in an industrial land use designation, while 53% of its acreage is vacant or underutilized. However, the vacant acreage would be just as suitable for either commercial, heavy commercial or light industrial uses.

3rd Conclusion under Criterion (a):
The proposed amendment for a change in zoning from General Commercial to Business Park will not have a substantial impact on the planned land uses in this area. The policies for the Redwood I subarea states that the acreage within the subarea would be just as suitable for either commercial, heavy commercial or light industrial uses. The proposed zone change will increase the amount of industrial lands in the subarea, while still providing for commercial development/uses on the site.

CRITERION (b): A change in circumstances validated by and supported by the database or proposed changes to the database, which would necessitate a change in findings, goals and policies.

Staff Response: Satisfied. The proposed amendment for the property will change the database to allow a variety of light industrial and commercial uses. The proposed amendment would amend the plan and zoning map from General Commercial (GC) to Business Park (BP) and would not require the amending of findings, goals or policies. Element 8 ~ Economy of the Comprehensive Plan shows site needs by size and use and supports the database change. From 2007 through 2027, approximately 25-45 industrial sites of 2-5 acres will be needed compared to 18 sites available.

CRITERION (c): Applicable planning goals and guidelines of the State of Oregon.

Staff Response: Satisfied. The proposal is consistent with five (5) of the nineteen (19) applicable statewide planning goals described below:

Goal 1: Citizen Involvement

The proposal is reviewed and noticed according to the requirements for a Type IV-B procedure. Property owners within two hundred and fifty (250) feet were sent notice of the application. Public notice is posted for both the Planning Commission and City Council hearings in the *Daily Courier* (the local newspaper), on the City of Grants Pass website, www.grantspassoregon.gov and on the first floor of the City Hall building. Such notification provides the public an opportunity to provide written or oral comments on the matter either before or at the hearings.

The City has an acknowledged Citizen Involvement Program adopted under Resolution 1748 that insures the public can actively engage in the planning process.

No comments were received from surrounding property owners during the notice period.

Conclusion: The City's procedures outlined in the *Comprehensive Plan* and *Development Code* pertaining to citizen involvement are being followed. The proposal is consistent with Goal 1 standards and requirements.

Goal 2: Land Use

The Grants Pass *Comprehensive Plan* and *Development Code* outline the planning process to consider a Comprehensive Plan Map Amendment and the Zoning Map Amendment. The process requires the application to be heard by both the Planning Commission and the City Council. The Planning Commission will review the proposal and provide a formal recommendation that will be considered by the City Council for final decision. Specific criteria have been adopted that relate to the proposal. The review bodies will evaluate the proposal against those criteria in order to make a decision.

Conclusion: The application is being reviewed through the City's land use process, making it consistent with the purpose of statewide Goal 2.

Goal 9: Economic Development

The proposed amendment to change the subject parcel to Business Park (BP) would provide additional light industrial development in the South City Commercial, Redwood Highway subarea and South City Industrial, Redwood I subarea. Lands in this area are suitable for either commercial, heavy commercial or light industrial uses.

Oregon Administrative Rule (OAR) Division 9, Economic Development (660-009-0000) requires that cities review and amend their comprehensive plans as necessary to comply with this division to provide economic opportunity analyses for the demand of land for industrial and other employment uses to the existing land supply.

Element 8 ~ Economy of the Grants Pass & Urbanizing Area Comprehensive Plan (GPUACP) states that industrial sites needed exceeds current supply for site of 2-5 acres in size.

Conclusion: The proposal provides additional industrial lands and further economic opportunities, thus meeting the standards and requirements of Goal 9.

Goal 11: Public Facilities and Services

The City has acknowledged master plans for urban services (including water, sewer and transportation) as part of the *Comprehensive Plan* and *Grants Pass Development Code*. Both water and sewer services are currently available to the subject properties and are adequate and available to serve further development of the properties.

Trip rates for industrial uses are generally lower than commercial uses. For example, the current GC zoning allows a pharmacy with a drive-thru window with a very high trip rate (96.91 trips per 1,000 sq. ft.), which is not a permitted use in the Business Park zoning district. However, a fast food restaurant with a drive-thru window (496.12 trips per 1,000 sq. ft.) is allowed in both zones. Based upon the "worst case" scenario, and current development on the site, a Traffic Impact Analysis (TIA) was not required for the Comprehensive Plan Map/Zone Map amendment.

Conclusion: Public services are available to serve the existing use and any proposed use, as covered by the adopted utility plans and service policies. Based on the existing use, a TIA was not required and the applicant is not proposing additional development that will significantly affect the adjacent transporation facilities. The proposal is consistent with Goal 11.

Goal 12: Transportation

The City has an acknowledged Master Transportation Plan as part of the *Comprehensive Plan* and *Grants Pass Development Code*. The tract has frontage on Dowell Road and Redwood Highway, an Oregon Department of Transportation (ODOT) state highway.

The proposal is subject to the Transportation Planning Rule outlined in OAR 660-012-0060 and the Grants Pass Development Code. As noted above, the applicants were not required to submit a Traffic Impact Analysis (TIA) for the proposed development.

Conclusion: As noted above, based upon the "worst case" scenario, a TIA was not required for the Comprehensive Plan Map/Zone Map amendment. The Oregon Department of Transportation provided comments that the project would not significantly affect the state transportation facilities (see ***Exhibit 7***). The proposal is consistent with Goal 12.

CRITERION (d): Citizen review and comment.

Staff Response: Satisfied. Public notice of the proposal was mailed to surrounding properties in accordance with the Comprehensive Plan and Development Code procedures. No comments were received from property owners during the notice period.

CRITERION (e): Review and comment from affected governmental units and other agencies.

Staff Response: Satisfied. Affected governmental units and agencies were notified.

Notice of the proposal was mailed to the Department of Land Conservation and Development (DLCD) on May 25, 2016. No comments were received.

Notice of the proposal was mailed to Josephine County on May 26, 2016, in accordance with the 1998 Intergovernmental Agreement. The County had no comments.

Notice was provided to the ODOT. Their comments are attached in Exhibit 7.

CRITERION (f): A demonstration that any additional need for basic urban services (water, sewer, streets, storm drainage, parks, and fire and police protection) is adequately covered by adopted utility plans and service policies, or a proposal for the requisite changes to said utility plans and service policies as a part of the requested Comprehensive Plan amendment.

Staff Response: Satisfied. Water, sewer, storm, and streets are all present adjacent to the property and are available to serve the property. Therefore, the proposed amendment is in conformance with the Comprehensive Plan.

CRITERION (g): Additional information as required by the review body.

Staff Response: Satisfied. Additional information will be provided upon request of the review body.

CRITERION (h): In lieu of item (b) above, demonstration that the Plan was originally adopted in error.

Staff Response: Not Applicable. There is no indication that the original boundaries were adopted in error.

B. For Zone Map Amendments, Section 4.033 of the City of Grants Pass Development Code requires that all of the following criteria be met:

CRITERION 1: The proposed use, if any is consistent with the proposed Zoning District.

Staff Response: Satisfied. The site has existing commercial and indoor industrial uses. If the proposed zone change is approved, the existing Indoor Industrial use, a permitted use in the Business Park zone as listed in Schedule 12-2 of the Development Code, will be consistent with the proposed zoning.

CRITERION 2: The proposed Zoning District is consistent with the Comprehensive Plan Land Use Map designation.

Staff Response: Satisfied based on action taken on the proposed Comprehensive Plan Amendment. If the Comprehensive Plan designation is amended as proposed, the Business Park zoning district and the Business Park comprehensive plan map designation would correspond. As described above, and reflected on the zoning map, the parcels are located between Business Park zoning districts to the north and south. The inclusion of the Business Park zone by the proposed amendment for the subject property is consistent with the surrounding plan designations, zoning, and the policy for this subarea and neighborhood.

CRITERION 3: A demonstration that existing or proposed levels of basic urban services can accommodate the proposed or potential development without adverse impacts upon the affected service area or without a change to adopted utility plans.

Staff Response: Satisfied. Basic services such as sewer and water are available to accommodate the proposed development. As noted in ODOT's comments, the properties are not permitted to have direct access to Redwood Highway.

CRITERION 4: A demonstration that the proposed amendment is consistent with the functions, capacities, and performance standards of transportation facilities identified in the Master Transportation Plan.

Staff Response: Satisfied. Trip rates for industrial uses are generally lower than commercial uses. Trip rates for industrial uses are generally lower than commercial uses. For example, the current GC zoning allows a pharmacy with a drive-thru window with a very high trip rate (96.91 trips per 1,000 sq. ft.), which is not a permitted use in the Business Park zoning district. However, a fast food restaurant with a drive-thru window (496.12 trips per 1,000 sq. ft.) is allowed in both zones. Based upon the "worst case" scenario, and current development on the site, a Traffic Impact Analysis (TIA) was not required for the Comprehensive Plan Map/Zone Map amendment. ODOT provided comments that the project would not significantly affect the state transportation facilities. Their comments are attached in Exhibit 7.

CRITERION 5: The natural features of the site are conducive to the proposed Zoning District.

Staff Response: Not Applicable. No natural features were identified on the subject parcels.

CRITERION 6: The proposed zone is consistent with the requirements of all overlay districts that include the subject property.

Staff Response: Not Applicable. The parcels are not located within an overlay district or other special district.

CRITERION 7: The timing of the zone change request is appropriate in terms of the efficient provision or upgrading of basic urban services versus the utilization of other buildable lands in similar zoning districts already provided with basic urban services.

Staff Response: Satisfied. The timing of the zone change is appropriate. The applicant does not have a proposed development plan and the proposed zone change will bring the existing uses into compliance. Urban services are available to the site and are adequate for the applicant's intended use.

CRITERION 8: In the case of rezoning from the Urban Reserve District, that the criteria for conversion are met, as provided in Section 4.034.

Staff Response: Not Applicable. The subject property is not located within an Urban Reserve District, and this criterion does not apply.

VI. RECOMMENDATION:

It is recommended that the Urban Area Planning Commission recommend that the City Council **APPROVE** the proposed Comprehensive Plan map amendment and zoning map amendment from General Commercial/GC to Business Park/BP.

VII. PLANNING COMMISSION ACTION:

Positive Action: Recommend approval of the request:

1. as submitted.
2. as modified by the Planning Commission (list):

Negative Action: Recommend denial of the request for the following reasons (list):

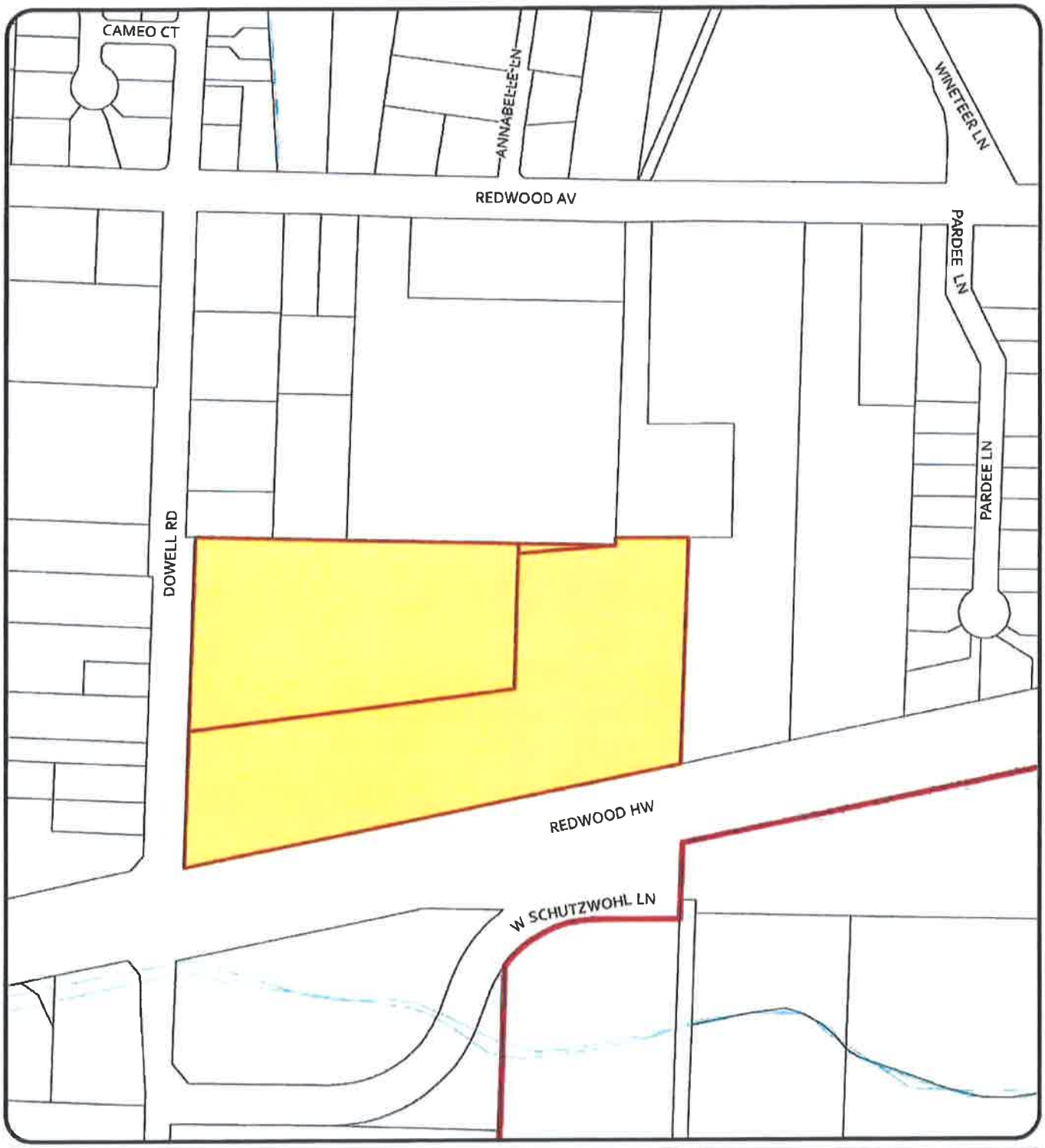
Postponement: Continue item

1. indefinitely.
2. to a time certain.

NOTE: The application is not subject to the 120 day requirement per ORS 227.178.

VIII. INDEX TO EXHIBITS:

1. Vicinity
2. Aerial Photograph
3. Existing Zoning
4. Proposed Zoning
5. Applicant's written narrative
6. Development Agreement
7. ODOT's comments



CITY OF GRANTS PASS

1701 & 1741 Dowell Road
36-06-24-CC,
TLs 501,1200, 1300

0 50 100 200 300 400 Feet

Legend

Subject Parcel

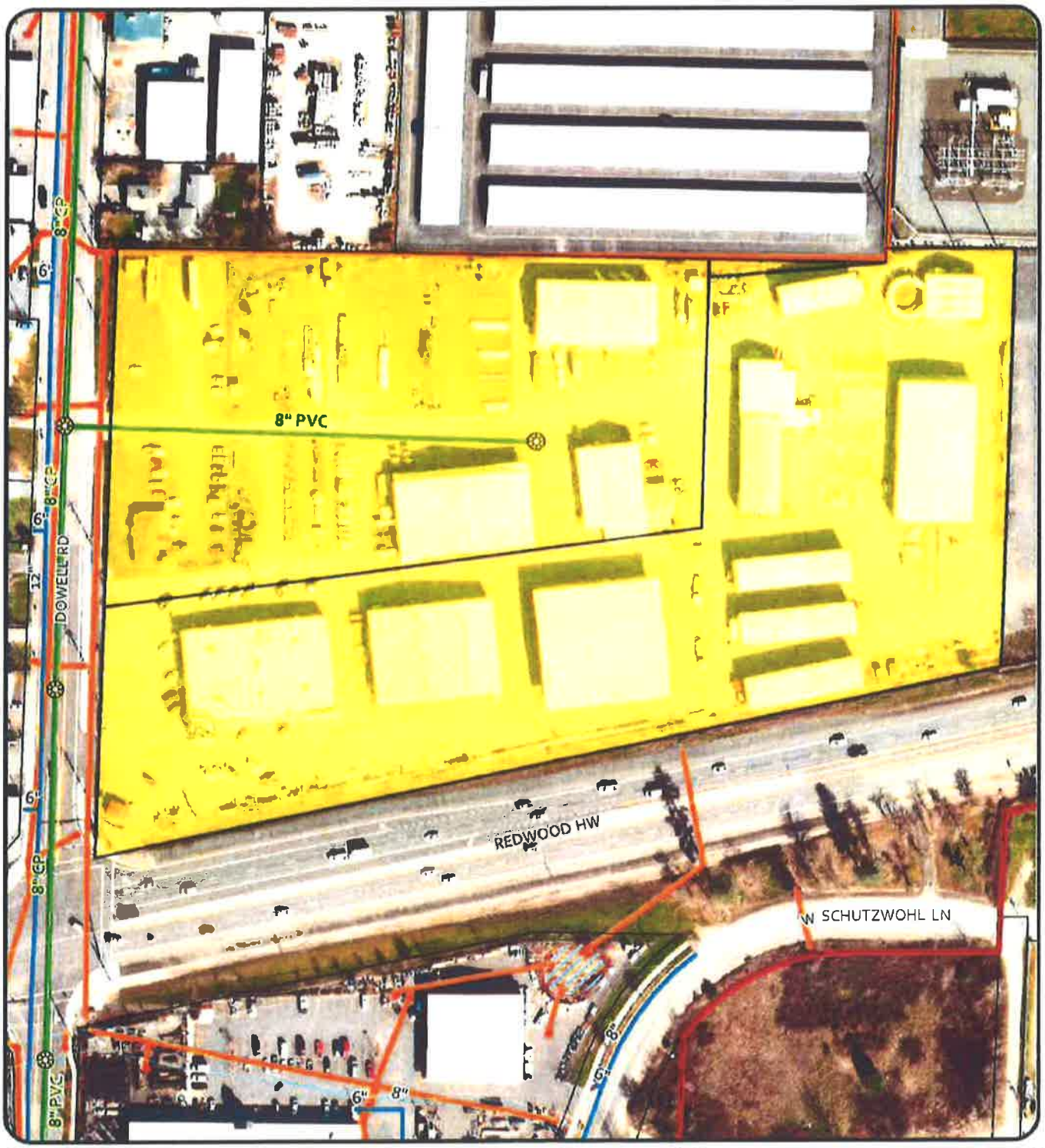
N

EXHIBIT 1

CITY OF GRANTS PASS
Parks & Community Development Dept.
101 Northwest "A" Street
Grants Pass, OR 97526
Phone: (541) 450-6060
Fax: (541) 476-9218
Web: www.grantspassoregon.gov

<<DOUBLE CLICK TO ADD NAME • DATE>>

DISCLAIMER: The Geographic Information Systems (GIS) data made available on this map are developed and maintained by the City of Grants Pass and Josephine County. Every reasonable effort has been made to assure the accuracy of the maps and associated data



CITY OF GRANTS PASS

1701 & 1741 Dowell Road

36-06-24-CC,

TLs 501,1200, 1300

0 25 50 100 150 200 Feet

Legend

- Subject Parcel
- Water Mains
- Sewer Gravity Mains
- Storm Water Gravity Main

N

CITY OF GRANTS PASS
Parks & Community Development Dept.
101 Northwest "A" Street
Grants Pass, OR 97526
Phone: (541) 450-6060
Fax: (541) 476-9218
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<<DOUBLE CLICK TO ADD NAME • DATE>>

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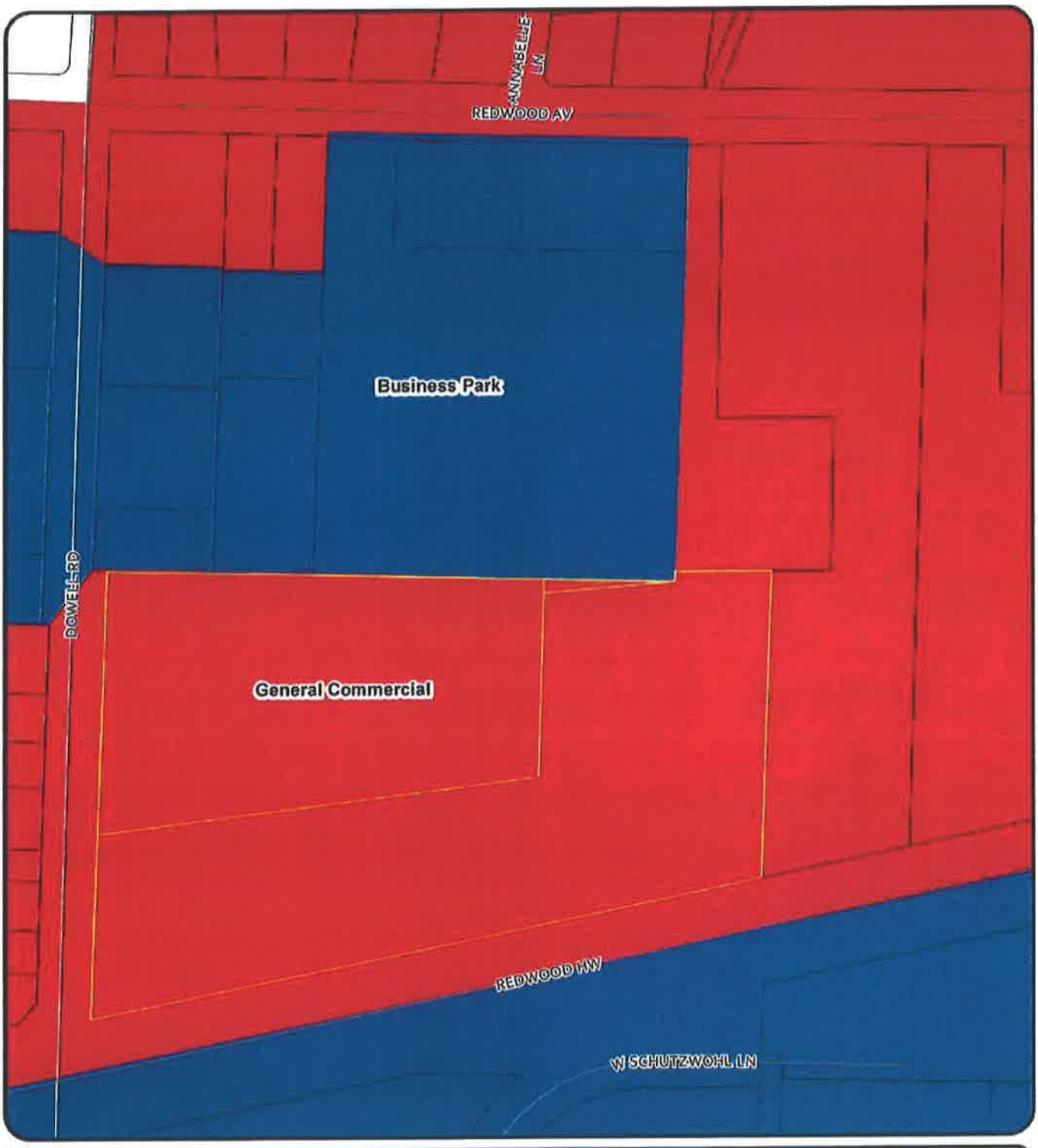
EXHIBIT 2



Existing Zoning

- 1701 & 1741 Dowell Road Existing Zoning
- Business Park
- General Commercial

EXHIBIT 3

N

Proposed Zoning

- 1701 & 1741 Dowell Road Proposed Zoning change to Business Park
- Business Park
- General Commercial

EXHIBIT 4

DISCLAIMER: The Geographic Information Systems (GIS) data made available on this map are developed and maintained by the City of Grants Pass and Josephine County. Every reasonable effort has been made to assure the accuracy of the maps and associated data

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BUILDING SUPPLY INC.

Do it Best

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Grants Pass, Oregon 97527
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www.farmersbuildingsupply.com • CCB #128843

May 11, 2016

City of Grants Pass
Community Development Department
101 NW "A" Street
Grants Pass, OR 97526

INTRODUCTION / BACKGROUND

The subject parcels are located at 1741 Dowell Road in southwest Grants Pass, at the intersection of Dowell Road and Redwood Highway. The parcels total approximately 11.32 acres in size and are currently zoned General Commercial (GC). Existing uses on site include Farmer's Building Supply and Rogue Truss Systems.

Rogue Truss Systems is considered an industrial use, which is not a permitted use in the GC zoning district. The use was in operation prior to being incorporated into city limits and is considered a legally nonconforming use. The owners were approved for a one-time expansion to the nonconforming use in 2001.

The Business Park (BP) zoning district permits industrial and retail uses, bringing the uses into conformance and providing the property owners with the ability to expand the use in the future.

EXHIBIT 5

DEVELOPMENT CODE CRITERIA

The zone map amendment is subject to the criteria of Section 4.034 of the Development Code.

1. The proposed use, if any, is consistent with the proposed Zoning District.

Response: The existing uses on site are retail and industrial. Both uses are allowed in the proposed Business Park (BP) zone.

2. The proposed Zoning District is consistent with the Comprehensive Plan Land Use Map designation.

Response: The subject parcels are located adjacent to BP zones to the north and south. Therefore, the proposed zoning district is consistent with the proposed Comprehensive Plan Land Use designation.

3. A demonstration that existing or proposed levels of basic urban services can accommodate the proposed or potential development without adverse impacts upon the affected service area or without a change to adopted utility plans.

Response: All services for the proposed development are located adjacent to, or on site. The uses on site are existing, and there is no expected increase in demand on existing services. No anticipated adverse impacts are expected due to the proposed zone change.

4. A demonstration that the proposed amendment is consistent with the functions, capacities, and performance standards of transportation facilities identified in the Master Transportation Plan.

Response: The Uses on site are existing and will not create additional impacts to the transportation system.

5. The natural features of the site are conducive to the proposed Zoning District.

Response: This criterion is not applicable. No natural features were identified on site.

6. The proposed zone is consistent with the requirements of all overlay districts that include the subject property.

Response: The parcels are not located within an overlay district or other special district.

7. The timing of the zone change request is appropriate in terms of the efficient provision or upgrading of basic urban services versus the utilization of other buildable lands in similar zoning districts already provided with basic urban services.

Response: The timing of the zone change is appropriate to help the owners bring the existing uses on site into conformance. The existing uses are allowed in the BP zoning district.

8. In the case of rezoning from the Urban Reserve District, the criteria for conversion are met, as provided in Section 4.034.

Response: The subject property is not located within an Urban Reserve District, and this criterion does not apply.

COMPREHENSIVE PLAN CRITERIA

The amendment to the Comprehensive Plan Map is subject to criteria in policy 13.5.4:

(a) Consistency with other findings, goals and policies in the Comprehensive Plan.

Response: The requested change is only a minor variation from the current Comprehensive Plan Map designation and allows the existing uses on site, which are not allowed in the General Commercial (GC) zone.

(b) A change in circumstances validated by and supported by the database or proposed changes to the database, which would necessitate a change in findings, goals and policies

Response: Recent changes were made to the Urban Growth Boundary and associated zoning districts. As part of this process, it was identified that additional industrial zoning was needed.

(c) Applicable planning goals and guidelines of the State of Oregon

Response: The proposal meets the applicable planning goals of the State of Oregon. The existing uses on site are allowed in the proposed BP zone and will not increase impact on public facilities or surrounding areas.

(d) Citizen review and comment

Response: The surrounding properties were notified of a recent minor expansion to the industrial use on site. No comments were received as part of that review. The uses in the surrounding area are a mix of commercial and industrial and are compatible with the existing use. Proposed development will require public notice in the future.

(e) Review and comment from affected governmental units and other agencies.

Response: The minor expansion was reviewed by other departments and agencies. There were no conflicts. The uses on site are existing and will not impact existing facilities.

(f) A demonstration that any additional need for basic urban services (water, sewer, streets, storm drainage, parks, and fire and police protection) is adequately covered by adopted utility plans and service policies, or a proposal for the requisite changes to said utility plans and service policies as a part of the requested Comprehensive Plan amendment.

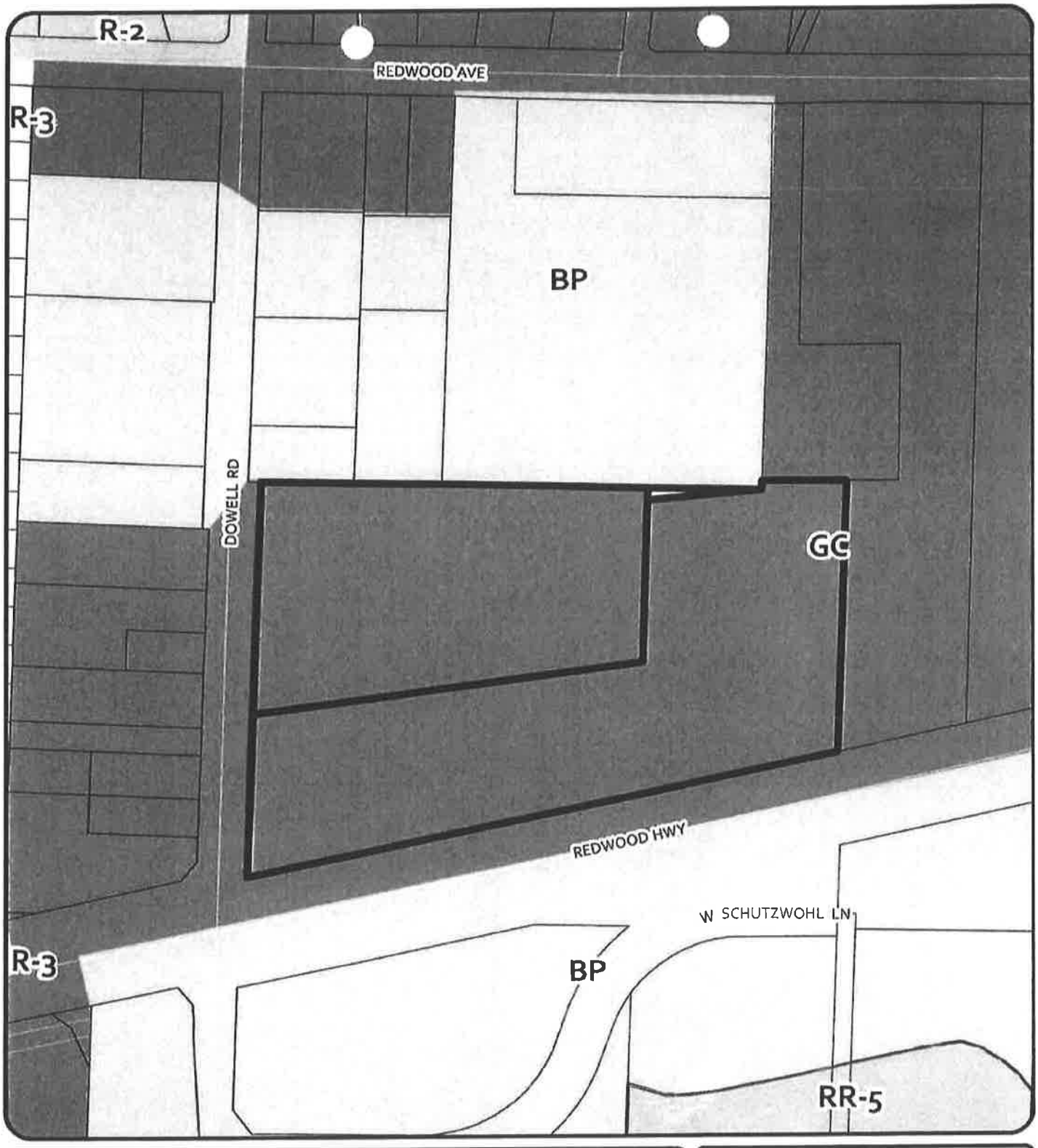
Response: The site has adequate urban services. The uses on site are existing and will not impact existing facilities. The proposed amendment is in conformance with the Comprehensive Plan.

(g) Additional information as required by the review body.

Response: Any future development will be required to comply with the provisions of the Development Code. The owners will provide additional information as required or requested.

(h) In lieu of item (b) above, demonstration that the Plan was originally adopted in error.

Response: There is no indication that the original boundaries were adopted in error. The existing use was expanded in 2001 under the "one time" expansion rule in Section 15.043. The existing uses and proposed zone change are consistent with development in the surrounding area.



CITY OF GRANTS PASS

1701 & 1741 Dowell Rd
36-06-24-CC, TLs
501, 1200 & 1300

0 40 80 160 240 320 Feet

Legend

Subject Parcels

N

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Fax: (541) 476-9218
Web: www.grantspassoregon.gov

<<DOUBLE CLICK TO ADD NAME • DATE>>

DISCLAIMER: The Geographic Information Systems (GIS) data made available on this map are developed and maintained by the City of Grants Pass and Josephine County. Every reasonable effort has been made to assure the accuracy of the maps and associated data.

①

JOSEPHINE COUNTY OFFICIAL RECORDS
TRISHA MYERS, COUNTY CLERK 2016-005739
DEE-AGR 05/03/2016 01:22 PM
Cnt=1 Pgs=7 Stn=4 RHENKELS
$35.00 $11.00 $20.00 $10.00 $5.00 Total:$81.00
00372740201600057390070079
I, Trisha Myers, County Clerk, certify that the within document was received and duly recorded in the official records of Josephine County.

After Recording Return To:
City of Grants Pass, Oregon
101NW A Street
Grants Pass OR 97526
Attn: Lora Glover

DEVELOPMENT AGREEMENT # *2016-01*
(ORS 94.528)

BETWEEN:	City of Grants Pass, an Oregon municipal corporation	**("City")**
AND:	Stutzman Investments LLC, a limited liability company; its successors, assigns and any other person or entity authorized to develop or apply for development approval on the Property.	**("Owner")**

RECITALS

A. Owner owns approximately 6.63 acres of real property, described as 36-06-24-33, Tax Lot 1300 (Parcel 3 of Partition Plat 2009-13) located in the City of Grants Pass, more specifically identified in the legal description attached to this Development Agreement ("this Agreement") as ***Exhibit A*** (the "Property") and as illustrated in ***Exhibit B***.

B. Owner has applied to City for approval of a Minor Site Plan Review for a 25% expansion of an existing structure (City File No. 201-00101-16 (the "Application")).

C. The Property has comprehensive plan map designations of General Commercial (GC) and is zoned General Commercial (GC-1).

2

D. Existing uses the on property include a truss assembly plant, which is classified as Indoor Industrial. Indoor Industrial is not a permitted use in the General Commercial zoning district.

E. The Application is to expand nonconforming use. Section 15.042 of the Grants Pass Development Code (GPDC) permits a one-time expansion to nonconforming uses. The owner was approved for expansion in 2001 (City File No. 01-20100058).

F. City and Owner wish to accommodate future expansions on Property and create a means of compliance.

G. ORS 94.504 and 94.528 authorizes development agreements as a means and mechanism

AGREEMENT

NOW THEREFORE, based on the foregoing recitals, the City Council, for City and Owner, hereby agree to the following:

1. **Duration of Agreement.** This Development Agreement shall be in effect for the term of the Development Permit for a 25% expansion to an existing structure. The "Expiration Date" is two and one half (2 ½) years after the Effective Date.

2. **Minor Site Plan Application Approval**. City hereby approves the Application (201-00101-16) presented by Owner as reflected in Director's Decision, for 480 square foot addition to an existing structure, which constitutes a 25% expansion ("Approval").

3. **Development Conditions:**
   a. Development on the Property shall meet all applicable City standards at the time a development application is made, including appropriate design standards.
   b. Owner must submit application for Comprehensive Plan and Zone Map Amendment ("Amendment") application to amend zoning of Property from General Commercial (GC-1) to Business Park (BP).
   c. The application for Amendment must be received prior to completion inspections or issuance of Certificate of Occupancy for construction as presented in the Approval.

4. **Permitted Uses.** Owner shall be allowed to make such uses of Property as allowed under current zoning of Property.

5. **Density of Use/Intensity of Use.** Owner may make such uses to such density and intensity as under the current zoning of Property.

6. **Height/Size of Structures.** The maximum height for buildings and structures on property shall be 35 feet. Per GPDC 12.254. The maximum square footage of structures on the property shall be unlimited. These parameters shall remain in effect throughout the duration of this Agreement.

7. **Reservation or Dedication of Land.** Owner shall not be required to reserve or dedicate land as a condition of this Agreement. Owner shall be required to reserve or dedicate land in the future only if as a condition to any future application and only if such reservation or dedication is proportionate and reasonably related to the application.

8. **Fees and Charges.** The fees and charges for future development of the Property shall be those fees and charges in effect at the time of any further application for development permits, building permits or other applications.

9. **Compliance Review.** The submittal of land use applications for further development of the property shall be reviewed according to the GPDC and applicable state requirements effective at the time the applications are submitted. Provided an application submitted prior to the expiration of this Agreement, any such application shall be reviewed and approved under the terms of this Agreement.

10. **Infrastructure and Services.** Owner shall comply with all existing City ordinances and rules regarding the extension of services to the property and for ongoing provision of services. Owner reserves the right to apply for and be a participant in any reimbursement district, deferred development agreement and so on without limitation. Owner reserves the right to apply for and receive Systems Development Charges credits.

11. **Changes in Law.** When changes in the GPDC, Comprehensive Plan or other applicable state, county or City law or rule renders compliance with this Agreement impossible or unlawful, Owner shall consider and sign amendments to this Agreement to make this Agreement conform to the laws.

12. **Remedies Available to the Parties.** Either party, upon breach of this Agreement by the other, shall have available to them all remedies at law or in equity available for a breach of contract including but not limited to damages and injunctive and declaratory relief.

13. **Assignment.** This Agreement shall be binding upon the successors and assigns of the parties hereto provided however, that an assignment by Owner shall be subject to the prior written approval of City, which consent shall not be unreasonably withheld.

14. **Annexation.** The property is currently within the city limits of the City of Grants Pass and therefore unaffected in any way by any annexation in the future.

15. **Future Discretionary Approvals.** Future discretionary approvals shall be subject to the existing rules and regulations.

16. **Commencement of Construction.** Owner may commence construction at any time so long as the necessary applications are submitted to the City prior to the Expiration Date and construction commences within 180 days of approval.

17. **Binding Effect.** This Agreement is binding upon and shall enure to the benefit of the City and Owner and its permitted assigns for the Duration of the Agreement, which is two and one half years.

18. **Ordinance Approving this Agreement.** This Agreement was authorized by ordinance number 16-5678 adopted by the Council of the City of Grants Pass on April 20, 2016.

19. **Miscellaneous.**

19.1 This Agreement may be amended only by mutual consent of the parties hereto or their successors in interest and such amendment shall be reduced to writing.

19.2 Any litigation arising out of pertaining to this Agreement shall be heard and decided in the Josephine County, Oregon Circuit Court.

IN WITNESS WHEREOF, the parties have executed this Development Agreement in duplicate, intending that it may be effective as of the date it is recorded.

Executed this 23 day of March, 2016

CITY:

City of Grants Pass

By: Aaron K. Cubic
Name: Aaron K. Cubic
Title: City Manager

OWNERS:

Stutzman Investments LLC

By: Mark S. Stutzman
Name: MARK S. STUTZMAN
Title: OWNER

5

STATE OF OREGON)
) SS
County of Josephine)

This instrument was acknowledged before me by Aaron Cubic, as City Manager of the City of Grants Pass, Oregon this 23 Day of March, 2016.

Karen B. Frerk
Notary Public for Oregon
My commission expires: 2/24/17

OFFICIAL SEAL
KAREN B FRERK
NOTARY PUBLIC - OREGON
COMMISSION NO. 475979
MY COMMISSION EXPIRES FEBRUARY 24, 2017

STATE OF OREGON)
) SS.
County of Josephine)

This instrument was acknowledged before me by Mark Stutzman, as Owner, of Stutzman Investments, LLC.

Karen B. Frerk
Notary Public for Oregon
My commission expires: 2/24/17

OFFICIAL SEAL
KAREN B FRERK
NOTARY PUBLIC - OREGON
COMMISSION NO. 475979
MY COMMISSION EXPIRES FEBRUARY 24, 2017

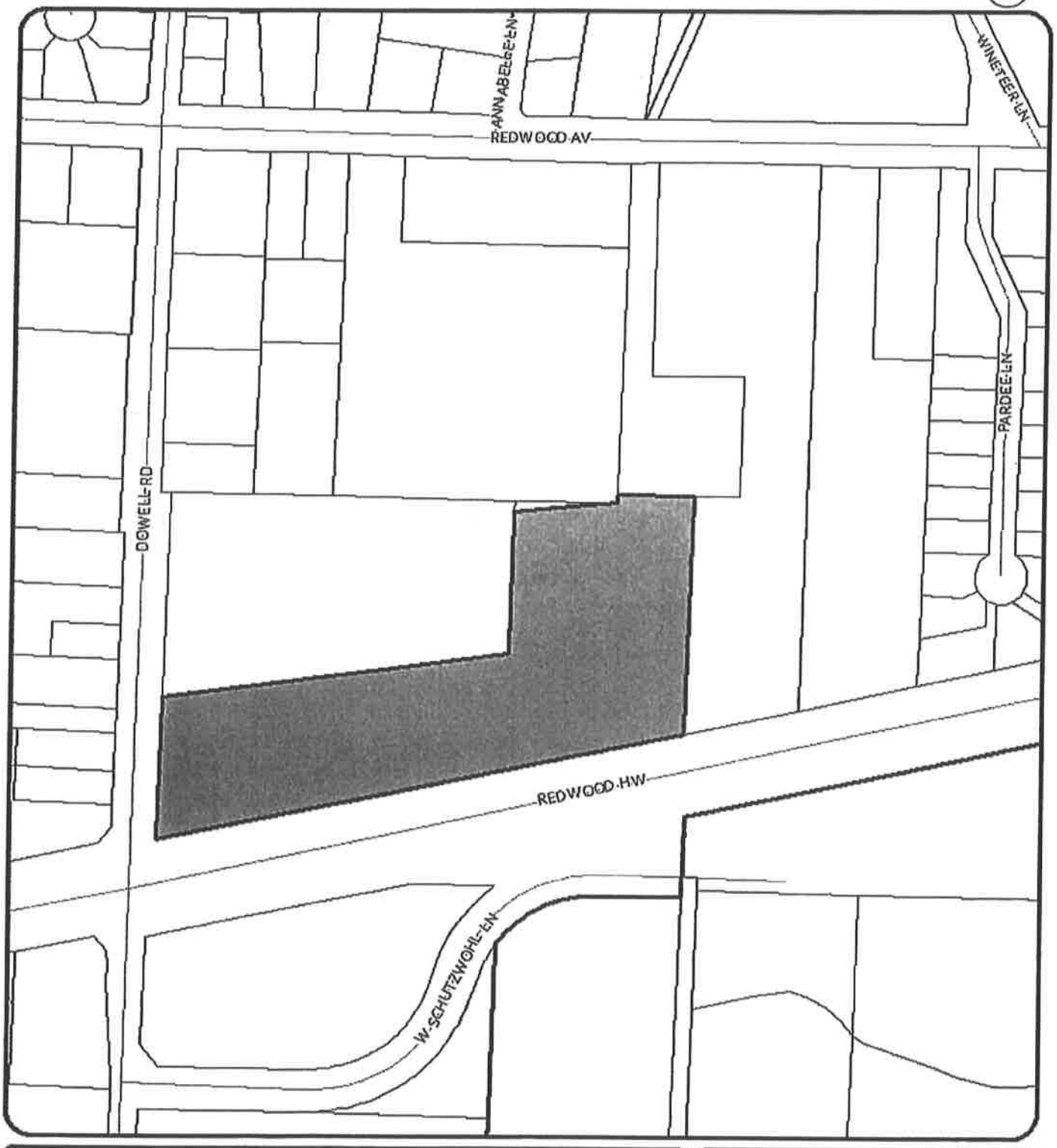
6

Legal Description

Parcel 3 Partition Plat 2009-13, Sec 24 T 36 S R 6 W, W.M. Josephine County, Oregon

EXHIBIT A

7



CITY OF GRANTS PASS

36-06-24-CC, TL 1300

Legend

Subject Parcel

0 50 100 200 300 400 Feet

N

CITY OF GRANTS PASS
Parks & Community Development Dept.
101 Northwest "A" Street
Grants Pass, OR 97526
Phone: (541) 450-6060
Fax: (541) 476-9218
Web: www.grantspassoregon.gov

March 27, 2015

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EXHIBIT B

Justin Gindlesperger

From: MOREHOUSE Donald <Donald.MOREHOUSE@odot.state.or.us>
Sent: Tuesday, July 05, 2016 3:33 PM
To: Justin Gindlesperger
Cc: WANG Wei * Michael; HARSHMAN Cathaleen A * Cathy
Subject: RE: Zone Change - Dowell Road/Redwood Hwy

Justin,

Thank you for sending agency notice of a request for a Comprehensive Plan and Zone map Amendment to change the zoning of three parcels from General Commercial (GC) to Business Park (BP) to be congruent with the surrounding zoning. Property is located at 1701 and 1741 Dowell Road. 36-06-16-24, TLs 501, 1200 and 1300. We reviewed this and determined that it would not significantly affect state transportation facilities under the State Transportation Planning Rule (OAR 660-012-0060). We have one comment pertaining to the State Access Management Rule (OAR 734-051-000).

- No access to OR 199

Don Morehouse
Senior Transportation Planner
ODOT Region 3, District 8 (Rogue Valley Tech Center)
Ph: (541) 774-6399
Fax: (541) 774-6349
Donald.Morehouse@odot.state.or.us

From: Justin Gindlesperger [mailto:jgindlesperger@grantspassoregon.gov]
Sent: Tuesday, July 05, 2016 7:58 AM
To: MOREHOUSE Donald
Subject: Zone Change - Dowell Road/Redwood Hwy

Don-

Just checking to see if ODOT had any comments regarding the zone change application at the intersection of Dowell Road and Redwood Highway. The applicants are proposing to change the zoning from General Commercial to Business Park. Farmer's Building Supply and Rogue Truss Systems are already located on the site.

The zone change application is #6 in the attached Site Plan Review packet.

Justin Gindlesperger, AICP, CFM
Associate Planner
Parks & Community Development
541.450.6068

EXHIBIT 7

URBAN AREA PLANNING COMMISSION

MEETING MINUTES

July 13, 2016 – 6:00 P.M.

Council Chambers

1. **ROLL CALL:**

The Urban Area Planning Commission met in regular session on the above date with Chair Gerard Fitzgerald presiding. Vice Chair Jim Coulter and Commissioners Robert Wiegand, Blair McIntire, Loree Arthur, and David Kellenbeck were present. Commissioners Lois MacMillan and Dan McVay were absent. Also present and representing the City was Parks & Community Development (hereafter: PCD) Lora Glover and Justin Gindlesperger and City Council Liaison Rick Riker.

2. **ITEMS FROM THE PUBLIC:** None.

3. **CONSENT AGENDA:**
   a. **MINUTES: June 22, 2016** **Pg. 1-8**
   b. **FINDINGS OF FACT:**
      I. **104-00101-16: Nuns Willow Estates II Subdivision Tentative Plan** **Pg. 9-28**
      II. **201-00118-19 & 301-00102-16: Hampton Inn & Suites – Major Site Plan Review and Major Variance** **Pg. 29-50**

MOTION/VOTE

Commissioner Coulter moved and Commissioner McIntire seconded the motion to approve the consent agenda and the minutes from June 22, 2016 as amended. The vote resulted as follows: "AYES": Chair Fitzgerald, Vice Chair Coulter, and Commissioners Wiegand and McIntire. "NAYS": None. Abstain: Commissioners Arthur and Kellenbeck. Absent: Commissioners MacMillan and McVay.

The motion passed.

4. **PUBLIC HEARINGS:**

   a. **402-00100-16: Stutzman – Dowell Road Comprehensive Plan Map Amendment, Zoning Map Amendment – Staff Report Pg. 51-78**

- Chair Fitzgerald stated, at this time I will open the public hearing to consider Application 402-00100-16: Stutzman – Dowell Road Comprehensive Plan Map Amendment, Zoning Map Amendment. We will begin the hearing with a staff report followed by a presentation by the applicant, statements by persons in favor of the application, statements by persons in opposition to the application, and an opportunity for additional comments by the applicant and staff. After that has occurred, the public comment portion will be closed and the matter will be discussed and acted upon by the Commission. Is there anyone present who wishes to challenge the authority of the Commission to consider this matter? Seeing none do any Commissioners wish to abstain from participating in this hearing or declare a potential conflict of interest? Seeing none are there any Commissioners who wish to disclose discussions, contacts, or other ex parte information they have received prior to this meeting regarding this application? Seeing none in this hearing the decision of the Commission will be based on specific criteria which are set forth in the development code. All testimony which apply in this case are noted in the staff report. If you would like a copy of the staff report please let us know and we will try and get you one. It is important to remember if you fail to raise an issue with enough detail to afford the Commission and the parties an opportunity to respond to the issue you'll not be able to appeal to the Land Use Board of Appeals based on that issue. The hearing will now proceed with a report from staff.
- Justin gave the staff report.
- Commissioner Kellenbeck is in favor of the zoning change. He believes this is a successful business that will continue to provide employment.

MOTION/VOTE

Commissioner Kellenbeck moved and Commissioner McIntire seconded the motion to recommend that the City Council approve application 402-00101-16. The vote resulted as follows: "AYES": Chair Fitzgerald, Vice Chair Coulter, and Commissioners Wiegand, McIntire, Arthur, and Kellenbeck. "NAYS": None. Abstain: None. Absent: Commissioners MacMillan and McVay.

The motion passed.

- Commissioner Arthur would like an explanation of the advantageous timing by having this put in place prior to October. She does not believe this need to go to public vote. The public portion is handled by the elected City Council. Elaine said that if this is put in place before October when the increase in taxes are assessed from the previous January we can use that as a jump start to the agency from the growth from the previous year. New development will jump start everything.

MOTION/VOTE

Commissioner Kellenbeck moved and Commissioner Coulter seconded the motion to recommend to the City Council that the Grants Pass Urban Renewal Plan conformed to the Grnats Pass Comprehensive Plan. The vote resulted as follows: "AYES": Chair Fitzgerald, Vice Chair Coulter, and Commissioners Wiegand, McIntire, Arthur, and Kellenbeck. "NAYS": None. Abstain: None. Absent: Commissioners MacMillan and McVay.

The motion passed.

MOTION/VOTE

Commissioner Kellenbeck moved and Commissioner McIntire seconded the motion to recommend to the City Council that the Grants Pass Urban Renewal Plan be adopted. The vote resulted as follows: "AYES": Chair Fitzgerald, Vice Chair Coulter, and Commissioners Wiegand, McIntire, Arthur, and Kellenbeck. "NAYS": None. Abstain: None. Absent: Commissioners MacMillan and McVay.

The motion passed.

5. **OTHER ITEMS/STAFF DISCUSSION:**
   - Lora sent out an email with the Council agenda. She asked if this is working for the commission. Commissioner Fitzgerald confirmed this is working for the commission.

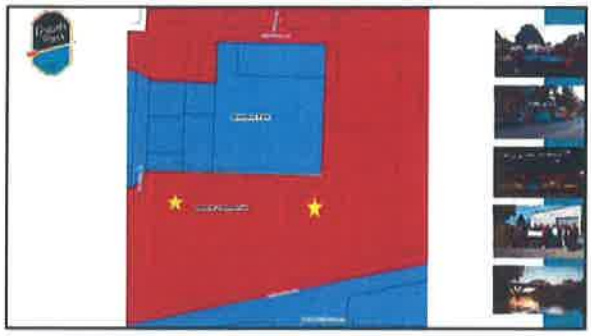
6. **ITEMS FROM COMMISSIONERS:**
   - Commissioner Fitzgerald let the commission know that City Council turned down verbatim minutes.
   - Commissioner Coulter thinks this is a disadvantage to the public.

Stutzman Investments Comprehensive Plan Map Amendment & Zone Map Amendment

Justin Gindlesperger
Parks & Community Development
July 13, 2016

Comprehensive Plan Map Amendment & Zone Map Amendment

- Amend Comprehensive Plan and Zoning designation
- General Commercial to Business Park



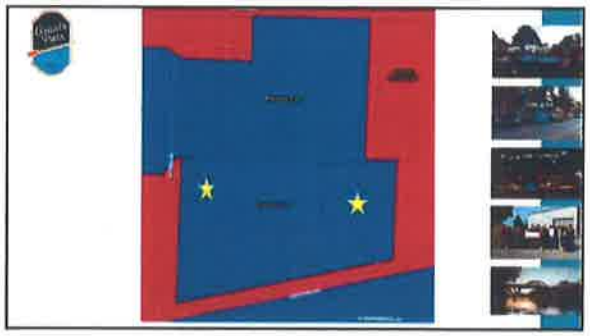


EXHIBIT C
to UAPC Findings of Fact

Background

- Existing development & uses
  - Established prior to annexation
  - Legally nonconforming
- "One-Time" expansion in 2001
- Minor Site Plan Review & Development Agreement
  - Expansion to industrial building
  - Requirement to apply for zone change

Discussion

- Comp Plan Sub Areas
  - South Area Commercial
  - South Area Industrial
- Permitted Uses
  - General Commercial
  - Business Park

Call to Action

- **Call to Action Date:**
  - July 13, 2016.
  - This application is not subject to the 120-day rule according to ORS 227.178(7).
- **Alternatives:**
  - Approve the request;
  - Deny the request; or
  - Postpone the request.

ORDINANCE NO.

AN ORDINANCE OF THE COUNCIL OF THE CITY OF GRANTS PASS AMENDING THE COMPREHENSIVE PLAN AND ZONING MAP FOR PROPERTIES LOCATED AT 1701 & 1741 DOWELL ROAD.

WHEREAS:

1. The Comprehensive Plan of the City of Grants Pass was adopted December 15, 1982. The Development Code of the City of Grants Pass was adopted August 17, 1983; and
2. The owners of the subject property have requested the Comprehensive Plan Map and Zoning Map amendments.
3. In terms of physical conditions and characteristics, location and availability of services, the properties are appropriate for the proposed BP zoning designation.
4. The applicable criteria from the Comprehensive Plan and the Development Code are satisfied, and approval of the proposal is recommended by the Urban Area Planning Commission to the City Council.

NOW, THEREFORE, THE CITY OF GRANTS PASS HEREBY ORDAINS:

Section 1. The Comprehensive Plan Map is hereby amended to include the property identified by assessor's map and tax lot(s) as 36-06-24-CC, TLs 501, 1200 & 1300. All of tax lots 501, 1200 & 1300 and adjacent right-of-way, shown in Exhibit 'A', to be entirely within the Business Park Comprehensive Plan Map designation; and

Section 2. The Zoning Map is hereby amended to include all of tax lots 501, 1200 & 1300 and adjacent right-of-way, shown in Exhibit 'B', to be entirely within the Business Park Zoning Map designation.

ADOPTED by the Council of the City of Grants Pass, Oregon, in regular session this 3rd day of August, 2016, with the following specific roll call vote:

AYES:

NAYS: **ABSTAIN:** **ABSENT:**

SUBMITTED to and _____ by the Mayor of the City of Grants Pass, Oregon, this ____ day of August, 2016.

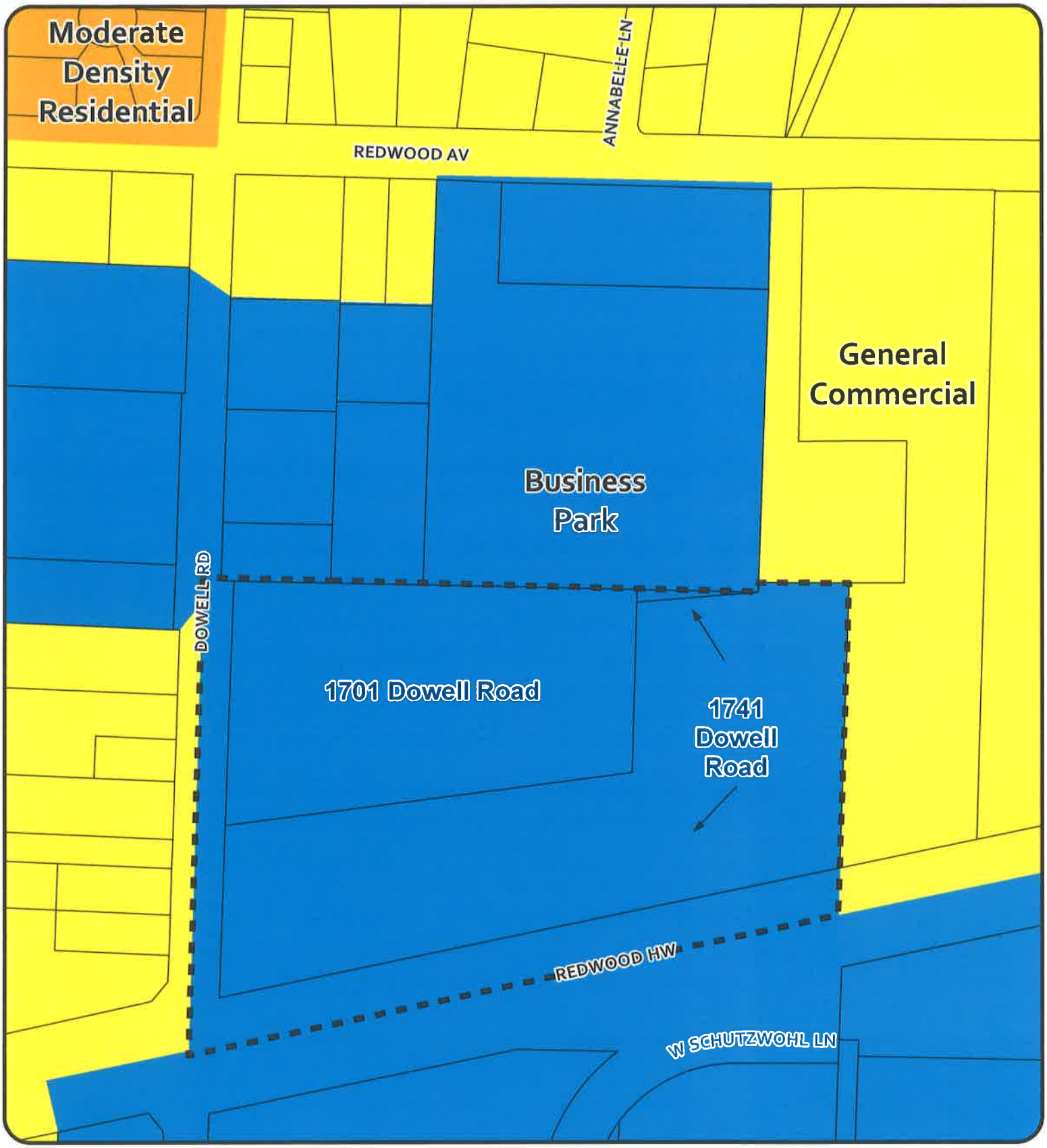
_____
Darin Fowler, Mayor

ATTEST:

_____
Karen Frerk, City Recorder

Date submitted to Mayor: _____

Approved as to Form, Mark Bartholomew, City Attorney _____



Proposed Comprehensive Plan Designation Map

EXHIBIT 'A'

0 100 200 400 Feet

LEGEND

Tax Parcels

GC to BP Zoning Change Area

ZONING

BP

GC

MR

N

CITY OF GRANTS PASS
Parks & Community Development Dept.
101 Northwest "A" Street
Grants Pass, OR 97526
Phone: (541) 450-6060
Fax: (541) 476-9218
Web: www.grantspassoregon.gov

GPGIS - 07/25/2016

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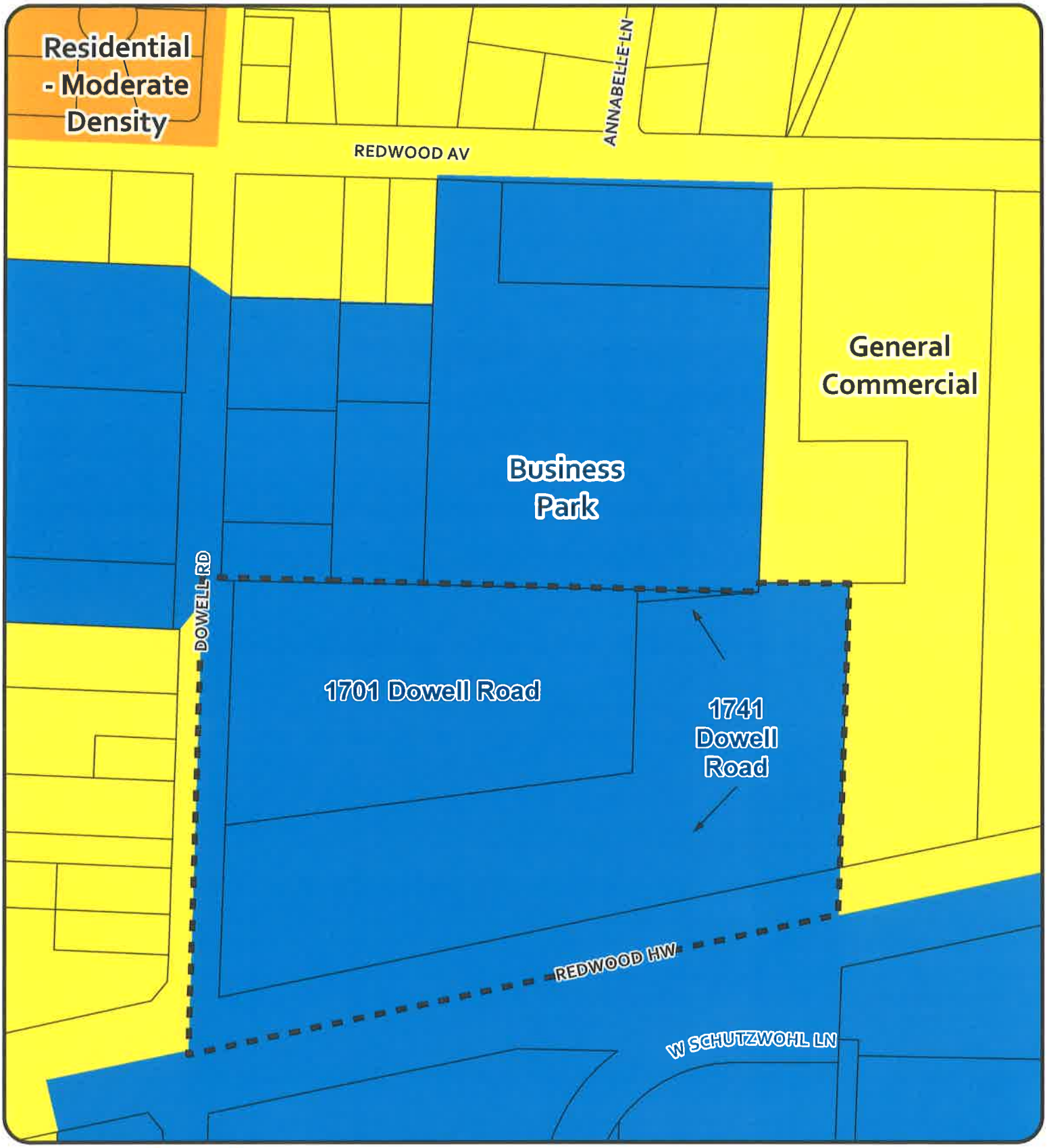

Proposed Zoning Designation Map

EXHIBIT 'B'

0 100 200 400 Feet

LEGEND

Tax Parcels

GC to BP Zoning Change Area

ZONING

BP

GC

R-2

N

CITY OF GRANTS PASS
Parks & Community Development Dept.
101 Northwest "A" Street
Grants Pass, OR 97526
Phone: (541) 450-6060
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GPGIS ~ 07/25/2016

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Item: Ordinance vacating the common property lines between tax lots 5002 and 5100 of map number 36-05-21-CC. Date: August 3, 2016

SUBJECT AND SUMMARY:

This request is to vacate the common property lines between the two (2) parcels to create a single parcel.

RELATIONSHIP TO COUNCIL GOALS:

This supports the Council's goal to facilitate **SUSTAINABLE, MANAGEABLE GROWTH** by providing owners with the ability to better manage their property for development.

CALL TO ACTION SCHEDULE:

Final action on the application shall be taken within 120 days of the date the application is deemed complete. Call to action schedule: November 5, 2016.

BACKGROUND:

The application is to vacate the common property lines between the two (2) tax lots creating a single parcel. The tax lots are located at 1624 and 1644 Carnahan Drive in the R-3-2 zoning district. The proposed vacation of property lines would eliminate the existing property lines (see Exhibit 'A'), allowing the property to be developed as planned by the owners. The property is currently developed as a residential care facility complex. The property owner proposes to add additional units following the lot consolidation. The new property configuration will be in compliance with the criteria contained in Section 17.112 of the *Grants Pass Development Code.* Notice of the proposal and hearing was mailed to surrounding property owners on July 13, 2016.

COST IMPLICATION:

None.

ALTERNATIVES:

- Approve the property lines vacation;
- Deny the property lines vacation; or
- Deny the request and require the owner submit a property lines adjustment application which involves conducting a survey and recording a final plat.

ITEM: 2.d. ORDINANCE VACATING THE COMMON PROPERTY LINES BETWEEN TAX LOTS 5002 AND 5100 OF MAP NUMBER 36-05-21-CC.

Staff Report (continued):

RECOMMENDED ACTION:

It is recommended the Council approve the property lines vacation.

POTENTIAL MOTION:

I move to adopt the ordinance vacating the common property lines between tax lots 5002 and 5100 of map number 36-05-21-CC.

CITY OF GRANTS PASS

1624 & 1644 Carnahan Drive
36-05-21-CC TLs, 5002, 5100

0 15 30 60 90 120 Feet

Legend EXHIBIT A

- Subject Parcel
- Water Mains
- Sewer Gravity Mains
- Storm Water Gravity Main

N

CITY OF GRANTS PASS
Parks & Community Development Dept.
101 Northwest "A" Street
Grants Pass, OR 97526
Phone: (541) 450-6060
Fax: (541) 476-9218
Web: www.grantspassoregon.gov

<<DOUBLE CLICK TO ADD NAME • DATE>>

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ORDINANCE NO.

AN ORDINANCE OF THE COUNCIL OF THE CITY OF GRANTS PASS VACATING THE COMMON PROPERTY LINES BETWEEN TAX LOTS 5002 and 5100 OF MAP NUMBER 36-05-21-CC.

WHEREAS:

1. ORS 92.017 and Section 17.100 of the City of Grants Pass Development Code provides for the City Council to vacate the property lines separating abutting properties when the property owner requests the Council to do so; and

2. The owner of the properties contained in this ordinance has submitted an application to vacate the common property lines separating these properties; and

3. The vacation of the property lines will not result in a substandard condition relative to the requirements of the City of Grants Pass; and

4. The vacation of the property lines is not contrary to the public health, safety, welfare and convenience or any other purpose of Article 17.

NOW, THEREFORE, THE CITY OF GRANTS PASS HEREBY ORDAINS:

Section 1. The property lines separating the above referenced parcels located at 1624 and 1644 Carnahan Drive, City of Grants Pass, Oregon, also known as assessor's map 36-05-21-CC, tax lots 5002 and 5100 are hereby vacated thirty (30) days from today's date pursuant to the Grants Pass Development Code. See Exhibits '1' and '2'.

Section 2. The City Recorder shall cause this ordinance to be recorded with the Josephine County Clerk within thirty (30) days of its effective date.

ADOPTED by the Council of the City of Grants Pass, Oregon, in regular session this 3rd day of August, 2016.

AYES:

NAYS: **ABSTAIN:** **ABSENT:**

SUBMITTED to and _____ by the Mayor of the City of Grants Pass, Oregon, this ____ day of August, 2016.

_____
Darin Fowler, Mayor

ATTEST:

_____ Date submitted to Mayor: _____
Karen Frerk, City Recorder

Approved as to Form, Mark Bartholomew, City Attorney MB

CITY OF GRANTS PASS

1624 & 1644 Carnahan Drive

36-05-21-CC TLs, 5002, 5100

Legend

Subject Parcel

0 37.5 75 150 225 300 Feet

EXHIBIT 1

N

CITY OF GRANTS PASS
Parks & Community Development Dept.
101 Northwest "A" Street
Grants Pass, OR 97526
Phone: (541) 450-6060
Fax: (541) 476-9218
Web: www.grantspassoregon.gov

<<DOUBLE CLICK TO ADD NAME • DATE>>

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EXHIBIT 2

Legal Description

Real property in the County of Josephine, State of Oregon, described as follows:

TL 5002:
Parcel 2 of Partition Plat No. 2003-023, in Josephine County Oregon; and also,

TL 5100:
Tract 19 and North 5 feet of Tract 17 HAMILTON PARK SUBDIVISION, Josephine County, Oregon. LESS AND EXCEPT the North 84 feet of said Tract 19.

TOGETHER WITH an easement for sewer pipeline 2 feet in width as set forth in instrument recorded March 21, 1970, in Volume 268, Page 759, Josephine County Records.

Item: Ordinance making certain determinations and findings relating to and approving the Grants Pass Urban Renewal Plan - 2016 and directing that notice of approval be published. Date: August 3, 2016

SUBJECT AND SUMMARY:

The Grants Pass City Council is being asked to hold a hearing to gain input regarding the Council's consideration and potential adoption of the proposed Grants Pass Urban Renewal Plan - 2016 (Plan) and to vote on the ordinance to adopt the Plan.

RELATIONSHIP TO COUNCIL GOALS:

This supports Council's goals of **ECONOMIC OPPORTUNITIES, SUSTAINABLE GROWTH** and **INFRASTRUCTURE** by providing a financing tool to build infrastructure that is key to growth in the city and providing assistance to businesses to improve their facilities and expand in the city.

CALL TO ACTION SCHEDULE:

In order to have this action effective before October 1, 2016 through a non-emergency Ordinance, the call to action is August 3, 2016. Implementing the Plan prior to October 1, 2061 will establish an increment (Agency revenue) that will start the Plan with first year financial resources.

The last possible date for preserving this favorable position would be to adopt the ordinance in a special meeting on or before August 29, 2016.

BACKGROUND:

The City of Grants Pass conducted a Feasibility Study for an urban renewal area to serve industrial and commercial areas in the city in the spring of 2016. This Feasibility Study was guided by an Urban Renewal Task Force that reviewed the boundary, projects and financial assumptions for the proposed urban renewal area. The intent of the urban renewal area is to provide tools to help incentivize economic growth and job creation. The Grants Pass City Council reviewed the study in March of 2016 and thereafter gave direction to staff to pursue the preparation of an urban renewal plan. The Plan is designed for the Grants Pass Urban Renewal Area (Area), an area of 1,364.10 acres that includes the commercial corridor of the city, underdeveloped industrial properties, and properties down Redwood Highway and Redwood Avenue to Dowell Road. The reason for urban renewal is to cure blight by providing a financing mechanism to fund improvements including utility, transportation and public amenity improvements, spurring economic activity in the Area.

The Plan contains goals, objectives, and projects for the development of the Area.

ITEM: 2.e. ORDINANCE MAKING CERTAIN DETERMINATIONS AND FINDINGS RELATING TO AND APPROVING THE GRANTS PASS URBAN RENEWAL PLAN - 2016 AND DIRECTING THAT NOTICE OF APPROVAL BE PUBLISHED.

Staff Report (continued):

Ordinance Adopting the Plan

The ordinance adopting the Plan requires the City Council to make certain findings, which are listed in the last "Whereas" paragraph. These findings are based on various documents and events. The findings are as follows:

1. The process for the adoption of the proposed Plan (see attached ordinance and exhibits) has been conducted in accordance with the provisions of Chapter 457 of the Oregon Revised Statutes. The City has followed the procedures as outlined by ORS 457.

2. The area designated in the Plan as the Area is blighted, as defined by ORS 457.010(1) and is eligible for inclusion within the Plan because of conditions described in Section II of the Report including inadequate streets and other rights of way, open spaces and utilities, and a prevalence of depreciated values resulting from underdevelopment and underutilization of property within the Area; This is the basic justification for the Plan and the Council's finding is meant to make that justification explicit.

3. The rehabilitation and redevelopment described in the Plan to be undertaken by the Agency is necessary to protect the public health, safety and welfare of the City because absent the completion of the urban renewal projects, the Area will fail to contribute its fair share of property tax revenues to support City services and will fail to develop and/or redevelop according to the goals of the comprehensive plan. This finding states the public purpose of the Plan which is for the property in the Area to develop and redevelop according to the Grants Pass Comprehensive Plan. Property which is not developed, or not fully developed and occupied, does not contribute as much property taxes as fully developed property. The improvement of property in the Area will add to the tax base in the Area and further support additional economic activity in the Area.

4. The Plan conforms to the Comprehensive Plan as a whole, and provides an outline for accomplishing the projects described in the Plan, as more fully described in Chapter XI of the Plan. This finding is supported by Chapter XI of the Plan and the Urban Area Planning Commission's recommendation that the Plan conforms to the Grants Pass Comprehensive Plan.

5. The Plan conforms to the Economic Development Strategic Plan as more fully described in the Plan. This finding is supported by Chapter XI of the Plan.

6. In connection with any residential displacement occurring as a result of the acquisition and disposition of land, provision has been made for displaced persons in the Relocation Section of the Report as required under applicable state and federal law. The Plan does not contemplate acquisition of property that would displace residents or businesses. Should the Plan be amended to include such acquisition, the Agency would be obligated to provide relocation assistance.

7. The acquisition of real property provided for in the Plan is necessary for the development of infrastructure improvements including utility and transportation improvements in the redevelopment of the Area. The Plan does not authorize acquisition of property at this time.

Staff Report (continued):

8. Adoption and carrying out the Plan is economically sound and feasible in that funds are available to complete the Plan projects using urban renewal tax increment revenues derived from a division of taxes pursuant to Section 1c, Article IX of the Oregon Constitution and ORS 457.440, and other available funding as shown in Sections V, VI, VII, and VIII of the Report. The Report contains information on the projected revenues and projected expenditures under the Plan and supports a finding that the Plan is economically sound and feasible.

9. The City of Grants Pass shall assume and complete activities prescribed to it by the Plan. The Plan does not prescribe any specific activities to the City.

10. The Agency consulted and conferred with affected overlapping taxing districts prior to the Plan being forwarded to the City Council. The Agency sent an informal copy of the Plan and the Report to the affected overlapping taxing districts on July 1, 2016 and a formal copy of the Plan and Report on July 7, 2016. The letter included an invitation to provide comments in writing on the Plan and Report on the Amendment. To date, the City has not received written recommendations from the affected taxing districts. If such recommendations are received, the Council will be required to "accept, reject or modify" the recommendations and language to that effect will be added to the ordinance for its second reading and adoption.

    The ordinance calls for publication of a notice that the Council has adopted the ordinance, for the recording of the Plan by the Josephine County Clerk and for transmitting the Plan to the Josephine County Assessor.

COST IMPLICATION:

Revenue Source: The revenue source for the urban renewal area comes from tax increment revenues. These revenues will mean a reduction in future city tax revenue increases that will be directed to the City of Grants Pass Urban Renewal Agency for use in the urban renewal area. This impact is identified in the Report accompanying the Grants Pass Urban Renewal Plan.

ALTERNATIVES:

1. Council can approve the Grants Pass Urban Renewal Plan – 2016 by adopting the Ordinance
2. Council can request more time or information prior to considering the plan. (There are potential negative cash-flow impacts);
3. Council can defer action to a later date.

Staff Report (continued):

RECOMMENDED ACTION:

It is recommended Council hold a public hearing and take testimony, deliberate on that testimony and the urban renewal plan, and approve the Grants Pass Urban Renewal Plan - 2016.

POTENTIAL MOTION:

I move to approve the ordinance adopting the Grants Pass Urban Renewal Plan - 2016.

ORDINANCE NO.

AN ORDINANCE OF THE COUNCIL OF THE CITY OF GRANTS PASS MAKING CERTAIN DETERMINATIONS AND FINDINGS RELATING TO AND APPROVING THE GRANTS PASS URBAN RENEWAL PLAN - 2016 AND DIRECTING THAT NOTICE OF APPROVAL BE PUBLISHED.

WHEREAS:

1. The City of Grants Pass Urban Renewal Agency ("Agency"), as the duly authorized and acting Urban Renewal Agency of the City of Grants Pass, Oregon, is proposing to undertake certain urban renewal activities in a designated area within the City pursuant to ORS Chapter 457; and

2. The Agency, pursuant to the requirements of ORS Chapter 457, has caused the preparation of the Grants Pass Urban Renewal Plan - 2016 dated July 20, 2016 and attached hereto as Exhibit 'A' ("Plan"). The Plan authorizes certain urban renewal activities within the Grants Pass Urban Renewal Area; and

3. The Agency has caused the preparation of a certain Urban Renewal Report dated July 20, 2016, attached hereto as Exhibit 'B' ("Report"), to accompany the Plan as required under ORS 457.085(3); and

4. The Agency forwarded the Plan and Report to the City's Urban Area Planning Commission for review and recommendation. The Urban Area Planning Commission considered the Plan and Report on July 13, 2016 and made a recommendation that the Plan conformed with the Grants Pass Comprehensive Plan; and

5. The Plan and the Report were informally forwarded on July 1, 2016 and formally forwarded on July 7, 2016 to the governing body of each taxing district affected by the Plan, and the Agency has thereafter consulted and conferred with each taxing district, and

6. On July 13, 2016, the City met with representatives of Josephine County to review the Plan, including proposed maximum indebtedness for the Plan; and

7. The City Council has not received written recommendations from the governing bodies of the affected taxing districts; and

8. On June 28, 2016, the City caused notice of the hearing to be held before the Council on the Plan, including the required statements of ORS 457.120(3), to be mailed to owners of real property that is located in the municipality; and

9. On July 20, 2016, the City Council held a public hearing to review and consider the Plan, the Report, the recommendation of the Urban Area Planning Commission and the public testimony received on or before that date and to receive additional public testimony; and

10. After consideration of the record presented through this date, the City Council does by this Ordinance desire to approve the Plan.

NOW, THEREFORE, THE CITY OF GRANTS PASS HEREBY ORDAINS:

Section 1. The Plan, which is attached hereto and incorporated herein as Exhibit 'A', complies with all requirements of ORS Chapter 457 and the specific criteria of 457.095(1) through (7), in that, based on the information provided in the Report, the Urban Area Planning Commission Recommendation and the public testimony before the City Council:

1. The process for the adoption of the Plan, has been conducted in accordance with the provisions of Chapter 457 of the Oregon Revised Statutes;

2. The area designated in the Plan as the Grants Pass Urban Renewal Area - 2016 ("Area") is blighted, as defined by ORS 457.010(1) and is eligible for inclusion within the Plan because of conditions described in the Report in the Section "Existing Physical, Social, and Economic Conditions and Impacts on Municipal Services," including the existence of inadequate streets and other rights of way, open spaces and utilities and underdevelopment of property within the Area (ORS 457.010(1)(e) and (g));

3. The rehabilitation and redevelopment described in the Plan to be undertaken by the Agency is necessary to protect the public health, safety or welfare of the City because absent the completion of urban renewal projects, the Area will fail to contribute its fair share of property tax revenues to support City services and will fail to develop and/or redevelop according to the goals of the City's Comprehensive Plan;

4. The Plan conforms to the Grants Pass Comprehensive Plan and provides an outline for accomplishing the projects described in the Plan, as more fully described in the Plan and in the Urban Area Planning Commission recommendation as forwarded by the Parks & Community Development Director. The memorandum will be attached as Exhibit 'C', which is forthcoming;

5. The Plan conforms to the Economic Development Strategic Plan as more fully described in the Plan;

6. No residential displacement will occur as a result of the acquisition and disposition of land and redevelopment activities proposed in the Plan and therefore the Plan does not include provisions to house displaced persons;

7. No acquisition of property is anticipated as a result of the Plan. If property is acquired for right of way improvements, it will be added to the Plan as property to be acquired;

8. Adoption and carrying out the Plan is economically sound and feasible, in that eligible projects and activities will be funded by urban renewal tax revenues derived from a division of taxes pursuant to Section 1c, Article IX of the Oregon Constitution and ORS 457.440 and other available funding as more fully described in the Section "Financial Analysis of the Plan" of the Report;

9. The City shall assume and complete any activities prescribed it by the Plan; and

10. The Agency consulted and conferred with affected overlapping taxing districts prior to the Plan being forwarded to the City Council.

Section 2. The Grants Pass Urban Renewal Plan - 2016 is hereby approved based upon review and consideration by the City Council of the Plan and Report, the Grants Pass Urban Area Planning Commission recommendations, each of which is hereby accepted, and the public testimony in the record. The Report Accompanying the Grants Pass Urban Renewal Plan – 2016 is attached hereto and incorporated herein as Exhibit 'B'.

Section 3. The City Manager or designee shall forward forthwith to the Agency a copy of this Ordinance.

Section 4. The Agency shall thereafter cause a copy of the Plan to be recorded in the Records of Josephine County, Oregon.

Section 5. The City Manager or designee, in accordance with ORS 457.115, shall publish notice of the adoption of the Ordinance approving the Plan including the provisions of ORS 457.135, in the Daily Courier no later than four days following adoption of this Ordinance.

ADOPTED by the Council of the City of Grants Pass, Oregon, in regular session this 3rd day of August 2016, with the following specific roll call vote:

AYES:

NAYS: **ABSTAIN:** **ABSENT:**

SUBMITTED to and _____ by the Mayor of the City of Grants Pass, Oregon, this 3rd day of August, 2016.

_____
Darin Fowler, Mayor

ATTEST:

_____
Karen Frerk, City Recorder

Date submitted to Mayor: _____

Approved as to Form, Mark Bartholomew, City Attorney _____

EXHIBIT A

Grants Pass
Urban Renewal Plan - 2016

Adopted by the City of Grants Pass

August 3, 2016

Ordinance No.

If Amendments are made to the Plan, the resolution or Ordinance Number and date will be listed here. The amendment will be incorporated into the Plan and noted through a footnote.

List of Participants

Mayor	Darin Fowler
City Council	Dan DeYoung, Council President
	Ken Hannum
	Roy Lindsay
	Valerie Lovelace
	Rick Riker
	Dennis Roler
Urban Area Planning Commission	Gerald Firzgerald, Chair
	Jim Coulter, Vice Chair
	Loree Arthur
	David Kellenbeck
	Lois MacMillan
	Blair McIntire
	Dan McVay
	Robert Wiegand
City Manager	Aaron Cubic
Assistant City Manager	David Reeves
Parks and Community Development Director	Lora Glover
Finance Director	Jay Meredith
Business Advocate	Susan Seereiter
GIS	Eric Wade
Consultant Team	Elaine Howard Consulting LLC, Elaine Howard
	ECONorthwest, Nick Popenuk, Ali Danko

TABLE OF CONTENTS

I.	DEFINITIONS	14
II.	INTRODUCTION	36
III.	GOALS AND OBJECTIVES	68
IV.	OUTLINE OF MAJOR URBAN RENEWAL PROJECT ACTIVITIES	911
V.	URBAN RENEWAL PROJECTS	911
VI.	PROPOSED LAND USES, MAXIMUM DENSITIES AND BUILDING REQUIREMENTS	1214
VII.	PROPERTY ACQUISITION AND DISPOSITION	1416
VIII.	RELOCATION METHODS	1517
IX.	TAX INCREMENT FINANCING OF PLAN	1517
X.	FUTURE AMENDMENTS TO PLAN	1719
XI.	RELATIONSHIP TO LOCAL OBJECTIVES	2224
XII.	APPENDIX A: LEGAL DESCRIPTION	2830

I. DEFINITIONS

"Agency" means the City of Grants Pass Urban Renewal Agency. This Agency is responsible for administration of the urban renewal plan. In Grants Pass, the Agency board is the Grants Pass City Council.

"Annual report" means annual report on impacts to taxing jurisdictions and former year and following year budgets as required in ORS 457.460.

"Blight" is defined in ORS 457.010(1)(A-E) and identified in the ordinance adopting the urban renewal plan.

"City" means the City of Grants Pass, Oregon.

"City Council" or "Council" means the City Council of the City of Grants Pass.

"Commission" means the Josephine County Commission.

"Comprehensive Plan" means the City of Grants Pass comprehensive land use plan and its implementing ordinances, policies and standards.

"County" means Josephine County.

"Fiscal year" means the year commencing on July 1 and closing on June 30.

"Frozen base" means the total assessed value including all real, personal, manufactured and utility values within an urban renewal area at the time of adoption. The county assessor certifies the assessed value after the adoption of an urban renewal plan.

"Increment" means that part of the assessed value of a taxing district attributable to any increase in the assessed value of the property located in an urban renewal area, or portion thereof, over the assessed value specified in the certified statement.

"Maximum indebtedness" means the amount of the principal of indebtedness included in a plan pursuant to ORS 457.190 and does not include indebtedness incurred to refund or refinance existing indebtedness.

"ORS" means the Oregon revised statutes and specifically Chapter 457, which relates to urban renewal.

"Planning Commission" means the Urban Area Planning Commission, composed of both city and county representatives.

"Tax increment financing (TIF)" means the funds that are associated with the division of taxes accomplished through the adoption of an urban renewal plan.

"Tax increment revenues" means the funds allocated by the assessor to an urban renewal area due to increases in assessed value over the frozen base within the area.

"Under-levy" means taking less than the available tax increment in any year as defined in ORS 457.455.

"URA" means the properties and rights of way located with the Grants Pass urban renewal boundary.

"Urban renewal agency" or "Agency" means an urban renewal agency created under ORS 457.035 and 457.045. This agency is responsible for administration of the urban renewal plan.

"Urban renewal plan" or "Plan" means a plan, as it exists or is changed or modified from time to time, for one or more urban renewal areas, as provided in ORS 457.085, 457.095, 457.105, 457.115, 457.120, 457.125, 457.135 and 457.220.

"Urban renewal project" or "Project" means any work or undertaking carried out under ORS 457.170 in an urban renewal area.

"Urban renewal report" or "Report" means the official report that accompanies the urban renewal plan pursuant to ORS 457.085(3).

"Grants Pass Transportation Systems Plan (TSP)" means the Transportation System Plan adopted by the Grants Pass City Council.

II. INTRODUCTION

The City of Grants Pass Oregon conducted a feasibility study for an urban renewal area to serve industrial and commercial areas in the city in the spring of 2016. This Feasibility Study was guided by an Urban Renewal Task Force who reviewed the boundary, projects and financial assumptions for the proposed urban renewal area. The intent of the urban renewal area is to provide tools to help incentivize economic growth and job creation in the urban renewal area. The Grants Pass City Council reviewed the study in March of 2016 and thereafter gave direction to staff to pursue the preparation of an urban renewal plan.

The City of Grants Pass Urban Renewal Plan – 2016 (Plan) contains goals, objectives, and projects for the development of the Grants Pass Urban Renewal Area (URA). The overall purpose of the Plan is to use tax increment financing to overcome obstacles to the proper development of the URA.

The purpose of urban renewal is to improve specific areas of a city that are poorly developed or underdeveloped, called blighted areas in ORS 457. These areas can have old or deteriorated buildings, public spaces that need improvements, streets and utilities in poor condition, a complete lack of streets and utilities altogether, or other obstacles to development. The URA has infrastructure needs as identified in the Report accompanying the Grants Pass Urban Renewal Plan – 2016 and specifically cited in the ordinance for adoption of the Plan.

Urban renewal allows for the use of tax increment financing (TIF), a financing source that is unique to urban renewal, to fund its projects. Tax increment revenues – the amount of property taxes generated by the increase in total assessed values in the urban renewal area from the time the urban renewal area is first established – are used to repay borrowed funds. The funds borrowed are used to pay for urban renewal projects.

In general, urban renewal projects can include construction or improvement of streets, utilities, and other public facilities; assistance for rehabilitation or redevelopment of property; acquisition and re-sale of property (site assembly) from willing sellers; and improvements to public spaces. The specific projects to be approved in this Plan are outlined in Sections IV and V.

Urban renewal is put into effect when the local government (the City of Grants Pass, in this case) adopts an urban renewal plan. The urban renewal plan defines the urban renewal area, states goals and objectives for the area, lists projects and programs that can be undertaken, provides a dollar limit on the funds borrowed for urban renewal projects, and states how the plan may be changed in the future.

The URA shown in Figure 1, consists of approximately 1,364.10 total acres: 1,207.79 acres of land in tax lots and 156.31 acres of public right-of-way.

The Plan will be administered by the City of Grants Pass Urban Renewal Agency (Agency), which was established by the Grants Pass City Council (City Council) as the City's Urban Renewal Agency. Substantial changes to the plan must be approved by the City Council as outlined in Section IX of this Plan.

A community forum was held on July 13 at which approximately 50 citizens participated. The public meeting included presentation boards and other materials to educate the public

about the impacts of the proposed urban renewal district and to receive their input. Staff and representatives of the consultant team were in attendance to answer questions from the public.

In addition, city staff briefed the Josephine County Commission on July 13, 2016.

The City Council, in discussion while considering the ordinance to adopt the Plan, requested language be placed within the Plan providing specific assurance regarding the ability to under-levy and the ability to terminate the Plan, if desired.

An under-levy is authorized by ORS 457.455. It states that if the tax increment funds are not required to pay the principal and interest on indebtedness, the Agency may limit collections for the Plan in any fiscal year. This is done through the submission of a Form UR-50 to the Assessor by July 15 of any year. The Agency is required to consult and confer with each taxing district before taking formal action.

ORS 457.450 provides for the termination of an urban renewal plan's ability to receive tax increment revenues. It states that when the principal and interest on the maximum indebtedness of an urban renewal plan is fully paid, or there are deposits sufficient to fully pay that maximum indebtedness, the Agency may notify the Assessor to cease dividing the taxes for tax increment purposes. This is a final action and cannot be un-done. There is no requirement in ORS 457 to use the full amount of maximum indebtedness, allowing for an Agency to decide to cease collections at any time that they have the ability to pay off the existing debt. If there are contractual obligations, such as binding agreements with developers, those must also be considered.

The Plan is accompanied by an Urban Renewal Report (Report) that contains additional information, as required by ORS 457.085. The technical information in the Report includes:

- A description of the physical, social, and economic conditions in the area;
- Expected impact of the Plan, including fiscal impact in light of increased services;
- Reasons for selection of the Plan area;
- The relationship between each project to be undertaken and the existing conditions;
- The total estimated cost of each project and the source of funds to pay such costs;
- The estimated completion date of each project;
- The estimated amount of funds required in the area and the anticipated year in which the debt will be retired;
- A financial analysis of the Plan;
- A fiscal impact statement that estimates the impact of tax increment financing upon all entities levying taxes upon property in the urban renewal area; and
- A relocation report.

It is anticipated that the Plan will take 30 years of tax increment collections to implement. The maximum amount of indebtedness (amount of tax increment financing for projects and programs) that may be issued for the Plan is $105,000,000.

Future amendments will be listed numerically in this section of the Plan and then incorporated into the Plan document and noted by footnote as to amendment number and date adopted.

III. GOALS AND OBJECTIVES

The goals and objectives of the Urban Renewal Area plan support the City Council's Mission, Vision and Strategic Goals. The goals of the Plan represent the basic intents and purposes. Accompanying each goal are objectives, which generally describe how the Agency intends to achieve the goals. The urban renewal projects identified in Sections IV and V of the Plan are the specific means of meeting the objectives. The goals relate to adopted plans, as detailed in Section XI. The goals and objectives will be pursued as economically as is feasible and at the discretion of the Agency. The goals and objectives are not ranked by priority.

Goal 1: ECONOMIC DEVELOPMENT AND EMPLOYMENT

Create conditions that are attractive to the growth of existing business and attract new businesses to Grants Pass to create new jobs. Provide an adequate number of sites of suitable sizes, types, and locations to accommodate a variety of economic opportunities. Increase property values so that the URA will contribute its fair share to the costs of public services provided.

Objectives:

1. Build utility infrastructure to support existing businesses and accommodate growth in the URA.
2. Assist in the improvement of transportation infrastructure to support existing development and allow for future development.
3. Leverage the Agency's financial resources to the maximum extent possible with other public and private investments and other public and private funding sources.
4. Develop a Convention Center to attract visitors to the URA, creating jobs, supporting existing businesses and providing opportunities for new businesses.

Goal 2: PUBLIC INVOLVEMENT

Maintain a citizen involvement program that ensures the opportunity for citizens to be involved in all phases of the urban renewal implementation process.

Objectives:

1. Provide opportunities for public input throughout the implementation of the Plan.
2. Utilize an Advisory Group or Council appointed Task Force to review substantial amendments to the Plan.

Goal 3: REDEVELOPMENT/DEVELOPMENT

Strengthen a lively storefront retail character with a pedestrian emphasis, supporting an active downtown. Complement, protect and promote the continued growth and vitality of current businesses and attract new businesses.

Objectives:

1. Create a tool kit to assist existing businesses with their growth and vitality, including a building rehabilitation program.
2. Create a tool kit to invest in new catalyst projects that leverage public-private partnerships, incentives, and other tools.
3. Provide opportunities such as a Maker's Space or Business Incubator to help start new businesses in the URA.
4. Redevelop or remove underdeveloped and/or blighted properties in the URA.
5. Provide and improve public amenities such as plazas and parks to create an attractive environment for residents while also providing an environment that supports existing and new businesses.

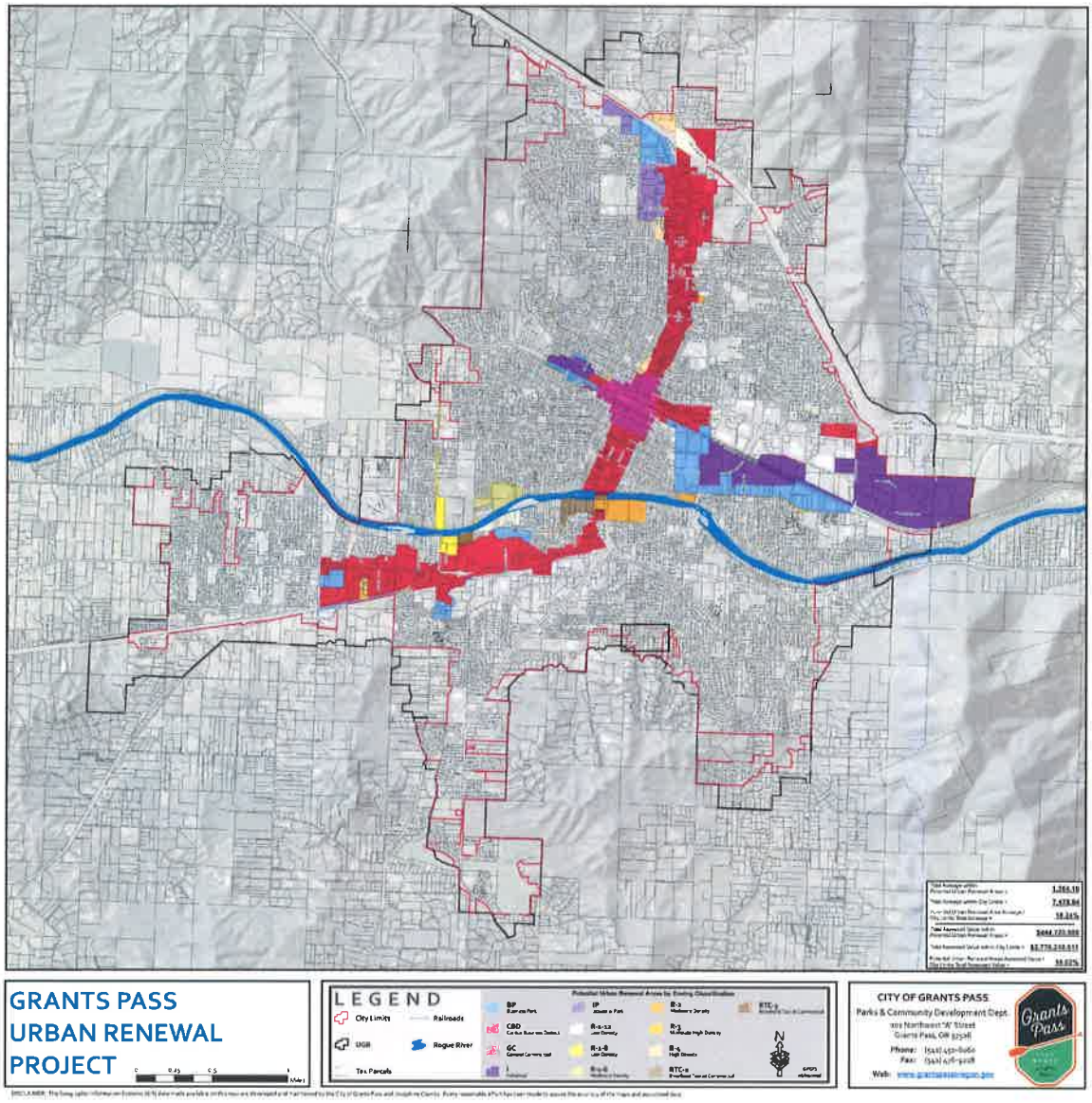
Goal 4: FISCAL STEWARDSHIP

Work with taxing jurisdictions to both inform them of the annual project and financial activities of the urban renewal area and to evaluate opportunities to use tax increment revenues for mutual benefit.

Objectives:

1. Send a copy of the annual project required by ORS 457.460 and financial report to all taxing jurisdictions, informing them of the activities of the urban renewal area.
2. Notify taxing jurisdictions of revenue sharing responsibilities and the timing of those responsibilities.
3. Reimburse city for annual costs in administering the urban renewal area.

Figure 1 – Grants Pass Urban Renewal Plan Area Boundary



IV. OUTLINE OF MAJOR URBAN RENEWAL PROJECT ACTIVITIES

The projects within the URA include:

A. ***Capital Improvements***

Public infrastructure including transportation and utility improvements

Development Assistance to promote new development and rehabilitation

B. ***Debt service and plan administration***

V. URBAN RENEWAL PROJECTS

Urban renewal projects authorized by the Plan are described below. Public improvements authorized under the Plan include upgrading infrastructure including transportation and utilities to encourage development.

A. ***Capital Improvements***

1. Sewer Plant

This project would support the $20,000,000 water restoration plant expansion. This project benefits the entire city, with only 18% of the area being included in the URA. The funding for the URA contribution would be a percentage of the total acreage of the city.

2. Water Plant

This project would support the $56 million project of replacing the water treatment plant. This project benefits the entire city, with only 18% of the area being included in the URA. The funding for the URA contribution would be a percentage of the total acreage of the city.

3. North end improvements

Water, sewer, and transportation improvements are needed in the NW Industrial area prior to further development in the area. The estimated costs identified in the various capital improvement plans total $16 million dollars. Proposed URA participation at 25% could open this industrial area for development and expansion.

4. Water, Sewer, Transportation (SE Industrial)

The area around the Spalding Industrial Park needs infrastructure to adequately function as an industrial area. On the east side of Jones Creek, the topology will require a sewer lift station in order to provide sewer services. Water fire flow requirements will require a new reservoir and a booster station. Development costs for Sewer ($8.2 million), Water ($8.3 million) and Transportation ($3.5 million) will exceed $19 million. Assistance from the URA or another source will be required to make development of this area feasible. Proposed URA participation at 25% could open this industrial area for development and expansion.

5. North 6th and 7th Street corridor

The north entry way to the City comes down 6th and 7th streets. Visitor's first impressions of Grants Pass are made as they come into the City through this area. There is a need for façade

improvements, landscaping, and improvements that would visually enhance this corridor and add to the appeal of downtown and the City.

6. Blighted building removal and/or replacement

There are several blighted buildings (South Y area and F Street & 9th) that are prime real estate opportunities being underutilized. The removal and restructuring of some key development areas would attract new investment in the community. Incentives could influence the property owner's future development.

7. Southern section of NW industrial area

Water, sewer, and transportation improvements are needed in the southerly end of this industrial area prior to further development. The estimated costs identified in the various capital improvement plans total $13 million dollars. Proposed agency participation at 25% could open this industrial area for development and expansion.

8. Infrastructure - Vine Street - water, sewer, transportation

Water, sewer, and transportation improvements are needed in the Vine Street area in order to support further development. The estimated costs identified in the various capital improvement plans total $2.3 million dollars. Proposed agency participation at 25% could open this industrial area for development and expansion.

9. Building Rehab Program

This project would focus on rehabilitating unsightly or uninhabitable buildings. The program could be set up as a low or no-interest loan program, or it could include grant elements. The purpose would be to encourage private investments improving façade and storefronts, interior building improvements, and perhaps the associated public infrastructure and access spaces connected to the buildings.

10. Business Incubator

This project would support a business incubator where small businesses could have access to resources that would assist them in developing their business plan. The incubator would serve as a catalyst for starting new businesses. Partnering with the local schools, the community college and the Small Business Development Center (SBDC) would likely improve business successes.

11. Convention Center

This project could explore a partnership with a developer or major hotel chain to locate a convention center in Grants Pass.

12. Town Center Plaza

This has been identified as an area that needs improvement. The buildings and surrounding parking are not consistent with the balance of the historical district. Though there are some successful retail outlets in the plaza, the potential exceeds what is currently there. Retail construction costs are estimated at $140/per square foot. Incentives provided by the agency could influence the property owner's future development of this site.

13. Riverside Park

This would add amenities to Riverside Park. It could include an amphitheater, stage area, restrooms, spray park, meeting space and other features that could improve the park, benefiting citizens and attracting more visitors to the park and Grants Pass.

14. Underdeveloped land

There are properties included within the URA that are being underutilized. Higher and better uses, including business park use, lodging, commercial uses and/or uses consistent with current zoning would benefit the City, its residents and its visitors. The agency could participate in planning, development, and installing of public infrastructure to improve these areas. Priority properties would be along 6th Street, Redwood Highway, and along the riverfront.

15. Study Streetscape/Streetscape Implementation

Aesthetic improvements to the streetscape in the Southeast Industrial Area.

B. Debt Service and Plan Administration

This project will allow for the repayment of costs associated with the preparation and implementation of the Grants Pass Urban Renewal Plan. It also includes ongoing administration and any financing costs associated with issuing long- and short-term debt, relocation costs and other administrative costs.

VI. PROPOSED LAND USES, MAXIMUM DENSITIES AND BUILDING REQUIREMENTS

The proposed land uses, densities and building requirements for the URA will comply with the Grants Pass Comprehensive Plan and Grants Pass Development Code as stated in those documents and incorporated herein by reference. If those documents change, those changes will be automatically incorporated into this Plan. The specific zones within the URA are:

Moderate Density Residential

The purpose of the R-2 District is to encourage, accommodate, maintain and protect a suitable environment for residential living at moderate densities.

Moderate-High Density Residential

The purpose of the R-3(R-3-1) and R-3-2 Districts is to encourage, accommodate, maintain and protect a suitable environment for residential living at moderate-high densities. Maximum densities in these districts are typically representative of 2-story housing such as attached or multi-family.

High Density Residential

The purpose of the R-4(R-4-1), R-4-2, and R-5 Districts is to encourage, accommodate, maintain and protect a suitable environment for residential living at higher densities, and for professional uses that typically support residential areas; such as professional offices; hospitals, clinics and other suitable uses, but only in a manner designed to support and protect residential livability. Maximum densities in these districts are typically representative of 3-story housing such as attached or multi-family. Some districts only allow non-residential uses when in conjunction with residential use to ensure the residential land supply is not exclusively consumed by other uses.

General Commercial

The purpose of the General Commercial District is to provide for all commercial and professional uses, excepting those uses requiring on-site manufacture or assembly. Performance development standards are designed to protect adjacent uses and development from impact, and the market factors of supply, demand, location and cost are expected to provide commercial development in appropriate types, amounts and relationships.

Central Business District

The purpose of the Central Commercial District is to provide appropriate commercial and professional uses for the Central Business District of Grants Pass. Performance development standards are designed to encourage mixed commercial, professional and high-rise residential uses. The Central Business District recognizes and encourages viable and economic uses, while

performance development standards and the Downtown Plan act to maintain and enhance the District's unique architecture and historic qualities.

Riverfront Tourist Commercial II

The RTC-II District is located next to the downtown and Central Business District of Grants Pass. The purpose of this sub-district is to encourage both high quality building density and visitor-serving activities which allow the beauty of the river to be seen. The scale and architectural character must have an urban ambience and sophistication. Mixed-use developments with residential units located above ground floor commercial are encouraged.

Riverfront Tourist Commercial III

The RTC-III District is directly related to the County Fairgrounds/Race Track and the Riverside West All Sports Park. Affordable visitor-serving activities and commercial recreation development are desired. These activities should occur in a park-like setting. Mixed-use developments with residential units located above ground floor commercial are encouraged.

Business Park

The purpose of the Business Park District is to provide a mixed-use zone for light industrial and commercial uses. Retail trade is permitted as an accessory use or when determined to be compatible with, or can be made compatible with, light industrial or wholesale trade uses via a discretionary review process. Performance Development Standards are designed to ensure the compatibility of the light industrial uses with the commercial uses, and the compatibility with adjacent Commercial and Residential Zoning Districts.

Industrial

The purpose of the Industrial District is to provide for those industrial uses with heavier impacts upon their surroundings and the need for outdoor functions. Performance standards are less than required for other industrial districts and graduated buffering standards ensure compatibility with neighboring zones of lesser intensity of use. It is the express intent of the Industrial District to maintain lands for industrial use, with commercial and residential uses limited to those uses accessory to industrial development.

Industrial Park

The purpose of the Industrial Park District is to provide for light industrial uses in a campus-like setting. High Performance Development Standards assure compatibility among Industrial Park users and the compatibility with adjacent commercial and residential uses.

VII. PROPERTY ACQUISITION AND DISPOSITION

The Plan authorizes the acquisition and disposition of property as described in this section. Property includes any and all interests in property, including fee simple ownership, lease, easements, licenses, or other rights to use. If property is acquired it will be identified in the Plan through a Minor Amendment. Identification of property to be acquired and the anticipated disposition of the property is required by ORS 457.085(g).

A. Property acquisition for public improvements

The Agency may acquire any property within the URA for the public improvement projects undertaken pursuant to the Plan by all legal means, including use of eminent domain. Good faith negotiations for such acquisitions must occur prior to institution of eminent domain procedures.

B. Property acquisition – from willing sellers

The Plan authorizes Agency acquisition of any interest in property within the URA that the Agency finds is necessary to support private redevelopment, but only in those cases where the property owner wishes to convey such interest to the Agency. The Plan does not authorize the Agency to use the power of eminent domain to acquire property from a private party to transfer property to another private party for private redevelopment. Property acquisition from willing sellers may be required to support development of projects within the URA.

C. Land disposition

The Agency will dispose of property acquired for a public improvement project by conveyance to the appropriate public agency responsible for the construction and/or maintenance of the public improvement. The Agency may retain such property during the construction of the public improvement.

The Agency may dispose of property acquired under Subsection B of this Section VI by conveying any interest in property acquired. Property shall be conveyed at its fair reuse value. Fair reuse value is the value, whether expressed in terms of rental or capital price, at which the urban renewal agency, in its discretion, determines such land should be made available in order that it may be developed, redeveloped, cleared, conserved, or rehabilitated for the purposes specified in such plan. Because fair reuse value reflects limitations on the use of the property to those purposes specified in the Plan, the value may be lower than the property's fair market value.

Where land is sold or leased, the purchaser or lessee must agree to use the land for the purposes designated in the Plan and to begin and complete the building of its improvements within a period of time that the Agency determines is reasonable.

VIII. RELOCATION METHODS

When the Agency acquires occupied property under the Plan, residential or commercial occupants of such property shall be offered relocation assistance, as required under applicable state law. Prior to such acquisition, the Agency shall adopt rules and regulations, as necessary, for the administration of relocation assistance. No specific acquisitions that would result in relocation benefits have been identified; however, there are plans to acquire land for infrastructure which may trigger relocation benefits in the future in the URA.

IX. TAX INCREMENT FINANCING OF PLAN

Tax increment financing consists of using annual tax increment revenues to make payments on debt, usually in the form of bank loans or revenue bonds. The proceeds of the bonds are used to finance the urban renewal projects authorized in the Plan. Bonds may be either long-term or short-term.

Tax increment revenues equal most of the annual property taxes imposed on the cumulative *increase* in assessed value within an urban renewal area over the total assessed value at the time an urban renewal plan is adopted. (Under current law, the property taxes for general obligation (GO) bonds and local option levies approved after October 6, 2001 are not part of the tax increment revenues.)

A. General description of the proposed financing methods

The Plan will be financed using a combination of revenue sources. These include:

- Tax increment revenues;
- Advances, loans, grants, and any other form of financial assistance from the federal, state, or local governments, or other public bodies;
- Loans, grants, dedications, or other contributions from private developers and property owners, including, but not limited to, assessment districts; and
- Any other public or private source.

Revenues obtained by the Agency will be used to pay or repay the costs, expenses, advancements, and indebtedness incurred in (1) planning or undertaking project activities, or (2) otherwise exercising any of the powers granted by ORS Chapter 457 in connection with the implementation of this Plan.

B. Tax increment financing and maximum indebtedness

The Plan may be financed, in whole or in part, by tax increment revenues allocated to the Agency, as provided in ORS Chapter 457. The ad valorem taxes, if any, levied by a taxing district in which all or a portion of the URA is located, shall be divided as provided in Section 1c, Article IX of the Oregon Constitution, and ORS 457.440. Amounts collected pursuant to ORS 457.440 shall be deposited into the unsegregated tax

collections account and distributed to the Agency based upon the distribution schedule established under ORS 311.390.

The maximum amount of indebtedness that may be issued or incurred under the Plan, based upon good faith estimates of the scope and costs of projects in the Plan and the schedule for their completion is $105,000,000 (one hundred five million dollars). This amount is the principal of such indebtedness and does not include interest or indebtedness incurred to refund or refinance existing indebtedness or interest earned on bond proceeds. It does include initial bond financing fees and interest earned on tax increment proceeds, separate from interest on bond proceeds.

X. FUTURE AMENDMENTS TO PLAN

The Plan may be amended as described in this section.

A. Substantial Amendments

Substantial Amendments, in accordance with ORS 457.085(2)(i), shall require the same notice, hearing, and approval procedure required of the original Plan, under ORS 457.095, including public involvement, consultation with taxing districts, presentation to the Agency, the Planning Commission, and adoption by the City Council by non-emergency ordinance after a hearing. Notice of such hearing shall be provided to individuals or households within the City of Grants Pass, as required by ORS 457.120.

Substantial Amendments are amendments that:

1. Add land to the urban renewal area, except for an addition of land that totals not more than 1% of the existing area of the urban renewal area; or
2. Increase the maximum amount of indebtedness that can be issued or incurred under the Plan.

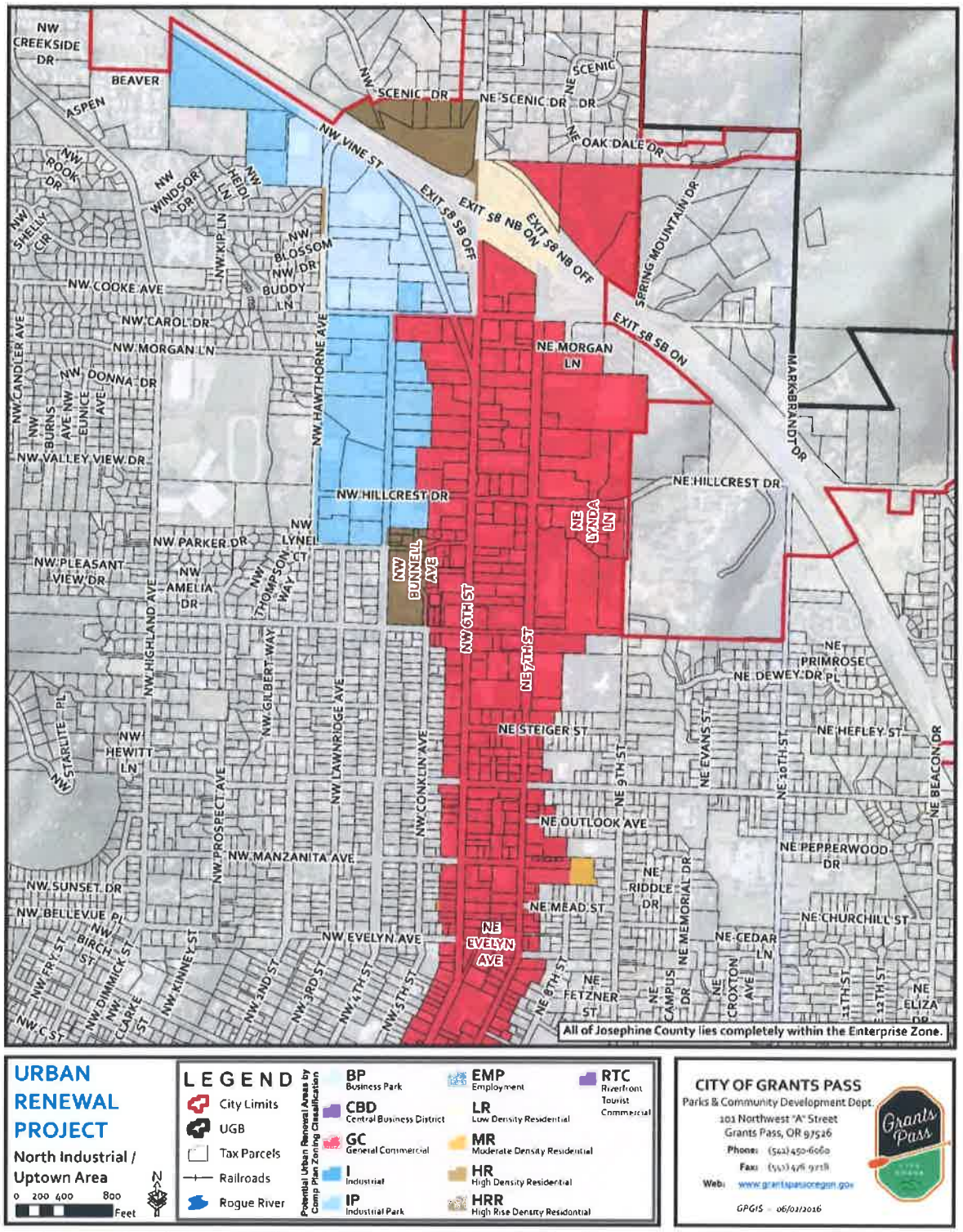
B. Minor Amendments

Minor Amendments are amendments that are not Substantial Amendments as defined in this Plan and in ORS 457. Minor Amendments require approval by the Agency by resolution.

C. Amendments to the Grants Pass Comprehensive Plan and/or Grants Pass Development Code/Zoning Ordinance

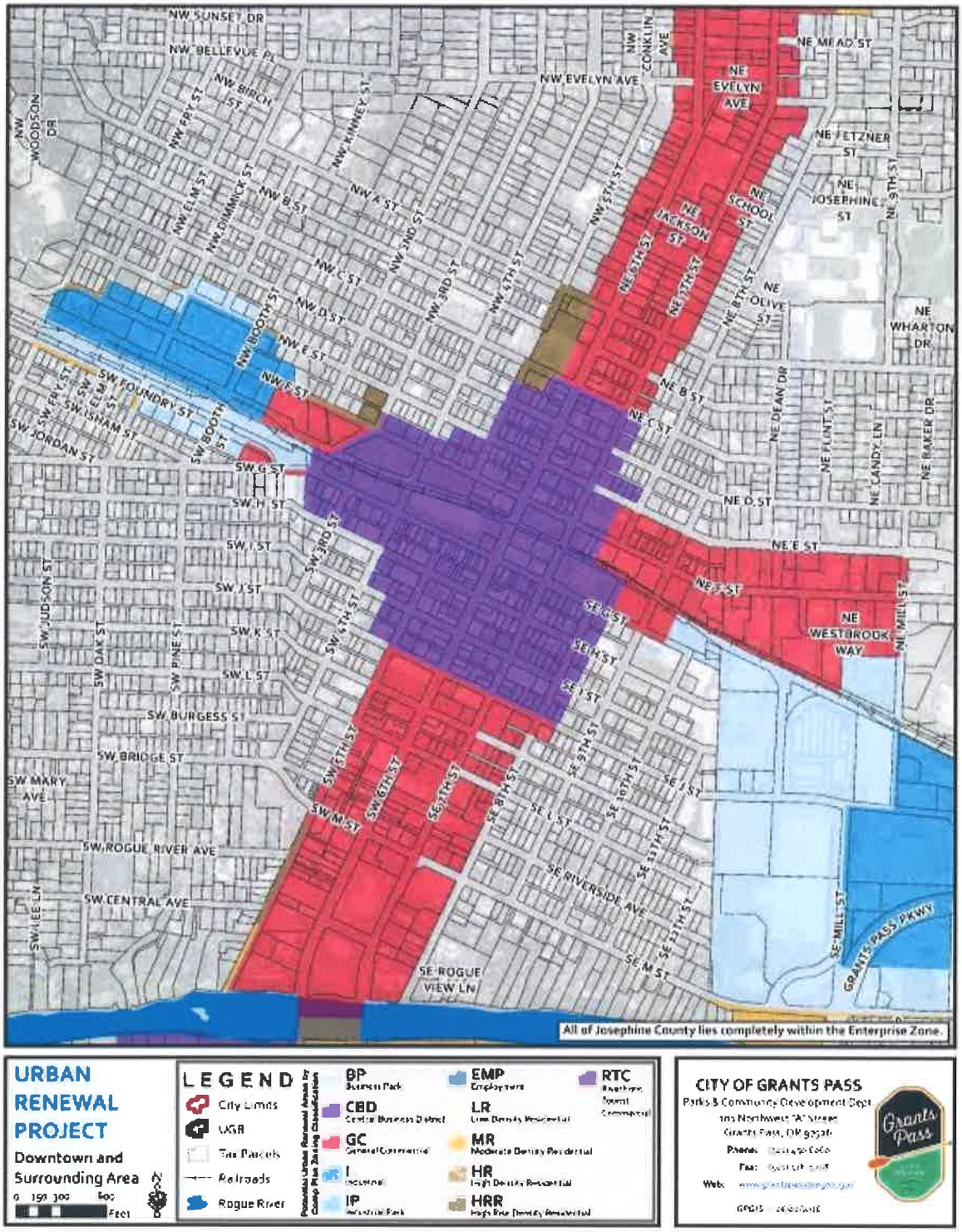
Amendments to the Grants Pass Comprehensive Plan and/or Grants Pass Development Code/ Zoning Ordinance that affect the Urban Renewal Plan and/or the Urban Renewal Area shall be incorporated automatically within the Urban Renewal Plan without any separate action required by the Agency or the City Council.

Figure 2a – Comprehensive Plan Designations



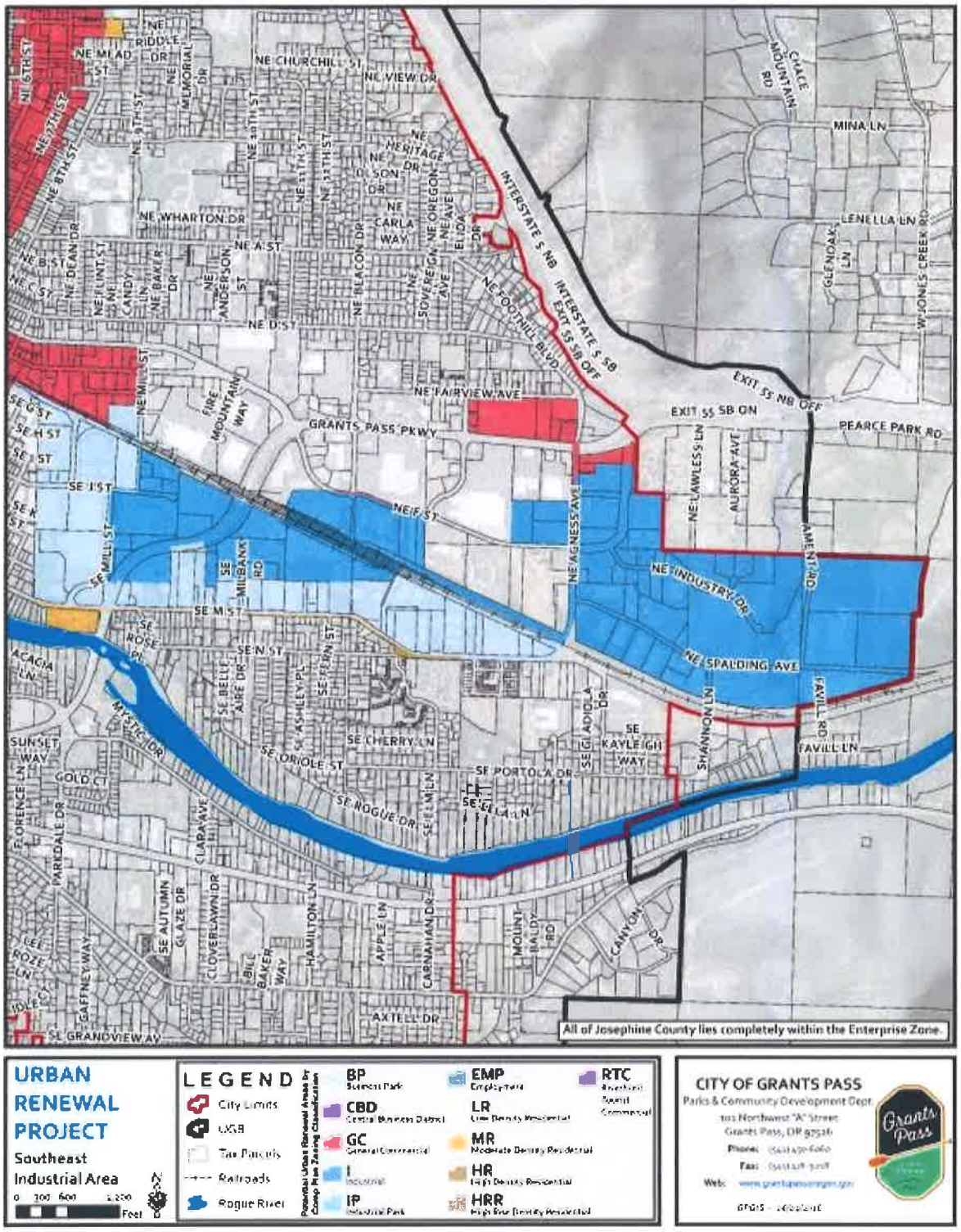
Source: City of Grants Pass

Figure 2b – Comprehensive Plan Designations



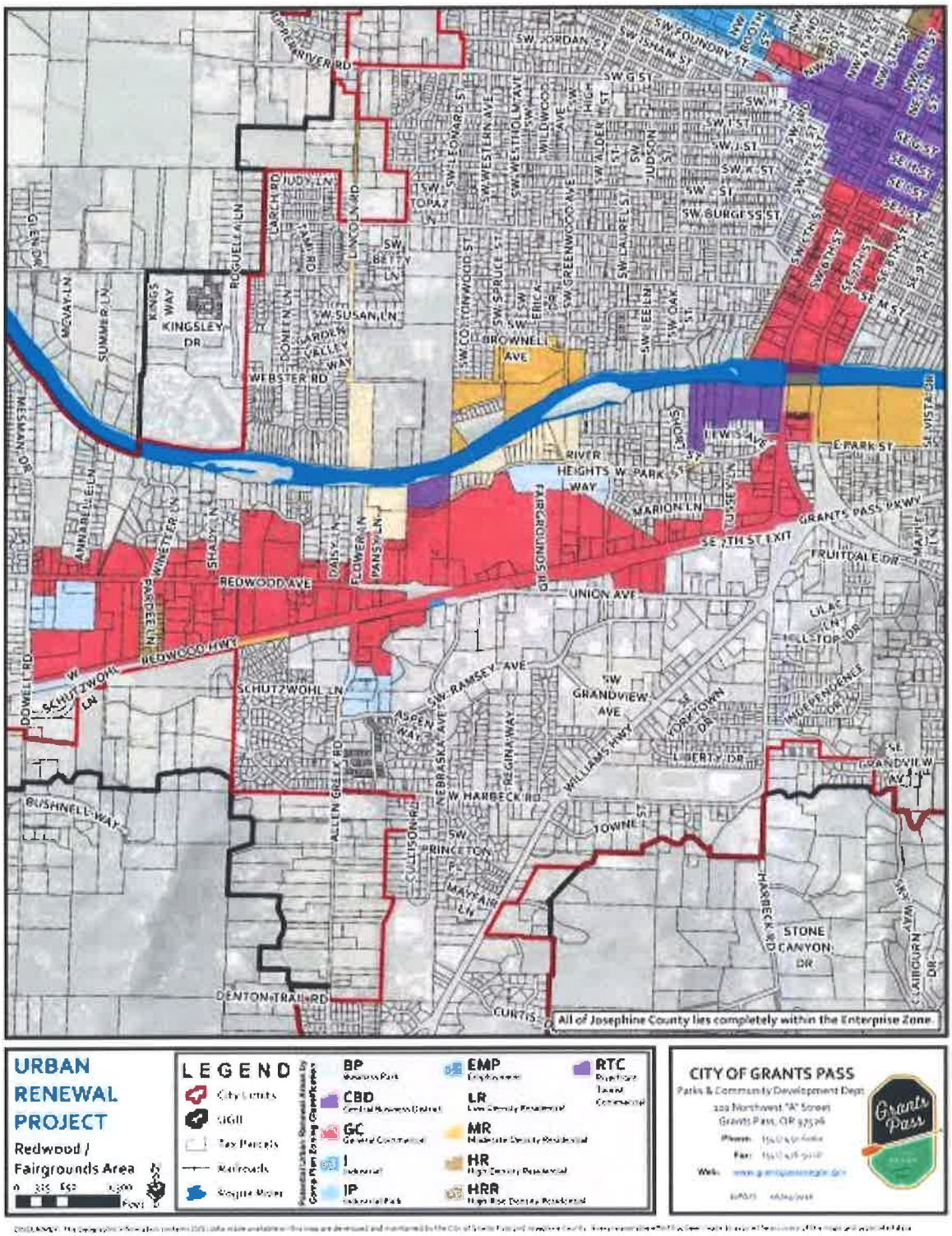
Source: City of Grants Pass

Figure 2c – Comprehensive Plan Designations



Source: City of Grants Pass

Figure 2d – Comprehensive Plan Designations



Source: City of Grants Pass

XI. RELATIONSHIP TO LOCAL OBJECTIVES

The Plan relates to local planning and development objectives contained within the Grants Pass Comprehensive Plan, called the Grants Pass Comprehensive Community Development Plan (Comprehensive Plan), the Grants Pass Development Code, and the Comprehensive Park and Recreation Master Plan. The following section describes the purpose and intent of these plans, the particular goals and policies within each planning document to which the proposed Plan relates, and an explanation of how the Plan relates to these goals and policies. The numbering of the goals, policies, and implementation strategies will reflect the numbering that occurs in the original document, so the numbering may look out of order in this document. Italicized text is text that *has* been taken directly from an original planning document.

The Comprehensive Plan designations are shown in Figures 2a-2d. The maximum densities and building requirements are contained in the Grants Pass Development Code. The proposed land uses conform to Figure 2, the comprehensive plan designations and the maximum densities and building requirements can be found in the Grants Pass Development Code, Article 12 Zoning Districts.

This is not a comprehensive list of all parts of the Grants Pass Comprehensive Plan that are supported by this Plan. This list includes the major Goals and Policies from the comprehensive plans that are supported through the urban renewal plan however, there may be other Goals and Policies that are not specifically listed, which support and are in conformance with the Grants Pass Comprehensive Plan.

A. City of Grants Pass Comprehensive Community Development Plan

The Plan conforms to the Citizen Involvement, Recreation, Parks and Open Space, Economy, Housing, Public Facilities and Services, Energy Conservation, and Land Use Elements as it contains projects to upgrade the transportation and utility infrastructure, to support existing business and allow for development of new businesses to create jobs, utilizing underutilized and/or blighted sites.

2. Citizen Involvement

Goal: To develop a citizen involvement program that insures the ongoing involvement of citizens in all phases of the land use planning process.

The Plan conforms to the Citizen Involvement Element as a citizen advisory group assisted in the development and review of the feasibility study. In addition, citizens were provided opportunities for input at the Open House, the Planning Commission meeting and the City Council meeting.

7. Recreation, Parks & Open Space Element (As contained in the Comprehensive Parks ad Recreation Plan)

Goal: To provide for the Recreation and Park and Open Space needs of the residents of and visitors to the Grants Pass Urban Growth Boundary area. The provisions shall: ensure the availability of sufficient open spaces for all areas of the UGB; meet the recreational needs of all

age groups and types of recreation activities; locate open spaces in a manner that shall protect and enhance natural resources, and minimize hazard to life and property.

Element 7 of the Comprehensive Plan, the Recreation, Parks, and Open Space Element is now provided by the January 2010 Comprehensive Park and Recreation Master Plan, adopted on February 3, 2010.

Vision Statement:

We envision a safe, interconnected, and sustainable system of vibrant parks, thriving green spaces, and quality recreation opportunities that enhance our community and its economic vitality.

Sustainability:

The City of Grants Pass will sustain City assets and environmental resources for future generations through effective management and maintenance. The City will use conservation measures to develop and care for parks, green space, and recreation facilities with an eye to the future.

Accessibility:

The City of Grants Pass will strive to make all parks, facilities, and green spaces geographically, physically, and economically accessible to all members of the community. The Division will plan and design inclusive facilities, serving residents of all ages, abilities, family compositions, and economic and cultural backgrounds

Quality Parks and Facilities:

The City of Grants Pass will provide safe, clean, and inviting parks and facilities that foster community pride and encourage recreation and outdoor play. The City will strive to provide close-to-home recreation opportunities that are conveniently located for residents citywide and within an expanded Urban Growth Boundary.

Connectivity:

The City of Grants Pass will connect community members together via a network of parks, recreation facilities, trails, and green spaces. This system will support community health and active transportation, by linking key destinations within planning area.

The Plan conforms to the Comprehensive Park and Recreation Master Plan as there are projects that will improve Riverside Park.

7.14 Fairgrounds

The County Fairgrounds is an especially valuable asset to the people of the community. The City, County and Fair Board shall take care to preserve the fairgrounds for recreation activity, to protect the site from the encroachment of other public uses which may detract from its basic function, and shall act to enhance and extend the recreational capacity of the site. The City and County shall cooperate with the Fair Board to develop a Master Plan for the development of the County Fairgrounds.

The Plan conforms to this provision as the Fairgrounds is included in the URA. No projects will be undertaken on the Fairgrounds without coordination with the County and the Fair Board.

Funding could be available to assist with a Master Plan for the development of the County Fairgrounds.

Economy Element

Goal: To improve, expand, diversify and stabilize the economic base of the community.

Policies:

8.1 The City and County shall endeavor to improve, expand, diversify and stabilize the economic base of the community:

(d) by insuring that an adequate quality and quantity of industrial land is available, properly zoned and serviced.

8.4 The acquisition and development of park and recreation facilities, as well as the conservation of natural resources and open space, shall be considered a vital part of the economic development an economic well-being of the area, the region and the State, and appropriate efforts shall be made to keep both recreation development and natural resource conservation abreast of growth.

8.7 The City and County will encourage commercial development at major commercial nodes, which includes the East Grants Pass area around the existing Grants Pass Shopping Center; the Redwood Commercial Triangle South of the Rogue River area and the Downtown area. The City will also encourage infill commercial and office development along Sixth and Seventh Streets, and in the North City commercial area.

8.8 The City shall assist in maintaining the Downtown commercial area as a vital business and office district by:

> *(a) following the adopted Downtown Improvement Program, giving high priority to Downtown Improvement projects in its Capital Improvement Program.*
>
> *(e) encouraging private building owners to maintain and improve their buildings.*
>
> *8.9 The City shall promote tourism, a significant element in the local economy by:*
>
> *(b) creating a financial mechanism and completing landscaping & improvements to the North Interchange area.*

The Plan conforms to the Economy Element as there are projects in the Plan to support infrastructure development, both utilities and transportation, to allow for economic growth. In addition, there are programs to assist existing and new businesses within the URA.

Housing

Goal: To encourage the provision of adequate numbers of housing units within the urban growth boundary at price ranges and rent levels commensurate with the financial capabilities of area households, and to allow for flexibility of housing type, density, location and design.

The Plan conforms to the Housing Element as there are programs to assist in development within the URA, including mixed use development to help support the downtown commercial core.

Public Facilities and Services

Goal: To provide needed facilities and services for the Urban Growth Boundary area in a timely, orderly, efficient, economic and coordinated manner.

10.1.3 Services shall be provided in an orderly and economic manner. Services provided at public expense should be provided first to those areas most heavily committed to urban development and those areas most actively developing, before extension to less committed areas or to those areas less actively developing. The extension of services with similar physical and/or programmatic requirements should be coordinated where economies will result. The involvement of the private sector is essential in the provision of services, and will determine to a great extent the timing, location and financing means of service extensions.

10.1.7 The City and County recognize that the provision of necessary services to accommodate the projected growth and land-use allocations is a mutual responsibility. The city and county will continue to cooperate with each other and with the private sector and the development and use of financial mechanisms and programs that are effective, efficient and equitable.

The Plan conforms to the Public Facilities and Services Element as there are projects in the Plan to support infrastructure development, both utilities and transportation, to allow for economic growth.

10.2 Water Service Policies

10.2.1 The City and County shall follow the adopted Water Facilities Plan for the Urban Growth Boundary area when extending and improving water service. Key factors to be utilized in growth management include:

> *(a) the number, size, location and approximate costs of water treatment, storage and distribution facilities deemed necessary to serve the expected population within the Urban Growth Boundary;*
>
> *(b) water sources and treatment and distribution modes;*
>
> *(c) continued input from all segments of the community;*
>
> *(d) implementation and financing strategies for acquiring, developing and maintaining needed water treatment, storage and distribution; and*
>
> *(e) determination of the areas of greatest need, including techniques of funding and prioritization for these areas of need.*

The Plan conforms to the Water Services Policies as there is a project in the Plan to help finance the development of a Water Plant in the URA.

10.3 Sewer Service Policies

10.3.1 The City and County shall follow adopted Sanitary Sewer Facility and Management Plans for the Redwood, Fruitdale-Harbeck and City service districts, including all parts of the Urban Growth Boundary area. The Sanitary Sewer Facility and Management Plans:

(a) determine the number, size, location and approximate costs of sanitary sewer facilities and improvements deemed necessary to serve the expected population within the Urban Growth Boundary;

(b) base the facilities and improvements determination upon a thorough analysis of the Urban Growth Boundary service districts, including present treatment plan capacity, treatment levels and Department of Environmental Quality requirements, collection system age, construction and function, and infiltration and inflow characteristics of the system;

(c) recommend implementation and financing strategies for acquiring, developing and maintaining needed sanitary sewage facilities;

(d) demonstrate continuity with past sanitary sewer plans, as adopted and developed by the City and County;

(e) provide for adequate coordination between the City and County as needed in the expansion and maintenance of the sewer service districts;

(f) determine the areas of highest priority.

The Plan conforms to the Sewer Services Policies as there is a project in the Plan to help finance the development of a Sewer Plant in the URA.

10.4 Storm Drain Policies

10.4.1 The City and County shall follow the adopted Master Storm Drainage Facilities and Management Plan for the [1]Grants Pass Urban Growth Boundary area when extending the improving drainage service. Key factors to be utilized in growth management include:

(a) the number, size, location and approximate costs of storm drainage facilities and improvements deemed necessary to serve the expected population within the Urban Growth Boundary;

(b) the analysis of the UGB drainage basins, using generally accepted runoff projection techniques, including appropriate computer modeling, if possible;

(c) implementation and financing strategies for acquiring, developing and maintaining needed storm drainage facilities;

(d) maintaining continuity with past drainage plans, as adopted and developed by the City and County; and

(e) determination of the areas of highest priority, including techniques of funding and prioritization for these high priority areas.

The Plan conforms to the Storm Drain Policies as there are projects in the Plan to support the development of infrastructure in the URA.

The Plan conforms to the Public Facilities and Services Element as there are projects in the Plan to support infrastructure development to allow for economic growth within the URA.

Energy Conservation Element

Goal: To promote the wise and efficient use of all forms of energy.

Policies:

12.6 The City and County shall pursue a more energy-efficient urban form by:

> *(a) locating higher densities in close proximity to major streets, potential public transit locations, the central business district, shopping and employment centers, schools and parks.*
>
> *(c) encouraging infill development within Established and Developing areas of the Urban Growth Boundary.*

The Plan conforms to the Energy Conservation Element as there are programs to assist in development within the URA, including mixed use development to help support the downtown commercial core. These programs will help encourage infill development and higher densities within the downtown area.

Land Use Element

Goal: to provide a vision of the future through maps and policies that shall guide and inform the land-use decisions of the present, in such a manner that:

> *(e) provides adequate amounts of industrial, commercial and residential lands to meet growth needs over the planning period.*

The Plan conforms to the Land Use Element as there are projects in the Plan to support infrastructure development, increasing the amount of developable lands and allowing for economic growth within the URA.

XII. APPENDIX A: LEGAL DESCRIPTION

INSERT TEXT LEGAL DESCRIPTION OF URBAN RENEWAL DISTRICT BOUNDARY THAT IS CONSISTENT WITH THE ENCLOSED MAP

EXHIBIT B

REPORT ACCOMPANYING THE GRANTS PASS URBAN RENEWAL PLAN - 2016

Adopted by the City of Grants Pass

August 3, 2016

Ordinance No. ___

Consultant Team

Elaine Howard Consulting, LLC

Elaine Howard

ECONorthwest

Nick Popenuk
Ali Danko
Rob Wyman

TABLE OF CONTENTS

I. INTRODUCTION 1

II. EXISTING PHYSICAL, SOCIAL, AND ECONOMIC CONDITIONS AND IMPACTS ON MUNICIPAL SERVICES 4

III. REASONS FOR SELECTION OF EACH URBAN RENEWAL AREA IN THE PLAN 25

IV. THE RELATIONSHIP BETWEEN URBAN RENEWAL PROJECTS AND THE EXISTING CONDITIONS IN THE URBAN RENEWAL AREA 25

V. THE ESTIMATED TOTAL COST OF EACH PROJECT AND THE SOURCES OF MONEYS TO PAY SUCH COSTS 30

VI. THE ANTICIPATED COMPLETION DATE FOR EACH PROJECT 31

VII. THE ESTIMATED AMOUNT OF TAX INCREMENT REVENUES REQUIRED AND THE ANTICIPATED YEAR IN WHICH INDEBTEDNESS WILL BE RETIRED .. 35

VIII. FINANCIAL ANALYSIS OF THE PLAN 40

IX. IMPACT OF THE TAX INCREMENT FINANCING 42

X. COMPLIANCE WITH STATUTORY LIMITS ON ASSESSED VALUE AND SIZE OF URBAN RENEWAL AREA 45

XI. RELOCATION REPORT 45

I. INTRODUCTION

The Report on the City of Grants Pass Urban Renewal Plan - 2016 (Report) contains background information and project details that pertain to the City of Grants Pass Urban Renewal Plan - 2016 (Plan). The Report is not a legal part of the Plan, but is intended to provide public information and support the findings made by the City Council as part of the approval of the Plan.

The Report provides the analysis required to meet the standards of ORS 457.085(3), including financial feasibility. The format of the Report is based on this statute. The Report documents not only the proposed projects in the Plan, but also documents the existing conditions in the Grants Pass Urban Renewal Area - 2016 (URA).

The Report provides only guidance on how the urban renewal plan might be implemented. As the City of Grants Pass Urban Renewal Agency (Agency) reviews revenues and potential projects each year, it has the authority to make adjustments to the assumptions in this Report. The Agency may allocate budgets differently, adjust the timing of the projects, decide to incur debt at different timeframes than projected in this Report, and make other changes, as allowed in the amendments section of the Plan.

The URA is shown in Figure 1. It encompass under-performing industrial areas, the commercial core of Grants Pass, and the Josephine County Fairgrounds. The sub-areas can be seen more clearly on the zoning maps that break them out by sub-districts. This is done only for clarity in mapping, with no area having a larger priority than other areas.

The sub-areas are:

North Industrial/Uptown (Zoning Map 2a): This area encompasses 6th and 7th Street in the north part of the city and the NW Vine Street industrial area. The area has properties that are under-developed and blighted. The northern section of the area does not present a positive picture to visitors or residents of Grants Pass. As one of the key entrances to the city, the blight should be removed and properties should be developed to a higher standard. There are also underdeveloped industrial properties that could provide increased employment in the future. The area needs infrastructure upgrades to be able to develop. The 6th and 7th Street Corridor area represents key commercial properties in the city. There are many properties that could benefit from redevelopment and upgrading, including both commercial development and mixed-use development with housing.

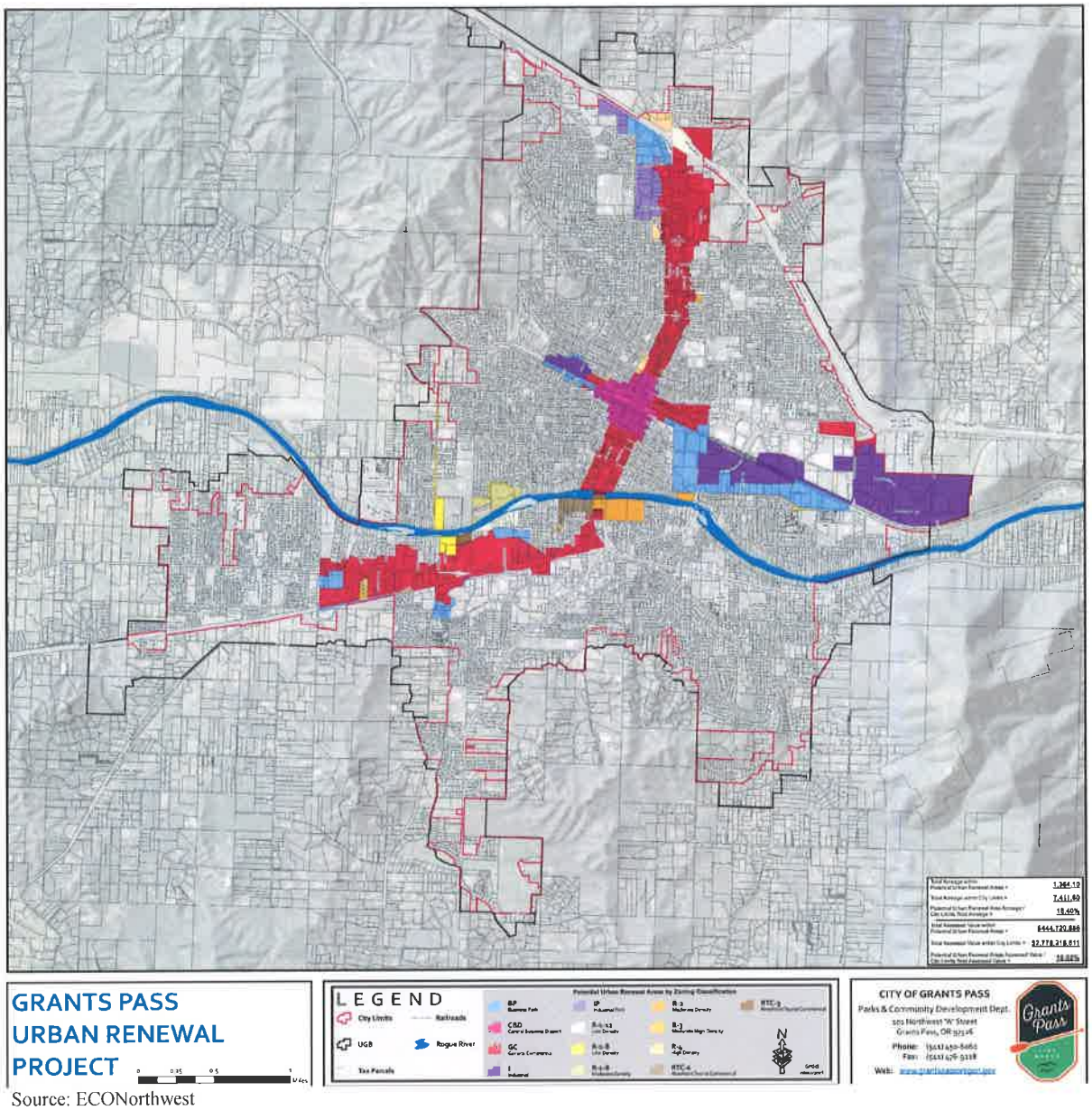
Downtown and Surrounding Area (Zoning Map 2b): This area encompasses the 6th and 7th Street areas in the central part of the city. It also takes in properties to the east and west of the central business district. This area represents the key commercial properties in the city, including the downtown. There are many properties that could benefit from redevelopment and upgrading, including both commercial development and mixed-use development with housing. The downtown could benefit from streetscape improvements, parking, increased transportation access, upgraded infrastructure and additional facilities at the parks in the area. There is also mention of additional parks/plazas in the downtown core.

SE Industrial Area (Zoning Map 2c): This area is north of M Street and includes the Spalding Industrial Park. It represents business park and key industrial properties suitable for

economic development and job development. The area needs infrastructure upgrades to be able to develop.

Redwood/Fairgrounds (Zoning Map 2d): This area includes Redwood Highway and properties to the north, and a few properties to the southwest of Allen Creek Road. The Josephine County Fairgrounds is located on property that could be key to future development in the city. The Winter Farmers' Market is currently being held in one of the pavilions. The area is underdeveloped and could provide key land for future development of a hotel/convention center/Farmers' Market/business park or other commercial and mixed-use development. The area would also be in close proximity to a potential 4th Bridge. This area also includes the south entrance to the downtown (known as the South Y). It has blighted and under-developed properties. Improvements to these properties will present a better welcome to visitors and residents.

Figure 1 – City of Grants Pass Urban Renewal Plan Area Boundary



Source: ECONorthwest

II. EXISTING PHYSICAL, SOCIAL, AND ECONOMIC CONDITIONS AND IMPACTS ON MUNICIPAL SERVICES

This section of the Report describes existing conditions within the URA and documents the occurrence of "blighted areas," as defined by ORS 457.010(1).

A. Physical Conditions

1. Land Use

The URA shown in Figure 1, contains 1,245 parcels consisting of 1,207.79 acres and 156.31 acres of existing right of way, for a total of 1364.10 acres.

An analysis of property classification data from Josephine County FY 2015/16 Assessment and Taxation database provided by Grants Pass GIS was used to determine the land use designation of parcels in Grants Pass. By acreage, commercial accounts for the largest land use within the area (63%). This is followed by exempt (21%), and industrial uses (5%). The total land uses of the Grants Pass, by acreage and parcel, are shown in Table 1.

Table 1 – Existing Land Use of URA

Existing Land Use	Parcels	Acres	Percent of Acres
Commercial	902	757.95	62.76%
Exempt	164	258.45	21.40%
Industrial	24	59.61	4.94%
Farm	3	47.61	3.94%
Residential	112	45.13	3.74%
Multi-family	30	34.39	2.85%
Miscellaneous	10	4.65	0.39%
Total	**1,245**	**1,207.79**	**100.00%**

Source: Information from Grants Pass GIS

2. *Zoning Districts*

As illustrated in Table 2 and Figures 2a-d, 31% of the URA by acreage is zoned as General Commercial, with another 22% zoned as Central Business District and 9.5% as Industrial. Other zoning districts are shown in Table 2.

Table 2 – Existing Zoning Districts of URA

Zoning	Parcels	Acres	% Total Acres
General Commercial	688	377.05	31.22%
Central Business District	223	269.93	22.35%
Industrial	87	114.79	9.50%
Residential 4-1	25	75.71	6.27%
Business Park	120	71.67	5.93%
Riverfront Tourist Commercial-2	8	59.52	4.93%
Residential 3-1	19	56.78	4.70%
Residential 1-6	13	53.36	4.42%
Industrial Park	30	46.78	3.87%
Residential 2	7	33.66	2.79%
Residential 1-12	18	31.44	2.60%
Residential 1-8	6	10.7	0.89%
Riverfront Tourist Commercial-3	1	6.4	0.53%
Total	**1,245**	**1,207.79**	**100.00%**

Source: Information from Grants Pass GIS

3. *Comprehensive Plan Designations*

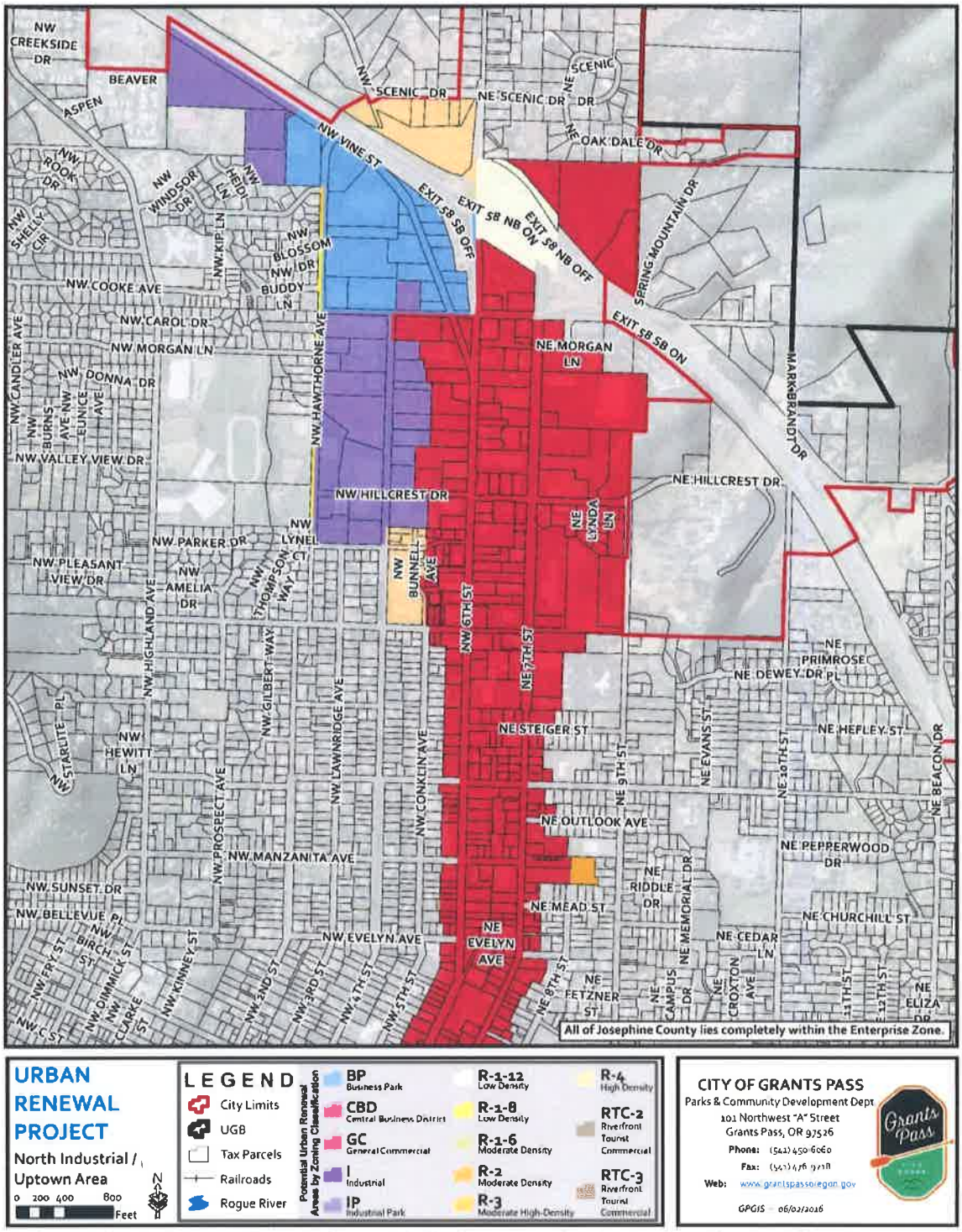
As illustrated in Table 3, 31% of the URA by acreage is designated as General Commercial, with another 22% designated as Central Business District and 9.5% as Industrial. Other comprehensive plan designations are shown in Table 3.

Table 3 – Existing Comprehensive Plan Designations of URA

Comprehensive Plan	Parcels	Acres	% Total Acres
General Commercial	688	377.05	31.22%
Central Business District	223	269.93	22.35%
Industrial	87	114.79	9.50%
Moderate Density Residential	20	87.02	7.20%
High Density Residential	25	75.71	6.27%
Business Park	120	71.67	5.93%
Riverfront Tourist Commercial	9	65.92	5.46%
Moderate-High Density Residential	19	56.78	4.70%
Industrial Park	30	46.78	3.87%
Low Density Residential	24	42.14	3.49%
Total	**1245**	**1207.79**	**100.00%**

Source: Information from Grants Pass GIS

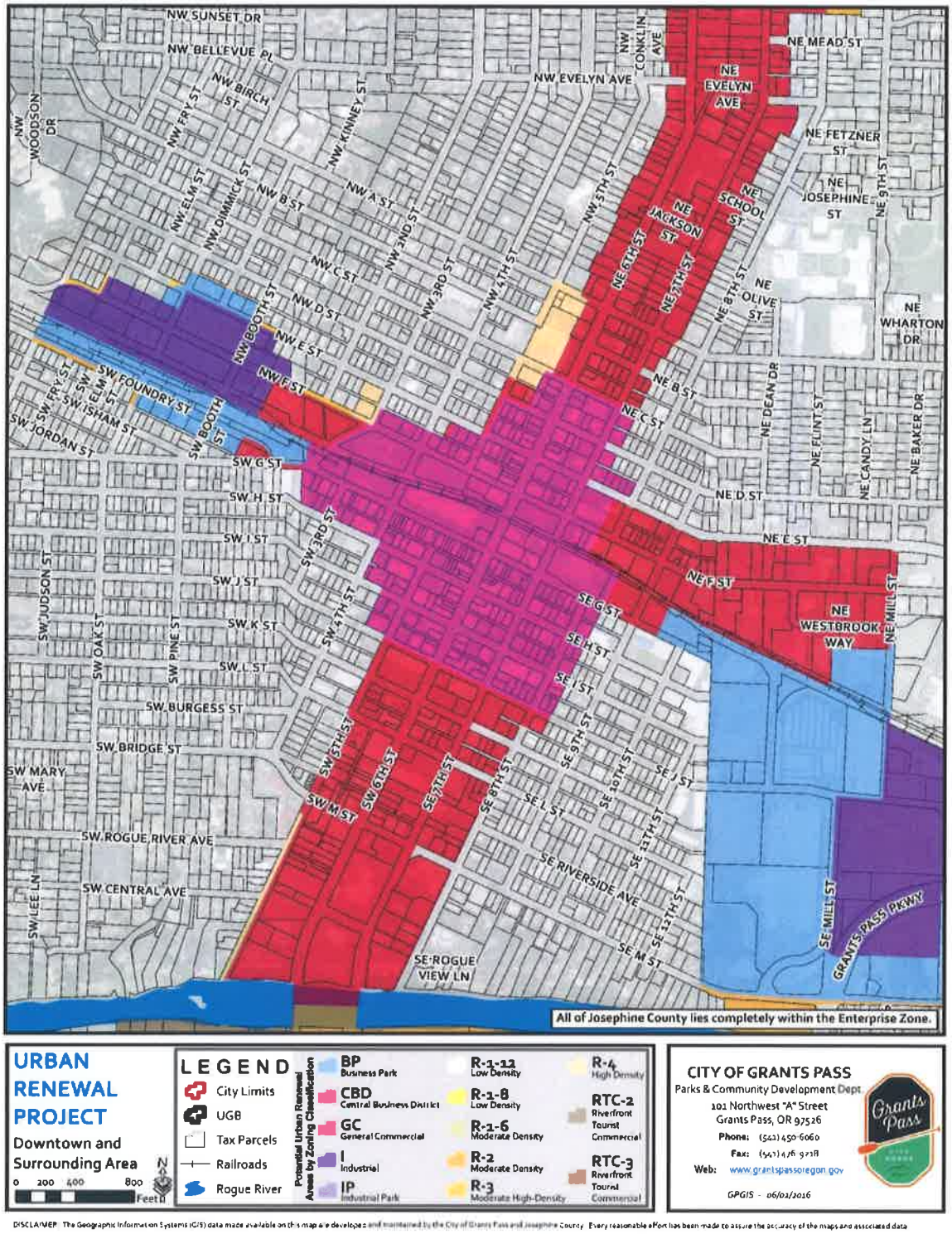
Figure 2a – URA Zoning Districts



DISCLAIMER: The Geographic Information Systems (GIS) data made available on this map are developed and maintained by the City of Grants Pass and Josephine County. Every reasonable effort has been made to assure the accuracy of the maps and associated data.

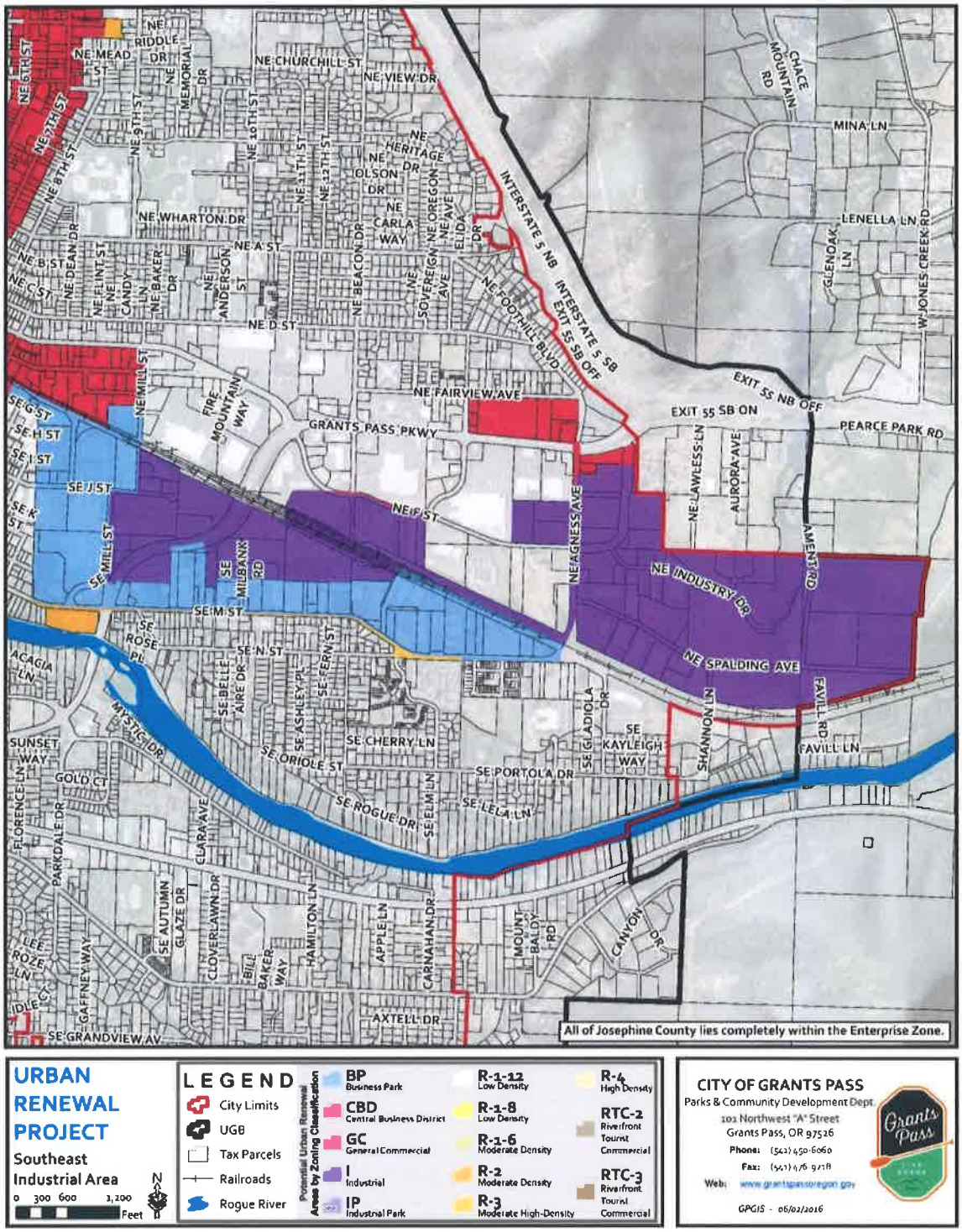
Source: City of Grants Pass GIS

Figure 2b – URA Zoning Districts



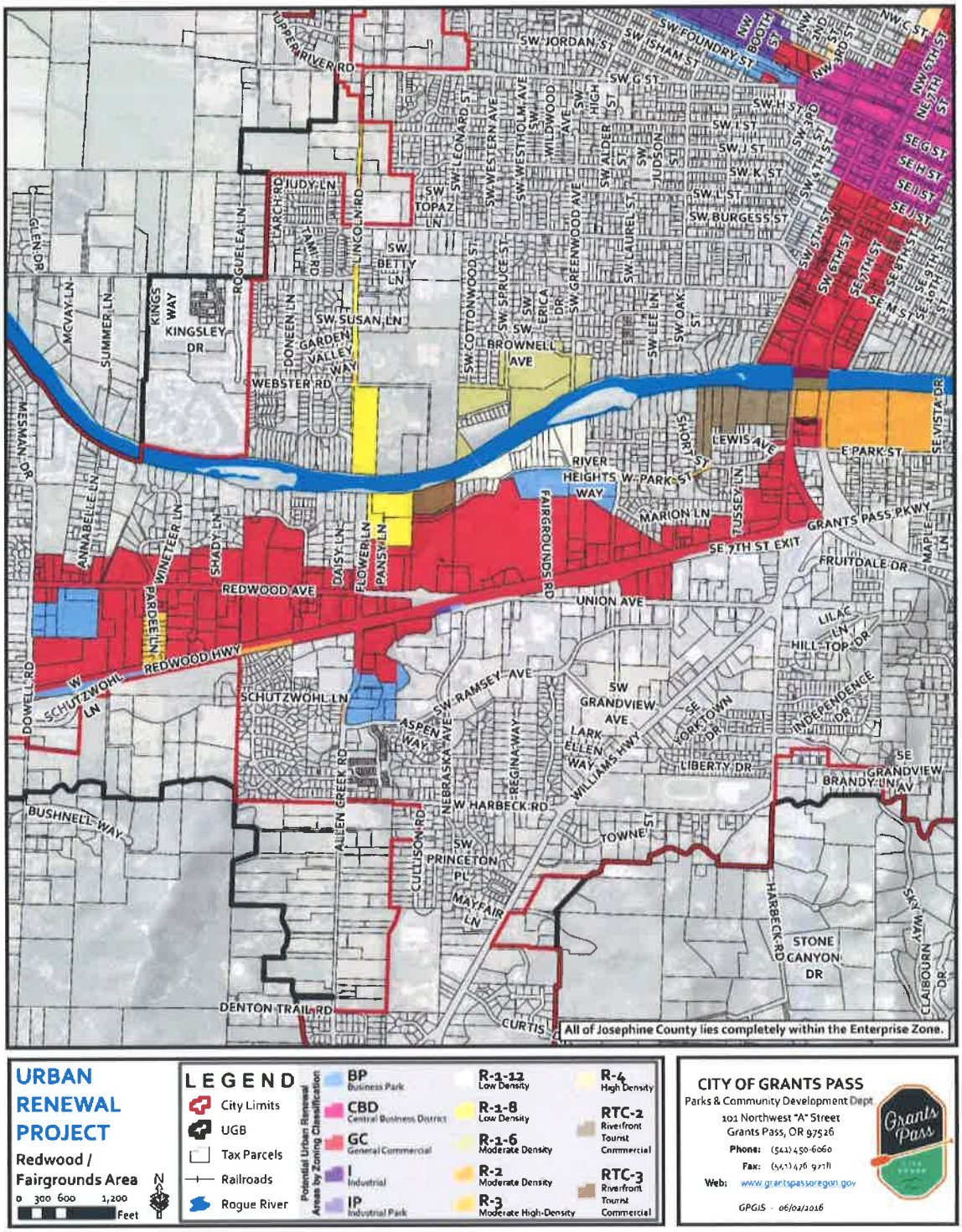
Source: City of Grants Pass GIS

Figure 2c – URA Zoning Districts



Source: City of Grants Pass GIS

Figure 2d – URA Zoning Districts



Source: City of Grants Pass GIS

B. Infrastructure

This section identifies the existing conditions in the URA to assist in establishing blight. Blight is defined in ORS 457.010(1)(a-i) and included the existence of inadequate streets and other rights of way, open spaces and utilities. There are projects listed in City of Grants Pass master plans that include and identify some of these existing conditions throughout the URA. Blight does not have to be evident on every parcel in the URA. A blighted area is characterized by the existence of one or more of the statutorily defined blighting conditions. **The listing of these projects below does not mean all of these projects are included in the urban renewal plan.** The specific projects to be included in the urban renewal plan are listed in Sections IV and V of this document.

1. Transportation

The Grants Pass Transportation Systems Plan (Grants Pass Urban Area Master Transportation Plan)[1] details the transportation needs within the URA. It was adopted in 1997 and was most recently revised in 2008. Appendix F lists transportation needs in the URA. There are specific needs on Hillcrest Drive 9th to 10th to Beacon, J Street sidewalk M Street sidewalk, small sections of Morgan Lane sidewalk, Redwood Highway – Allen Creek Road east to South Y, Savage Street sidewalk on east and west ends, and no sidewalks on Vine Street in the Area. The projects include reconstruction, bike lanes, sidewalks, and widening.

2. Water

The water system needs for the URA are identified in the pending City of Grants Pass Water Distribution System Master Plan (WDSMP), being considered by the City Council. A new water plant is recommended

Water distribution systems are divided into pressure zones in order to provide adequate service pressure to customers at different elevations. Each pressure zone is served by specific facilities, such as, reservoirs or pump stations and related piping which supply pressure to customers. The City's existing distribution system is divided into 5 pressure zones served by 8 gravity storage reservoirs and 13 booster pump stations.[2]

Estimates of future growth and related water demand are developed using the best available information for the City's service area including the Population Research Center's (PRC's) June 2015 Coordinated Population Forecast for Josephine County, buildable lands inventory from the City's Comprehensive Plan 2014 Update and current water demand data. Future water demands are forecast at 10-years, 20-years and at saturation development. For the purposes of this WDSMP, saturation development is assumed to occur at 30 years.[3]

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[1] Grants Pass Transportation System Plan 2013. Project descriptions on page 86.

[2] Grants Pass Water Distribution System Master Plan, Executive Summary, February 2016, p1

[3] Ibid, p2

Additional storage reservoirs are recommended to serve anticipated future growth in the potential industrial development in the Spalding Industrial Area.[4] In addition, Pressure Reducing Valves and Distribution Mains (Zone 2 expansion, Zone 1 area loop) are required in the Spalding Industrial Area as indicated in the Capital Improvement Program for water system needs. [5]

These are the water distribution needs within the URA:

Table 4 – Water Distribution Needs

Improvement Category	CIP No.	Project Description	CIP Schedule and Project Cost Summary				Preliminary Cost % to Growth
			5-Year through 2021	10-year 2022-2026	20 year 2027-2036	Project Cost	
Distribution Mains	M-13 to 22	Spalding Industrial Area - Zone 2 expansion			$3,181,000	$3,181,000	100%
	M-45,46	Zone 3 Vine Street Loop - Highland to Hawthorne			$996,000	$996,000	52%
	M53 to M57	Zone 1 Spalding Industrial Area loop			$1,362,000	$1,362,000	100%

Source: Grants Pass Water Distribution System Master Plan, pg. 5-12 or Appendix E

3. Water Restoration Plant[6]

Recommended improvements for major liquid stream unit processes are summarized below:

- Raw Sewage Pump Station. The current pump station has sufficient capacity through 2035. No upgrades are needed.
- Screening System. The two existing screens and screenings handling system have adequate capacity for 2035 loadings. However, channel modifications are required to allow all flow to go through the headworks under Peak Hour Flow (PHF) conditions Primary Sedimentation Tanks. To operate effectively with 2035 flows, two additional primary sedimentation tanks of equivalent size to the two existing rectangular units are needed. To meet the Maximum Month Wet Weather Flow (MMWWF) capacity criterion, one new tank is required immediately, while the second will be needed by 2030.
- Grit Removal System. The existing grit removal system has adequate capacity for 2035 loadings. However, based on the condition assessment the system should be replaced as soon as feasible.
- Activated Sludge System. The activated sludge system is nearing current capacity during both the partial nitrification and winter secondary treatment seasons. Construction of two new aeration tanks with associated appurtenances is recommended. Additionally, the capacity of the existing secondary clarifiers is inadequate for current PHF loadings at the desired loading rate of 1250 gallon per

[4] Ibid, p4

[5] Ibid, p6

[6] Grants Pass Water Restoration Plant Facilities Plan Update, June 2014, p8-9

day/square feet. A new 100-foot diameter clarifier is recommended to provide treatment capacity for the majority of the planning period.

- Ultraviolet (UV) Disinfection. Alternatives to upgrade the existing medium pressure UV system with a more energy efficient system with an estimated lower maintenance cost were investigated. Replacement of the equipment in either one or both UV channels is recommended. UV equipment in one channel was replaced in FY 2015/16. These upgrades may be eligible for energy efficiency grants from Energy Trust of Oregon. The recommended solid stream improvements are as follows:
    - Gravity Thickeners. Construction of one 25-ft diameter gravity thickeners with 17 foot walls and rehabilitating the existing gravity thickener is recommended. Two progressive cavity pumps for underflow pumping and scum pumps are also included in the upgrade. As the current gravity thickener is in poor condition, it is assumed the upgrades will be constructed immediately.
    - Waste Activated Sludge (WAS) Diversion Pipeline and Mixing Upgrades. The WAS diversion pipeline includes the installation of a pipeline to provide a thickened waste activated sludge (TWAS) bypass for the digester. This pipeline connects the Gravity Belt Thickeners (GBT) to the sludge holding tank. Mixer and basin upgrades are also recommended for the sludge holding tank and chlorine contact basin to allow sludge storage in the event of a catastrophic failure of the Belt Filter Press (BFP). The mixer and basin upgrades include replacing the existing sludge mechanism in the sludge holding tank with a mixer, as it is in poor condition, and removing the baffle walls and installing a mixer in the chlorine contact basin. The pipeline and basin upgrades are not necessary until year 2021.
- Seismic Upgrades. In addition to the liquid and solid stream processes the following seismic upgrades are recommended since several structures at the Water Restoration Plant (WRP) do not meet the Life Safety Level performance objectives as defined by American Society of Civil Engineers Standard 31 (ASCE 31-03). These upgrades include the following:
    - Operations Building: Adding straps, wall anchors, equipment anchorage, pipe bracing, roof collector element, anchor face brick, and replacing glass.
    - Digester Control Building: Upgrades in the digester control building include adding wall anchors, replacing glass, adding equipment anchorage, and pipe bracing.
    - Headworks Electrical Building: This project element includes replacing roofing, adding straps, adding wall anchors, equipment anchorage, bracing duct and pipes.
    - Plant Drain Pump Station: Adding equipment anchorage.
    - Oil Storage House: The task under this project will include adding anchorage and removing and infilling access door.
    - Gravity Thickener Sludge Pump Building: Replacing damaged plywood, complete nailing, and adding wall anchorage.

4. *Water-Treatment Plant*

Information from the Grants Pass Water-Treatment Plant Facility Plan Update [7] adopted in February 2014, is detailed below:

The Water Treatment Plant (WTP), located at 821 Southeast "M" Street, was originally built in 1931 and has undergone several upgrades and expansions to serve a growing population and to meet more stringent treatment standards. Capacity upgrades were completed in 1950, 1961, and 1983. The plant's current hydraulic capacity is approximately 20 million gallons a day (mgd).

Several structures at the WTP continue to show increasing signs of deterioration as many parts of the WTP have reached or exceeded their expected service life. The deterioration includes:

- Exposed rebar and concrete failure in sections of the clearwell.
- Spalling and cracking concrete in older primary process components of the WTP.
- Failure of submerged structural elements.

All of these elements are critical in supplying a reliable quantity and quality of drinking water to the citizens of Grants Pass.

A seismic and structural review of the Grants Pass WTP was completed in 2011 in response to the observed structural deteriorations. The review concluded that the WTP is at a high seismic risk and is susceptible to collapse in a strong earthquake.

In February 2013, the Oregon Resilience Plan (OR Plan) was completed, highlighting the real risk of a major Cascadia Subduction Zone earthquake with a magnitude of 9.0. One of the key recommendations of the OR Plan is the completion of comprehensive assessment and mitigation plans for critical water system infrastructure. For the City of Grants Pass, the WTP, as the City's sole source of water supply with no emergency backup, is the most critical facility in the water system. The age and condition of the WTP, as described in the Grants Pass Water Treatment Plant Facility Plan Update, emphasizes how vulnerable this facility is to catastrophic damage in a major earthquake.

Given the condition of the present WTP facility, the recommendations of the Grants Pass Water-Treatment Plant Facility Plan Update are to build a new WTP. [8]

5. *Storm Water*

As detailed in the pending Grants Pass Stormwater Master Plan, being considered by the City Council, the following projects are identified in the Capital Improvement Plan:

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[7] Grants Pass Water Treatment Plant Facility Plan Update, January 2014, Executive Summary

[8] Ibid, p ES4

- **Priority 1A Project G-1 5th Street, 6th Street.** [9]The improvement needed is upsizing the pipes along 5th Street as shown below and upsizing the outfall on 6th Street to 18 inches.
  South of G Street H Street 18-inch
  H Street South of J Street 24-inch
  South of J Street South of L Street 27-inch
  South of L Street M Street 30-inch
  M Street River 36-inch

- **Priority 1A Project G-6 Hilcrest Drive, 6th Street, 7th Street.** [10]The improvement needed is upsizing and regrading the line along Hilcrest from 6th Street to Hawthorne Ave, upsizing and regrading the 6th Street crossing to 42-inch, upsizing and regrading the line north along 7th Street to 27-inch, upsizing the segment just downstream of the 'Y' on 7th Street to 21-inch, and adjusting the pond outfall behind the trailer park by adding an additional 24-inch outlet pipe.

- **Priority 1B Project SJ-1 F Street.** [11]This improvement needed consists of upsizing the two pipe segments behind Walmart along F Street to 33-inch and regrading. The next segment downstream should be replaced with a smooth pipe and regraded. The remaining pipes up to Beacon Drive should be upsized to 42-inch and regraded. Continuing south on Beacon, the next segment should be upsized to 42-inch, and the next segment should be regraded to match other proposed improvements. The line continuing west beside the railroad tracks should be converted to an overflow pipe, with a new diversion structure that will send the majority of the flows south through other proposed improvements. Another portion of this improvement is a new flow division structure and 24-inch spill pipe along Agness Avenue from F Street to the existing line. A new 24-inch overflow pipe should be installed on the eastern end of F, connecting the end of the upstream end of the line to the creek.

- **Priority 1B Project SJ-8- Spill Northwest of I-5 and Hilcrest Drive to 7th Street.**[12]
  This improvement needed consists of surveying the spill northwest of I-5 and Hilcrest Drive all the way to Hilcrest Drive. During field investigations the spill was completely inundated with blackberries, so it could not be accessed, so the best available records were used to determine what was there. After a survey, the model should be reassessed to determine what, if any, changes would improve spill. The pipe downstream crossing Hilcrest Drive should be upsized to a 21-inch pipe and regraded. The next segment down Hillcrest Drive to the west, should be upsize to 21-

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[9] Grants Pass Stormwater Master Plan, February 2016, P62

[10] Ibid, p63

[11] Ibid, p67

[12] Ibid, p68

inch, followed by two segments continuing west, then North, should be upsized to 27-inch.

6. Sewer

The Grants Pass Industrial Area is located entirely within the Grants Pass Interceptor Sewer Basin. As described in the pending City of Grants Pass Wastewater Collection Master Plan, that is being considered by the City Council. The following projects indicate deficiencies in the URA:

- **5.5.2.14 Project 14 – NE 7th Street[13]**

Portions of the existing trunk sewer that runs along NE 7th Street, south of A Street, are capacity deficient which results in surcharging above the planning criteria during build-out Peak Wet Weather Flow (PWWF). This deficiency is a Long-Term period issue that should be address when development occurs upstream and the flows are augmenting.
Project 14 consists of replacing the existing 1,531 feet of 12-inch with an 18-inch pipeline along NE 7th Street between NE F Street and NE A Street. For the improvements located along NE 7th Street between NE A Street and the train tracks, the d/D (pipe diameter) criteria for the 18-inch improvement is exceeded in some locations. This is mainly due to the existing low pipe slopes in these areas. During design of the improvements, it will be important to maximize pipe slopes in this area to minimize d/D values.

- ***5.4.1.3.1. Spalding Area[14]***

This area is located in the east of the City's conveyance system, just north of the Rogue River. Carollo, the consulting engineer on the City of Grants Pass Wastewater Collection Master Plan, completed a technical memorandum in 2015 to provide an opinion of the capital cost to provide wastewater service to the Spalding industrial area. This analysis confirmed that a pump station located approximately west of Jones Creek on the eastern edge of the Urban Growth Boundary (UGB) and a force main are needed to convey flows from the Spalding industrial area to the existing sewer in Portola Drive. Appendix G to the Grants Pass Wastewater Collection System Master Plan is a technical memorandum detailing the analysis performed by Carollo in 2015 for the Spalding Area.
Due to the expected partial development of this area in the short-term planning period (2025), the proposed pump station will need to be constructed before 2025 when the area is scheduled to start developing. However, the infrastructure will be sized to handle projected build-out 2035 PWWFs. High-level planning analysis revealed that the estimated build-out. Average Dry Weather Flow (ADWF) is 55 gallon per minute (gpm), while the projected PWWF is 110 gpm under build-out conditions.

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[13] Grants Pass Wastewater Collection System Master Plan, p5-26

[14] Ibid, p5-8

- ***5.4.1.3.1. South Highway***[15]

This growth area is located south of the Redwood Highway. Most of the area is planned to connect to the sewer pipe located along Willow Lane. Eight-inch gravity pipes are recommended to collect flows in this area. This improvement will trigger required capacity upgrades to the Darneille pump station (4.2.6.5 below)

- ***5.4.1.3.1. North I-5***[16]

The growth area located north of I-5 is challenging to connect to the existing system for several reasons:

1. Growth occurs on the other side of the highway from where the existing piping system is located.
2. Topology in the area varies significantly. Highway crossings and a new pump station are recommended to connect these areas to the existing collection system. Figure 5.5 illustrates the proposed infrastructures. Due to the cost and complexity of crossing I-5, it is recommended that a large diameter crossing be constructed to tie into the existing system. Three crossings are proposed in order to route all the flow from these to the existing system:
    - At the intersection of Highland Avenue with I-5,
    - Across I-5 at the latitude of Cherokee Ln dead-end, and
    - At the intersection of Heidi Lane with I-5.

A typical Jack and Bore is the recommended technology to cross I-5. Jack and Bore is a trenchless method of horizontal boring construction. Pipe ramming can also be considered, but is not recommended due to potential impacts of vibration on the highway during construction.

A new pump station is necessary to capture flows coming from the north-west, as the slope gradient in this area is towards the west, and the flow needs to be routed to the east to the existing system. High-level planning analysis was performed to size both pump station and force main. The new pump station and force main will need to be able to handle projected build-out flows from this area. Build-out ADWF for the area is estimated at 35 gpm, while the projected PWWF is 95 gpm.

- **5.4.1.4 Short-Term Planning Period (Year 2025)**[17]

The 2025 system analysis was performed in a similar manner to the existing system analysis.

The Short-Term scenario evaluated whether or not the sewers are adequately sized to convey the 2025 PWWFs. The additional projected flows from the future 2025 development intensify the capacity issue, exacerbating the existing deficiency. The additional pockets of deficiencies are located in basins A, V, F, H, T; and J.
Deficiencies observed in Basin A are mostly due to the fact that the Webster No. 1 Pump

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[15] Ibid, p5-8

[16] Ibid, p5-11

[17] Ibid, p5-11

Station becomes capacity deficient and the flow that this pump station cannot handle backs up in the system upstream causing the Hydraulic Grade Line (HGL) to raise above the recommended criteria. The additional deficiencies located in Basin J are mainly due to the connection of part of the Spalding industrial area to the existing collection system.

- **5.4.1.5 Long-Term Planning Period (Year 2035)**[18]

The 2035 system analysis was performed in a similar manner to the existing and 2025 system analyses. The purpose of the 2035 system evaluation is to verify that the existing system improvements were appropriately sized to convey build out PWWFs, and to identify the locations of sewers that are adequately sized to convey existing PWWFs, but cannot convey build out PWWFs. It is to be noted that it is assumed that the study area will be completely build-out in 2035. At build out, the City's wastewater flows are expected to almost double compared to existing conditions. As such, there are some areas of the existing collection system that cannot convey the build out PWWF without flows backing up above allowable levels. The observed additional deficiencies in 2035 are located in the same basins as the existing and 2025 deficient spots. The deficiencies worsen due to additional flows in the system and the connection of all growth areas in the upstream of the collection system. No new area is flagged under build-out conditions.

Pipe Replacement recommendations[19]:

- **Project 3 – NW Midland Avenue** – Along Midland Avenue between NW 6th Street and NW Washington Boulevard (portions in URA).

5.5.2.3 Project 3 – NW Midland Avenue

The existing interceptors that run along NE 7th Street and NE 6th Street shows surcharging above the performance criteria and lacks the hydraulic capacity to convey modeled peak flows. Field observations collected by City maintenance staff showed that the existing sewers on NE 6th Street and NE 7th Street surcharge in the manholes during high flows, which confirms the results obtained using hydraulic modeling.

- **Project 4 – NE A Street** – Along NE A Street between NE 7th Street and NE 7^{9h} Street (portions in URA).

5.5.2.4 Project 4 – NE A Street

The existing trunk sewer that runs along NE A Street, between NE 7th Street and NE 9th Street, is flagged as capacity deficient in the hydraulic model starting under existing conditions, which results in surcharging above the planning criteria during PWWF.

Project 4 consists of replacing approximately 844 feet of existing 12-inch pipe with a new 18-inch pipeline. Resolving the surcharging issue in this segment along NE A Street removes the flow bottlenecking issue in this trunk, resulting in higher peak flows through the NE 7th Street interceptor. Therefore, it will be strategic to coordinate construction of the NE A Street

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[18] Ibid, p5-13

[19] Ibid, p5-21

improvements with the NE 7th Street interceptor improvements (see Project 14 – NE 7th Street) to ensure sufficient downstream capacity in the system to convey design peak flows.

- **Project 14 – NE 7th Street** – Along NE 7 Street between NE A Street and NW F Street.

5.5.2.14 Project 14 – NE 7th Street

Portions of the existing trunk sewer that runs along NE 7th Street, south of A Street, are capacity deficient which results in surcharging above the planning criteria during build-out PWWF. This deficiency is a Long-Term period issue that should be address when development occurs upstream and the flows are augmenting.

Project 14 consists of replacing the existing 1,531 feet of 12-inch with an 18-inch pipeline along NE 7th Street between NE F Street and NE A Street.
For the improvements located along NE 7th Street between NE A Street and the train tracks, the d/D criteria for the 18-inch improvement is exceeded in some locations. This is mainly due to the existing low pipe slopes in these areas. During design of the improvements, it will be important to maximize pipe slopes in this area to minimize d/D values.

- **Project 17 – NW Morgan Land** – Along Morgan Lane between NW 6th Street and NW Washington Boulevard. (portions in URA)

5.5.2.17 Project 17 – NW Morgan Lane

Flows from part of the North I-5 area (wastewater basin GG on Figure 4.2) is planned to be connected to the NE 6th Street trunk, significantly increasing future flows in this collector. Project 17 consists of constructing 208-feet of new 8-inch sewer between manholes G113 and G58.This improvement is located along NW Morgan Lane. This project consists of creating a new diversion from NE 6th Street to NW Washington Boulevard to relieve both NE 6th Street and NE 7th Street, and free capacity in the NE 6th Street sewer trunk.

- **4.2.6.5 Darneille Pump Station**[20]

The Darneille Pump Station is the largest of the City's pump stations. It receives flows from the southwest portion of the City as well as some areas outside the UGB, within thecounty abutting the service line. The total existing capacity of this pump station is 4,380 gpm (6.3 mgd) and the firm capacity is 2,920 gpm (4.2 mgd). The station is a wet pit/dry pit type station with above-grade electrical panels, generator, and chemical feed system (similar to the Redwood Pump Station). Darneille has adequate capacity to convey both the inflow to Darneille and the inflow from the Redwood force main. However, when flows exceed the Darneille pumping capacity and the upstream diversion is used, the operation of the pump stations essentially creates a circular pumping pattern from Redwood, to the diversion upstream of the Darneille wet well, and back to the Redwood Pump Station. This circular pumping scenario employs the available storage in the 24-inch interceptor, which has a limited volume. When the interceptor volume is consumed, capacity-related Sanitary Sewer Overflows (SSOs) frequently occur at the Redwood Pump Station.

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[20] Ibid, p4-12

7. Parks and Open Space

The URA contains Riverside Park, portions of the West Park Street Trail, the Fairgrounds and the Skate Park within its boundaries. The Capital Improvement project listed in the Grants Pass Comprehensive Park and Recreation Master Plan is:

Riverside Park: Add sport court, develop pedestrian/bicycle entry at 6th Street, Move disc golf, improve restrooms.

C. Social Conditions

Social conditions are summarized with data from the US Census Bureau. The geographies used by the Census Bureau to summarize data do not strictly conform to the boundary of the URA. Therefore, the Census Bureau geographies that most closely align with the Urban Renewal Area boundary are used. Within the URA, there are 142 tax lots shown as residential use. According to the US Census Bureau, ACS 2009-2013, this area is part of Census Tract 3605, 3606, 3607.01, 3606.02, and 3611 and includes blocks 1, 2, 3, 4, and 5. In these blocks, there were 8,951 residents. In these census blocks, 87% of the residents are white.

Table 5 – Race in the URA

Race	Number	Percent
White Alone	7,746	87%
Black or African American Alone	43	0%
American Indian and Alaska Native Alone	369	4%
Asian Alone	15	0%
Native Hawaiian and Other Pacific Islander Alone	8	0%
Some Other Race Alone	443	5%
Two or More races	327	4%
Total	**8,951**	**100%**

Source: Social Explorer, American Community Survey 2010-2014 5-Year Estimates

The largest percentage of residents is between 35-44 years of age (12%), with 83% under 65 years of age.

Table 6 – Age in the URA

Age	Number	Percent
Under 5 Years	834	9%
5 to 9 Years	657	7%
10 to 14 Years	760	8%
15 to 17 Years	348	4%
18 to 24 Years	931	10%
25 to 34 Years	1,006	11%
35 to 44 Years	1,032	12%
45 to 54 Years	971	11%
55 to 64 Years	949	11%
65 to 74 Years	790	9%
75 to 84 Years	317	4%
85 Years and over	356	4%
Total	**8,951**	**100%**

Source: Social Explorer, American Community Survey 2010-2014 5-Year Estimates

14% of residents have earned a bachelor's degree or higher, another 42% have some college education without a degree, and 90% of the residents have graduated from high school.

Table 7 – Educational Attainment in the URA

Educational Attainment	Number	Percent
Less Than High School	566	10%
High School Graduate (includes equivalency)	1,820	34%
Some college	2,276	42%
Bachelor's degree	561	10%
Master's degree	156	3%
Professional school degree	29	1%
Doctorate degree	13	0%
Total	**5,421**	**100%**

Source: Social Explorer, American Community Survey 2010-2014 5-Year Estimates

The majority of residents (73 percent) travel less than 19 minutes to work, including those who worked at home.

Table 8 – Travel Time to Work in the URA

Travel Time to Work	Number	Percent
Less than 10 minutes	1,022	35%
10 to 19 minutes	1,109	38%
20 to 29 minutes	152	5%
30 to 39 minutes	352	12%
40 to 59 minutes	87	3%
60 to 89 minutes	77	3%
90 or More minutes	37	1%
Worked at home	68	2%
Total	**2,904**	**100%**

Source: Social Explorer, American Community Survey 2010-2014 5-Year Estimates

The majority of residents (85 percent) drove alone to work.

Table 9 – Mode of Transportation to Work in the URA

Means of Transportation to Work	Number	Percent
Drove Alone	2,465	85%
Carpooled	166	6%
Public transportation (Includes Taxicab)	43	1%
Motorcycle	0	0%
Bicycle	3	0%
Walked	103	4%
Other means	56	2%
Worked at home	68	2%
Total	**2,904**	**100%**

Source: Social Explorer, American Community Survey 2010-2014 5-Year Estimates

D. Economic Conditions

1. Taxable Value of Property within the URA

The estimated total assessed value of the URA from the FY 2015/16 Josephine County tax rolls, including all real, personal, personal manufactured, and utility properties, is estimated to be $505,646,097.

2. Building to Land Value Ratio

An analysis of property values can be used to evaluate the economic condition of real estate investments in a given area. The relationship of a property's improvement value (the value of buildings and other improvements to the property) to its land value is generally an accurate indicator of the condition of real estate investments. This relationship is referred to as the "Improvement to Land Value Ratio," or "I:L." The values used are real market values. In urban renewal areas, the I:L is often used to measure the intensity of development or the extent to which an area has achieved its short- and long-term development objectives.

Table 4 below shows the improvement to land ratios for properties within Grants Pass. Exempt properties account for 4% of the total, 23% have no improvements at all. The majority of parcels in the URA (52% of the acreage) has I:L ratios of less than 1.0. In other words, the improvements on these properties are worth less than the land they sit on. ECONorthwest identifies a target I:L ratio of 2-3.0:1 for properties in this URA. Commercial properties would be in the 3:1 range while industrial properties may be in the 2:1 range. Only 182 parcels in the area, including 20% of the acreage have I:L ratios of 3.0 or more in FY 2015-16.

Table 10 – I:L Ratio of Parcels in the URA

Improvement/Land Ratio	Parcels	Acres	Percent of Acres
Exempt	12	46.11	3.82%
No Improvement Value	234	276.06	22.86%
0.01-0.50	293	226.45	18.75%
0.51-1.00	175	127.42	10.55%
1.01-1.50	128	123.42	10.22%
1.51-2.00	99	78.14	6.47%
2.01-2.50	79	69.32	5.74%
2.51-3.00	43	20.42	1.69%
3.01-4.00	76	74.58	6.17%
> 4.00	106	165.87	13.73%
Total	**1245**	**1207.79**	**100.00%**

Source: Information from Grants Pass GIS

Calculated by ECONorthwest with source data from Josephine County Office of Assessment and Taxation

E. Impact on Municipal Services

The fiscal impact of tax increment financing on taxing districts that levy taxes within the URA (affected taxing districts) is described in Section IX Impact of Tax Increment Financing of this Report. This subsection discusses the fiscal impacts resulting from potential increases in demand for municipal services.

The projects being considered for future use of urban renewal are utility and transportation projects and projects to help encourage development in the URA. Future development is constrained until these facilities are upgraded. The use of urban renewal funding for these projects allows the City to match other funding sources to actually construct the improvements. It also allows the City to tap a different funding source besides the City of Grants Pass's general fund, and the City's system development charges (SDC) to make these improvements.

It is anticipated that these improvements will catalyze development on the undeveloped and underdeveloped parcels. This development would not occur if the infrastructure is not upgraded. This development will require city services. However, since the property is within the city limits, the city has anticipated the need to provide infrastructure to the URA. As the development will be new construction or redevelopment, it will be up to current building code and will aid in any fire protection needs. An upgraded transportation system will also assist in fire prevention to the URA.

The financial impacts from tax increment collections will be countered by providing future jobs to the Grants Pass area and, in the future, placing property back on the property tax rolls with future increased tax bases for all taxing jurisdictions.

III. REASONS FOR SELECTION OF EACH URBAN RENEWAL AREA IN THE PLAN

The reason for selecting the URA is to provide the ability to fund improvements necessary to cure blight within the URA.

IV. THE RELATIONSHIP BETWEEN URBAN RENEWAL PROJECTS AND THE EXISTING CONDITIONS IN THE URBAN RENEWAL AREA

The projects identified for the URA are described below, including how they relate to the existing conditions in the URA.

A. Projects

1. Sewer Plant

This project would support the $20,000,000 water restoration plant expansion. This project benefits the entire city with only 18% of the city acreage being included in the URA. The maximum amount of urban renewal resources that could be directed to this project would be 18% of the project cost.

Existing Conditions:

The following upgrades are needed in the water restoration plant: raw sewage pump station, screening system, grit removal system, activated sludge system, ultraviolet disinfection, gravity thickeners, waste activated sludge diversion pipeline and mixing upgrades, and seismic upgrades.

2. Water Plant

This project would support the $56 million project of replacing the water treatment plant. Only 18% of the benefiting properties are located within the URA so the maximum amount of urban renewal resources that could be directed to this project would be that percentage of the total cost.

Existing Conditions:

There is deterioration in the water treatment plant (WTP) including exposed rebar and concrete failure in sections of the clearwell, spalling and cracking concrete in older primary process components of the WTP, and failure of submerged structural elements. The WTP is also at high seismic risk and is susceptible to collapse in a strong earthquake.

3. North end improvements

Water, sewer, and transportation improvements are needed in the NW Industrial area prior to further development in the area. The estimated costs identified in the various capital improvement plans total $16 million dollars. Proposed agency participation at 25% could open this industrial area for development and expansion.

Existing Conditions:

There are deficiencies in the infrastructure to serve this area. Specifically water, sewer, and transportation improvements are needed prior to further development.

4. Water, Sewer, Transportation (SE Industrial)

The area around the Spalding Industrial Park needs infrastructure to adequately function as an industrial area. On the east side of Jones Creek, the topology will require a sewer lift station in order to provide sewer services. Water fire flow requirements will require a new reservoir and a booster station. Development costs for Sewer ($8.2 million), Water ($8.3 million) and Transportation ($3.5 million) will exceed $19 million. Assistance from the urban renewal agency or another source will be required to make development of this area feasible. Proposed agency participation at 25% could open this industrial area for development and expansion.

Existing Conditions:

There are deficiencies in the infrastructure to serve the Spalding Industrial Area. A new lift station is required as well as new reservoir and booster station. The transportation system will also need to be upgraded to allow for full development.

5. North 6th and 7th Street corridor

The north entry way to the City comes down 6th and 7th streets. Visitor's first impressions of Grants Pass are made as they come into the City through this area. There is a need for façade improvements, landscaping, and improvements that would visually enhance this corridor and add to the appeal of downtown and the City.

Existing Conditions:

There are buildings along this corridor that are in disrepair or could benefit from façade improvements. There are also needs for landscaping improvements to make the corridor more visually appealing for visitors to Grants Pass. There is no existing funding source to assist in these improvements.

6. Blighted building removal and/or replacement

There are several blighted buildings (South Y area and F St. & 9th) that are prime real estate opportunities being underutilized. The removal and restructuring of some key development areas would attract new investment in the community. Incentives could influence the property owner's future development.

Existing Conditions:

There are several blighted buildings (South Y area and F St. & 9th) that are prime real estate opportunities being underutilized. There is no existing funding source to assist in these improvements.

7. Southern section of NW industrial area

Water, sewer, and transportation improvements are needed in the southerly end of this industrial area prior to further development. The estimated costs identified in the various capital improvement plans total $13 million dollars. Proposed agency participation at 25% could open this industrial area for development and expansion.

Existing Conditions:

There are parcels in this area that are undeveloped or underdeveloped and require infrastructure improvements to allow for further development.

8. Infrastructure - Vine Street - water, sewer, transportation

Water, sewer, and transportation improvements are needed in the Vine Street area in order to support further development. The estimated costs identified in the various capital improvement plans total $2.3 million dollars. Proposed agency participation at 25% could open this industrial area for development and expansion.

Existing Conditions:

There are deficiencies in the infrastructure to serve the Vine Street area. The water, sewer, and transportation system will need to be upgraded to allow for full development of the area.

9. Building Rehabilitation Program

This project would focus on rehabilitating unsightly or uninhabitable buildings. The program could be set up as a low or no-interest loan program, or it could include grant elements. The purpose would be to encourage private investments improving façade and storefronts, interior building improvements, and perhaps the associated public infrastructure and access spaces connected to the buildings.

Existing Conditions:

There are buildings in need of upgrading throughout the URA. There is presently no funding source for these improvements.

10. Business Incubator/Maker's Space

This project would support a business incubator where small businesses could have access to resources that would assist them in developing their business plan. The incubator would serve as a catalyst for starting new businesses. Partnering with the local schools, the community college and the Small Business Development Center (SBDC) would likely improve business successes.

Existing Conditions:

Grants Pass does not have a business incubator/Maker's Space to help facilitate the growth of new businesses.

11. Convention Center

This project could explore a partnership with a developer or major hotel chain to locate a convention center in Grants Pass.

Existing Conditions:

There is no Convention Center in Grants Pass.

12. Town Center Plaza

This has been identified as an area that needs improvement. Though there are some successful retail outlets in the plaza, the potential exceeds what is currently there. Retail construction costs are estimated at $140/per square foot. Incentives provided by the agency could influence the property owner's future development of this site.

Existing Conditions:

The buildings and surrounding parking are not consistent in quality with the balance of the historical district. The area needs additional resources to help facilitate redevelopment.

13. Riverside Park

This would add amenities to Riverside Park. It could include an amphitheater, stage area, restrooms, spray park, meeting space and other features that could improve the park, benefiting citizens and attracting more visitors to the park and Grants Pass.

Existing Conditions:

The Parks Master Plan has identified specific projects in their Capital Improvement Plan. There are desires for uses at the park that could be addressed by having an additional funding source for adding new amenities. There is a need for additional restrooms at Riverside Park. It is the prime location for events in Grants Pass and needs to be able to accommodate a large number of visitors. There are presently 8 male and 10 female bathrooms and the need for additional facilities has been identified in the Parks master plan. There isn't a facility like a Splash Park anywhere in Grants Pass and Riverside park would be an excellent location for this kind of facility.

14. Underdeveloped land

There are properties included within the URA that are being underutilized. Higher and better uses, including business park use, lodging, commercial uses and/or uses consistent with current zoning would benefit the City, its residents and its visitors. The agency could participate in planning, development, and installing of public infrastructure to improve these areas. Priority properties would be along 6th Street, Redwood Highway, and along the riverfront.

Existing Conditions:

There are properties included within the URA that are being underutilized. The I:L chart in this document indicates that 73% of the properties do not meet the threshold for a healthy development of the area.

15. Study Streetscape/Streetscape Implementation

Aesthetic improvements to the streetscape in the Southeast Industrial Area.

Existing Conditions:

There are no streetscape improvements in the Southeast Industrial Area. These improvements can improve the image of the area and of the City.

B. Debt Service and Administration

This project will allow for the repayment of costs associated with the implementation of the Grants Pass Urban Renewal Plan. It also includes ongoing administration and any financing costs associated with issuing long- and short-term debt, relocation costs and other administrative costs.

Existing Conditions:

As there is currently no urban renewal program, therefore these needs do not exist.

V. THE ESTIMATED TOTAL COST OF EACH PROJECT AND THE SOURCES OF MONEYS TO PAY SUCH COSTS

The costs of the projects are shown in Table 11. The sources of funds in the project costs column are a combination of tax increment funds and other funds. There will be other funding sources sought to leverage urban renewal funds. These sources include City of Grants Pass general funds, system development funds, state funding, or other sources of funding the City may identify, including private developer contributions.

The allocations are the best estimates of expenditures at the time of preparation of the urban renewal plan. The Agency will be able to review and update the allocations on an annual basis when they prepare the annual budget. Nominal dollars are year of expenditure dollars, adjusted by 3% annually to account for inflation.

Funding for the Sewer Plant and Water Plant are shown as allocations to debt service on Table 15. These projects may be started earlier than there is funding through urban renewal, but urban renewal may pick up their share of the project funding by contributing to debt service in the future.

Table 11 – Projects to be Completed Using Urban Renewal Area Funds

Projects	Project Costs	
	2016 Dollars	Constant Dollars
Sewer Plant Loan	shown in debt service 18% of cost	
Water Plant Loan	shown in debt service 18% of cost	
Water, Sewer, Transportation (SE Industrial)	$5,000,000	$5,304,500
Infrastructure - Vine Street - water, sewer, transportation	$575,000	$610,000
Building Rehab Program	$2,000,000	$2,244,700
North 6th and 7th Street Corridor	$4,000,000	$4,776,400
North end improvements	$4,000,000	$5,219,200
Southern end of NW Industrial Area	$3,250,000	$4,240,600
Blighted building removal and/or replacement	$250,000	$465,100
Business Incubator / Maker's Space	$3,150,000	$5,859,900
Riverside Park: bathrooms, splash park and other amenities	$1,700,000	$3,162,500
Town Center Plaza	$1,000,000	$1,860,300
Underdeveloped land	$6,000,000	$11,161,800
Streetscape Study/Implementation: SE Industrial Area	$150,000	$279,000
Convention Center	$18,000,000	$37,688,400
URA Administration	$1,421,584	$2,401,260
Finance Fees	$483,095	$731,000
Total	**$50,979,679**	**$86,004,660**

Source: City of Grants Pass, ECONorthwest forecasts

VI. THE ANTICIPATED COMPLETION DATE FOR EACH PROJECT

The schedule for construction of infrastructure projects will be based on the availability of funding and the specific infrastructure needs from proposed new development. The projects will be ongoing and will be completed as directed by the Agency.

Projected project dates are in Table 12. The Agency may change the completion dates in their annual budgeting process or as project decisions are made in administering the urban renewal plan. The first year of tax increment collections is FY 2017/18. The final year of tax increment collections is anticipated to be FYE 2047.

Table 12 – Projects and Costs in Year of Expenditure Dollars

PROJECT FUND	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27
Resources										
Beginning Fund Balance	$0	$211,650	$172,606	$15,842	$48,333	$298,562	$934,371	$1,802,497	$0	$0
Pay-as-you-Go (Transfer from TIF Fund)	$305,050	$276,798	$450,173	$658,512	$472,687	$695,816	$926,754	$583,190	$67,200	$69,200
Bond/Loan Proceeds	$6,500,000	$0	$0	$0	$5,000,000	$0	$0	$7,260,301	$0	$0
Interest Earnings	$0	$1,058	$863	$79	$242	$1,493	$4,672	$9,012	$0	$0
Total Resources	**$6,805,050**	**$489,506**	**$623,642**	**$674,433**	**$5,521,262**	**$995,871**	**$1,865,797**	**$9,655,000**	**$67,200**	**$69,200**
Expenditures (nominal $)										
Water, Sewer, Transportation (SE Industrial)	-$5,304,500									
Infrastructure: Vine Street: water, sewer, transpo	-$610,000									
Building Rehab Program	-$530,500	-$273,200	-$562,800	-$579,700	-$298,500					
North 6th and 7th Street Corridor					-$4,776,400					
North End Improvements								-$5,219,200		
Southern Section of NW Industrial Area								-$4,240,600		
Blighted Building Removal and/or Replacement										
Business Incubator / Maker's Space										
Riverside Park										
Town Center Plaza										
Underdeveloped Land										
Streetscape Study/Implementation										
Convention Center										
Admin	-$42,400	-$43,700	-$45,000	-$46,400	-$47,800	-$61,500	-$63,300	-$65,200	-$67,200	-$69,200
Finance Fees	-$106,000				-$100,000			-$130,000		
Total Expenditures	**-$6,593,400**	**-$316,900**	**-$607,800**	**-$626,100**	**-$5,222,700**	**-$61,500**	**-$63,300**	**-$9,655,000**	**-$67,200**	**-$69,200**
Ending Fund Balance	**$211,650**	**$172,606**	**$15,842**	**$48,333**	**$298,562**	**$934,371**	**$1,802,497**	**$0**	**$0**	**$0**

Source: ECONorthwest

Table 12 – Projects and Costs in Year of Expenditure Dollars, page 2

PROJECT FUND	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36	2036-37	2037-38
Resources											
Beginning Fund Balance	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$20,840
Pay-as-you-Go (Transfer from TIF Fund)	$71,300	$73,400	$75,600	$77,900	$80,200	$82,600	$85,100	$87,700	$90,300	$3,238,440	$2,976,521
Bond/Loan Proceeds	$0	$0	$0	$0	$0	$0	$0	$0	$0	$19,850,000	
Interest Earnings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$104
Total Resources	**$71,300**	**$73,400**	**$75,600**	**$77,900**	**$80,200**	**$82,600**	**$85,100**	**$87,700**	**$90,300**	**$23,088,440**	**$2,997,465**
Expenditures (nominal $)											
Water, Sewer, Transportation (SE Industrial)											
Infrastructure: Vine Street: water, sewer, transpo											
Building Rehab Program											
North 6th and 7th Street Corridor											
North End Improvements											
Southern Section of NW Industrial Area											
Blighted Building Removal and/or Replacement										-$465,100	
Business Incubator / Maker's Space										-$5,859,900	
Riverside Park										-$3,162,500	
Town Center Plaza										-$1,860,300	
Underdeveloped Land										-$11,161,800	
Streetscape Study/Implementation										-$279,000	
Convention Center											
Admin	-$71,300	-$73,400	-$75,600	-$77,900	-$80,200	-$82,600	-$85,100	-$87,700	-$90,300	-$93,000	-$95,800
Finance Fees										-$186,000	
Total Expenditures	**-$71,300**	**-$73,400**	**-$75,600**	**-$77,900**	**-$80,200**	**-$82,600**	**-$85,100**	**-$87,700**	**-$90,300**	**-$23,067,600**	**-$95,800**
Ending Fund Balance	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$20,840**	**$2,901,665**

Source: ECONorthwest

Table 12 – Projects and Costs in Year of Expenditure Dollars, page 3

PROJECT FUND	2038-39	2039-40	2040-41	2041-42	2042-43	2043-44	2044-45	2045-46	2046-47
Resources									
Beginning Fund Balance	$2,901,665	$6,702,472	$10,919,827	$100	$101	$102	$103	$104	$105
Pay-as-you-Go (Transfer from TIF Fund)	$3,884,999	$4,285,443	$2,727,774	$97,000	$100,000	$103,000	$106,000	$109,200	$116,460
Bond/Loan Proceeds	$0	$0	$24,300,000	$0	$0	$0	$0	$0	$0
Interest Earnings	$14,508	$33,512	$54,599	$1	$1	$1	$1	$1	$1
Total Resources	**$6,801,172**	**$11,021,427**	**$38,002,200**	**$97,101**	**$100,102**	**$103,103**	**$106,104**	**$109,305**	**$116,566**
Expenditures (nominal $)									
Water, Sewer, Transportation (SE Industrial)									
Infrastructure: Vine Street: water, sewer, transp									
Building Rehab Program									
North 6th and 7th Street Corridor									
North End Improvements									
Southern Section of NW Industrial Area									
Blighted Building Removal and/or Replacement									
Business Incubator / Maker's Space									
Riverside Park									
Town Center Plaza									
Underdeveloped Land									
Streetscape Study/Implementation									
Convention Center			-$37,688,400						
Admin	-$98,700	-$101,600	-$104,700	-$97,000	-$100,000	-$103,000	-$106,000	-$109,200	-$116,460
Finance Fees			-$209,000						
Total Expenditures	**-$98,700**	**-$101,600**	**-$38,002,100**	**-$97,000**	**-$100,000**	**-$103,000**	**-$106,000**	**-$109,200**	**-$116,460**
Ending Fund Balance	**$6,702,472**	**$10,919,827**	**$100**	**$101**	**$102**	**$103**	**$104**	**$105**	**$106**

Source: ECONorthwest

VII. THE ESTIMATED AMOUNT OF TAX INCREMENT REVENUES REQUIRED AND THE ANTICIPATED YEAR IN WHICH INDEBTEDNESS WILL BE RETIRED

Table 15 shows the tax increment revenues, interest earnings, and their allocation to loan repayments, reimbursements, and debt service.

It is anticipated that all debt will be retired by FYE 2048 (any outstanding bonds will be defeased). The maximum indebtedness is $105,000,000 (one hundred and five million dollars).

The estimated total amount of tax increment revenues required to service the maximum indebtedness of $105 million is $137,207,115 and includes both tax increment revenues from permanent rate levies and division of tax revenues from the general obligation bond of the Three Rivers School District as explained in Section IX.

The interest rate for the loans and bonds are estimated at 5% with varying terms. Some loans are assumed to have a period of interest only payments. Some loans are assumed to have a period of up to three years for funds to be drawn down. With few exceptions, the assumed financing plan maintains a debt service coverage ratio of at least 1.25 x total annual debt service payments.

The time frame of urban renewal is not absolute; it may vary depending on the actual ability to meet the maximum indebtedness. If the economy is slower, it may take longer; if the economy is more robust than the projections, it may take a shorter time period. The Agency may decide to issue bonds or take on loans on a different schedule, and that will alter the financing assumptions. These assumptions show one scenario for financing and this scenario is financially feasible.

All property within the boundary options is located within tax code areas 01, 03, and 05, and therefore have somewhat different tax rates. Tax rate information was obtained from Josephine County Assessor. Details of the applicable tax rate are shown below in Exhibit 13. Some of these taxing districts also have rates for general obligation (GO) bonds. The majority of these bonds were approved after 2001, and Oregon statutes preclude new URAs from including GO bond rates for all bonds approved after 2001. The Three Rivers School District in Tax code Area 05, representing one quarter of one percent of the total assessed value of property within the proposed Area, has one bond that will expire in FYE 2021. More information o the impacts on bonds is found in Section IX.

Table 13 – Applicable Tax Rates, FY 2016/17

Taxing District	Rate
Josephine County	0.5867
City of Grants Pass	4.1335
4H Extension	0.0459
Grants Pass School District	4.5248
Rogue Community College	0.5128
Southern Oregon Education Service District	0.3524
Total	10.1561
Three Rivers School District	4.2677

Note: Some of the properties are in the three Rivers School District, which has a different property tax rate.

Calculating tax increment revenue is done by forecasting assessed value, based on assumed assessed value growth as described in Step 4, and then subtracting the initial assessed value (the frozen base) to determine the "excess value". Excess value is any assessed value above the frozen base. This excess value is multiplied by the applicable tax rate to determine the total amount of tax increment revenue. The "exception value" shown in Table 14 is that value that is new development or substantial rehabilitation that is above and beyond the 3% limitation. These are the estimates of building permits issued in the URA that have not yet gone on the property tax rolls. The real market value of these increased values was adjusted by the Josephine County Assessor' Change Property Ratio (CPR) for the different types of uses, industrial and commercial. Permit values are estimates and the assessor will determine the exact assessed values.

Table 14 - Permit Estimates of Exception Value

Permits	Commercial	Industrial	Total
2013	$500,000		$500,000
2014	$844,690		$844,690
2015	$38,727,168	$1,436,281	$40,163,449
Total	$40,071,858	$1,436,281	$41,508,139

Source: City of Grants Pass

Table 15 – Tax Increment Revenues and Allocations to Debt Service

TIF DEBT SERVICE FUND	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27
Resources										
Beginning Fund Balance	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
TIF for URA	$630,050	$798,375	$971,750	$1,180,089	$1,395,477	$1,618,606	$1,849,544	$2,088,565	$2,335,952	$2,591,996
Total Resources	**$630,050**	**$798,375**	**$971,750**	**$1,180,089**	**$1,395,477**	**$1,618,606**	**$1,849,544**	**$2,088,565**	**$2,335,952**	**$2,591,996**
Expenditures										
Debt Service										
New Loan FYE 2018	-$325,000	-$521,577	-$521,577	-$521,577	-$521,577	-$521,577	-$521,577	-$521,577	-$521,577	-$521,577
New Loan FYE 2022					-$401,213	-$401,213	-$401,213	-$401,213	-$401,213	-$401,213
New Loan FYE 2025								-$582,585	-$582,585	-$582,585
Sewer Plant Loan, FYE 2017									-$763,377	-$1,017,421
Water Plant Loan, FYE 2020									$0	$0
New Loan FYE 2037										
New Loan FYE 2041										
Etc										
Total Debt Service	**-$325,000**	**-$521,577**	**-$521,577**	**-$521,577**	**-$922,790**	**-$922,790**	**-$922,790**	**-$1,505,375**	**-$2,268,752**	**-$2,522,796**
Coverage Ratio	*1.94*	*1.53*	*1.86*	*2.26*	*1.51*	*1.75*	*2.00*	*1.39*	*1.03*	*1.03*
Transfer to Project Fund	-$305,050	-$276,798	-$450,173	-$658,512	-$472,687	-$695,816	-$926,754	-$583,190	-$67,200	-$69,200
Early Repayment of Principal	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Total Expenditures	**-$630,050**	**-$798,375**	**-$971,750**	**-$1,180,089**	**-$1,395,477**	**-$1,618,606**	**-$1,849,544**	**-$2,088,565**	**-$2,335,952**	**-$2,591,996**
Ending Fund Balance	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**

Source: ECONorthwest

Table 15 – Tax Increment Revenues and Allocations to Debt Service, page 2

TIF DEBT SERVICE FUND	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36	2036-37	2037-38
Resources											
Beginning Fund Balance	$0	$0	$0	$0	$0	$0	$0	$0	$0	$635,737	$0
TIF for URA	$2,857,003	$3,131,285	$3,415,168	$3,708,984	$4,013,085	$4,327,830	$4,653,590	$4,990,753	$5,339,716	$5,700,893	$6,074,711
Total Resources	**$2,857,003**	**$3,131,285**	**$3,415,168**	**$3,708,984**	**$4,013,085**	**$4,327,830**	**$4,653,590**	**$4,990,753**	**$5,339,716**	**$6,336,630**	**$6,074,711**
Expenditures											
Debt Service											
New Loan FYE 2018	-$521,577	-$521,577	-$521,577	-$521,577	-$521,577	-$521,577	-$521,577	-$521,577	-$521,577	-$521,577	-$521,577
New Loan FYE 2022	-$401,213	-$401,213	-$401,213	-$401,213	-$401,213	-$401,213	-$401,213	-$401,213	-$401,213	-$401,213	-$401,213
New Loan FYE 2025	-$582,585	-$582,585	-$582,585	-$582,585	-$582,585	-$582,585	-$582,585	-$582,585	-$582,585	-$582,585	-$582,585
Sewer Plant Loan, FYE 2017	-$1,280,328	-$1,552,510	-$726,364	$0	$0	$0	$0	$0	$0		
Water Plant Loan, FYE 2020	$0	$0	-$1,107,829	-$2,125,709	-$2,427,510	-$2,739,855	-$3,063,115	-$3,397,678	-$3,108,304		
New Loan FYE 2037										-$1,592,815	-$1,592,815
New Loan FYE 2041											
Etc											
Total Debt Service	**-$2,785,703**	**-$3,057,885**	**-$3,339,568**	**-$3,631,084**	**-$3,932,885**	**-$4,245,230**	**-$4,568,490**	**-$4,903,053**	**-$4,613,679**	**-$3,098,190**	**-$3,098,190**
Coverage Ratio	*1.03*	*1.02*	*1.02*	*1.02*	*1.02*	*1.02*	*1.02*	*1.02*	*1.16*	*1.84*	*1.96*
Transfer to Project Fund	-$71,300	-$73,400	-$75,600	-$77,900	-$80,200	-$82,600	-$85,100	-$87,700	-$90,300	-$3,238,440	-$2,976,521
Early Repayment of Principal	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Total Expenditures	**-$2,857,003**	**-$3,131,285**	**-$3,415,168**	**-$3,708,984**	**-$4,013,085**	**-$4,327,830**	**-$4,653,590**	**-$4,990,753**	**-$4,703,979**	**-$6,336,630**	**-$6,074,711**
Ending Fund Balance	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**

Source: ECONorthwest

Table 15 – Tax Increment Revenues and Allocations to Debt Service, page 3

TIF DEBT SERVICE FUND	2038-39	2039-40	2040-41	2041-42	2042-43	2043-44	2044-45	2045-46	2046-47
Resources									
Beginning Fund Balance	$0	$0	$0	$0	$0	$0	$0	$0	$0
TIF for URA	$6,461,612	$6,862,056	$7,276,513	$7,705,479	$8,149,457	$8,608,975	$9,084,576	$9,576,821	$9,808,204
Total Resources	**$6,461,612**	**$6,862,056**	**$7,276,513**	**$7,705,479**	**$8,149,457**	**$8,608,975**	**$9,084,576**	**$9,576,821**	**$9,808,204**
Expenditures									
Debt Service									
New Loan FYE 2018									
New Loan FYE 2022	-$401,213	-$401,213	-$401,213						
New Loan FYE 2025	-$582,585	-$582,585	-$582,585	-$582,585	-$582,585	-$582,585			
Sewer Plant Loan, FYE 2017									
Water Plant Loan, FYE 2020									
New Loan FYE 2037	-$1,592,815	-$1,592,815	-$1,592,815	-$1,592,815	-$1,592,815	-$1,592,815	-$1,592,815	-$1,592,815	-$1,592,815
New Loan FYE 2041			-$1,949,895	-$1,949,895	-$1,949,895	-$1,949,895	-$1,949,895	-$1,949,895	-$1,949,895
Etc	$0	$0	$0	$0	$0	$0	$0	$0	$0
Total Debt Service	**-$2,576,613**	**-$2,576,613**	**-$4,526,508**	**-$4,125,295**	**-$4,125,295**	**-$4,125,295**	**-$3,542,710**	**-$3,542,710**	**-$3,542,710**
Coverage Ratio	*2.51*	*2.66*	*1.61*	*1.87*	*1.98*	*2.09*	*2.56*	*2.70*	*2.77*
Transfer to Project Fund	-$3,884,999	-$4,285,443	-$2,727,774	-$97,000	-$100,000	-$103,000	-$106,000	-$109,200	-$116,460
Early Repayment of Principal	$0	$0	$0	$0	$0	$0	$0	$0	-$29,637,931
Total Expenditures	**-$6,461,612**	**-$6,862,056**	**-$7,254,282**	**-$4,222,295**	**-$4,225,295**	**-$4,228,295**	**-$3,648,710**	**-$3,651,910**	**-$33,297,101**
Ending Fund Balance	**$0**	**$0**	**$22,231**	**$3,505,526**	**$7,447,216**	**$11,865,132**	**$17,360,324**	**$23,372,037**	**$0**

Source: ECONorthwest

VIII. FINANCIAL ANALYSIS OF THE PLAN

The estimated tax increment revenues through FY 2046/47, as shown above, are based on projections of the assessed value of development within the URA and the total tax rate that will apply in the URA. The assumptions include new development projects, as identified by the City of Grants Pass and minimum growth rates of existing assessed value at 3.5% starting in FYE 2021 for real property, personal property, utility property, and for manufactured property. There is substantial acreage in the URA that is undeveloped where the full future development value will add to the incremental assessed value of the URA.

Table 16 shows the projected incremental assessed value, projected tax rates that would produce tax increment revenues, and the annual tax increment revenues (adjusted for under-collection, penalties, and interest). These projections of increment are the basis for the projections in Tables 12 and 15. The first year of tax increment collections is FY 2017/2018. Gross TIF is calculated by multiplying the tax rate times the excess value. The tax rate is per thousand dollars of value, so the calculation is "tax rate times excess value divided by one thousand". Adjustments are from undercollections and delinquencies. The tax rate includes permanent rates and the Three Rivers School District general obligation bond. In FYE 2022 the tax rate reduces, due to the expiration of the Three Rivers School District general obligation bond.

Table 16 – Projected Incremental Assessed Value, Tax Rates, and Tax Increment Revenues

FYE	Assessed Value	Frozen Base	Excess Value	Tax Rate	Gross TIF	Adjustments	Net TIF	Cumulative TIF
2018	$569,604,583	$505,646,097	$63,958,486	10.1556	$649,536	$19,486	$630,050	$630,050
2019	$586,692,721	$505,646,097	$81,046,624	10.1555	$823,067	$24,692	$798,375	$1,428,425
2020	$604,293,504	$505,646,097	$98,647,407	10.1554	$1,001,804	$30,054	$971,750	$2,400,175
2021	$625,443,776	$505,646,097	$119,797,679	10.1553	$1,216,586	$36,497	$1,180,089	$3,580,264
2022	$647,334,308	$505,646,097	$141,688,211	10.1535	$1,438,637	$43,160	$1,395,477	$4,975,741
2023	$669,991,009	$505,646,097	$164,344,912	10.1534	$1,668,666	$50,060	$1,618,606	$6,594,347
2024	$693,440,694	$505,646,097	$187,794,597	10.1534	$1,906,747	$57,203	$1,849,544	$8,443,891
2025	$717,711,120	$505,646,097	$212,065,023	10.1533	$2,153,160	$64,595	$2,088,565	$10,532,456
2026	$742,831,010	$505,646,097	$237,184,913	10.1533	$2,408,198	$72,246	$2,335,952	$12,868,408
2027	$768,830,096	$505,646,097	$263,183,999	10.1532	$2,672,161	$80,165	$2,591,996	$15,460,404
2028	$795,739,150	$505,646,097	$290,093,053	10.1532	$2,945,364	$88,361	$2,857,003	$18,317,407
2029	$823,590,020	$505,646,097	$317,943,923	10.1531	$3,228,129	$96,844	$3,131,285	$21,448,692
2030	$852,415,671	$505,646,097	$346,769,574	10.1531	$3,520,791	$105,623	$3,415,168	$24,863,860
2031	$882,250,220	$505,646,097	$376,604,123	10.1531	$3,823,695	$114,711	$3,708,984	$28,572,844
2032	$913,128,978	$505,646,097	$407,482,881	10.1531	$4,137,201	$124,116	$4,013,085	$32,585,929
2033	$945,088,492	$505,646,097	$439,442,395	10.1530	$4,461,680	$133,850	$4,327,830	$36,913,759
2034	$978,166,590	$505,646,097	$472,520,493	10.1530	$4,797,516	$143,926	$4,653,590	$41,567,349
2035	$1,012,402,421	$505,646,097	$506,756,324	10.1530	$5,145,106	$154,353	$4,990,753	$46,558,102
2036	$1,047,836,506	$505,646,097	$542,190,409	10.1530	$5,504,862	$165,146	$5,339,716	$51,897,818
2037	$1,084,510,783	$505,646,097	$578,864,686	10.1530	$5,877,209	$176,316	$5,700,893	$57,598,711
2038	$1,122,468,661	$505,646,097	$616,822,564	10.1530	$6,262,589	$187,878	$6,074,711	$63,673,422
2039	$1,161,755,066	$505,646,097	$656,108,969	10.1530	$6,661,456	$199,844	$6,461,612	$70,135,034
2040	$1,202,416,492	$505,646,097	$696,770,395	10.1530	$7,074,284	$212,228	$6,862,056	$76,997,090
2041	$1,244,501,069	$505,646,097	$738,854,972	10.1530	$7,501,560	$225,047	$7,276,513	$84,273,603
2042	$1,288,058,607	$505,646,097	$782,412,510	10.1529	$7,943,792	$238,313	$7,705,479	$91,979,082
2043	$1,333,140,660	$505,646,097	$827,494,563	10.1529	$8,401,502	$252,045	$8,149,457	$100,128,539
2044	$1,379,800,583	$505,646,097	$874,154,486	10.1529	$8,875,232	$266,257	$8,608,975	$108,737,514
2045	$1,428,093,603	$505,646,097	$922,447,506	10.1529	$9,365,542	$280,966	$9,084,576	$117,822,090
2046	$1,478,076,879	$505,646,097	$972,430,782	10.1529	$9,873,012	$296,191	$9,576,821	$127,398,911
2047	$1,529,809,569	$505,646,097	$1,024,163,472	10.1529	$10,398,246	$311,947	$10,086,299	$137,485,210

Source: ECONorthwest

Notes:TIF is tax increment revenues

Tax rates are expressed in terms of dollars per $1,000 of assessed value.

Changes in total tax rates are due to general obligation bonds with variable rates. These bonds are scheduled to be retired in FYE 2019, after which the total tax rate for the area will stabilize as the sum total of all permanent rates for affected taxing districts.

Revenue sharing is part of the 2009 legislative changes to urban renewal and means that, at thresholds defined in ORS 457.470, the impacted taxing jurisdictions will receive a share of the incremental growth in the URA. The share is a percentage basis dependent upon the tax rates of the taxing jurisdictions. The first threshold is 10% of the original maximum indebtedness. At the 10% threshold, the Agency will receive the full 10% of the initial maximum indebtedness plus 25% of the increment above the 10% threshold and the taxing jurisdictions will receive 75% of the increment above the 10% threshold. The second threshold is set at 12.5% of the maximum indebtedness. If this threshold is met, revenue for the district would be capped at 12.5% of the maximum indebtedness, with all additional tax revenue being shared with affected taxing districts. **Neither threshold is anticipated to be reached prior to the termination of this district**. If tax increment revenues increase to meet these thresholds, then revenue sharing will occur.

IX. IMPACT OF THE TAX INCREMENT FINANCING

This section describes the impact of tax increment financing of the new maximum indebtedness, both until and after the indebtedness is repaid, upon all entities levying taxes upon property in the urban renewal area.

The impact of tax increment financing on overlapping taxing districts consists primarily of the property tax revenues foregone on permanent rate levies as applied to the growth in assessed value in the URA. These projections are for impacts estimated through FYE 2047, and are shown in Table.

The Grants Pass School District, the Three Rivers School District and the Southern Oregon Education Service District are not *directly* affected by the tax increment financing, but the amounts of their taxes divided for the urban renewal plan are shown in the following tables. Under current school funding law, property tax revenues are combined with State School Fund revenues to achieve per-student funding targets. Under this system, property taxes foregone, due to the use of tax increment financing, are substantially replaced with State School Fund revenues, as determined by a funding formula at the State level.

Table 17a shows the projected impacts to permanent rate levies of taxing districts as a result of this Plan. It assumes the growth as projected in Table 14 in this Report, in addition to general appreciation in real property assessed value.

General obligation bonds and local option levies are impacted by urban renewal only if they were originally approved by voters in an election prior to October 6, 2001. There are no local option levies approved prior to October 6, 2001 that are in effect in the Grants Pass URA. There is, however, one general obligation bond that will be impacted. For general obligation bonds, the impact is on the property owner, not on the taxing district. The assessor must assess a slightly higher rate to all properties in the taxing district to account for the division of taxes of the general obligation bond.

Table 17b shows the projected impact to the property owner as a result of a general obligation bond issued by the Three Rivers School District prior to 2001. As a result of urban renewal, a property tax owner will pay an additional 2 cents per $100,000 of value over the

life of the district. This impact is until FYE 2021, when the Three Rivers School District Bond is set to expire. Any bonds issued after October of 2001 are not subject to urban renewal division of taxes.

Table 17a – Projected Impact on Taxing District Permanent Rate Levies

	Josephine County	Grants Pass City	4H / Extension	Grants Pass SD #7	Rogue CC	SO Oregon ESD	Three Rivers SD	
FYE	Perm	Perm	Perm	Perm	Perm	Perm	Perm	Total
2018	-$36,399	-$256,441	-$2,848	-$280,127	-$31,814	-$21,863	-$486	-$629,978
2019	-$46,124	-$324,956	-$3,608	-$354,820	-$40,314	-$27,704	-$740	-$798,266
2020	-$56,140	-$395,526	-$4,392	-$431,752	-$49,069	-$33,721	-$1,002	-$971,602
2021	-$68,177	-$480,328	-$5,334	-$524,201	-$59,589	-$40,950	-$1,316	-$1,179,895
2022	-$80,634	-$568,098	-$6,308	-$619,884	-$70,478	-$48,433	-$1,641	-$1,395,476
2023	-$93,528	-$658,940	-$7,317	-$718,917	-$81,748	-$56,178	-$1,978	-$1,618,606
2024	-$106,873	-$752,961	-$8,362	-$821,415	-$93,412	-$64,193	-$2,327	-$1,849,543
2025	-$120,686	-$850,274	-$9,442	-$927,501	-$105,485	-$72,490	-$2,688	-$2,088,566
2026	-$134,982	-$950,992	-$10,560	-$1,037,301	-$117,979	-$81,077	-$3,061	-$2,335,952
2027	-$149,778	-$1,055,235	-$11,717	-$1,150,943	-$130,911	-$89,964	-$3,448	-$2,591,996
2028	-$165,092	-$1,163,126	-$12,915	-$1,268,562	-$144,297	-$99,162	-$3,848	-$2,857,002
2029	-$180,942	-$1,274,795	-$14,155	-$1,390,298	-$158,151	-$108,682	-$4,262	-$3,131,285
2030	-$197,347	-$1,390,372	-$15,439	-$1,516,296	-$172,489	-$118,536	-$4,691	-$3,415,170
2031	-$214,325	-$1,509,992	-$16,767	-$1,646,702	-$187,329	-$128,734	-$5,134	-$3,708,983
2032	-$231,898	-$1,633,801	-$18,142	-$1,781,673	-$202,689	-$139,289	-$5,593	-$4,013,085
2033	-$250,086	-$1,761,943	-$19,566	-$1,921,369	-$218,586	-$150,214	-$6,068	-$4,327,832
2034	-$268,911	-$1,894,568	-$21,038	-$2,065,953	-$235,039	-$161,520	-$6,560	-$4,653,589
2035	-$288,395	-$2,031,837	-$22,562	-$2,215,598	-$252,069	-$173,224	-$7,069	-$4,990,754
2036	-$308,560	-$2,173,910	-$24,140	-$2,370,480	-$269,694	-$185,336	-$7,596	-$5,339,716
2037	-$329,431	-$2,320,955	-$25,773	-$2,530,784	-$287,936	-$197,872	-$8,141	-$5,700,892
2038	-$351,033	-$2,473,147	-$27,463	-$2,696,698	-$306,817	-$210,847	-$8,706	-$6,074,711
2039	-$373,391	-$2,630,666	-$29,212	-$2,868,419	-$326,359	-$224,277	-$9,289	-$6,461,613
2040	-$396,532	-$2,793,698	-$31,022	-$3,046,150	-$346,585	-$238,176	-$9,894	-$6,862,057
2041	-$420,481	-$2,962,435	-$32,896	-$3,230,102	-$367,519	-$252,561	-$10,519	-$7,276,513
2042	-$445,270	-$3,137,079	-$34,836	-$3,420,492	-$389,185	-$267,450	-$11,167	-$7,705,479
2043	-$470,926	-$3,317,835	-$36,843	-$3,617,546	-$411,609	-$282,861	-$11,837	-$8,149,457
2044	-$497,480	-$3,504,918	-$38,920	-$3,821,496	-$434,819	-$298,810	-$12,531	-$8,608,974
2045	-$524,964	-$3,698,549	-$41,070	-$4,032,585	-$458,840	-$315,318	-$13,249	-$9,084,575
2046	-$553,409	-$3,898,956	-$43,295	-$4,251,062	-$483,703	-$332,404	-$13,992	-$9,576,821
2047	-$566,780	-$3,993,159	-$44,342	-$4,353,744	-$495,389	-$340,436	-$14,354	-$9,808,204
Total	-$7,928,574	-$55,859,492	-$620,284	-$60,912,870	-$6,929,903	-$4,762,282	-$193,187	-$137,206,592

Source: ECONorthwest

Table 17c – Projected Impact on Property Tax Payers Due to General Obligation Bonds

	GO Bond Tax Rate			Property Tax Paid per $100,000 AV		
FYE	without UR	with UR	Impact of UR	without UR	with UR	Impact of UR
2018	0.5542	0.5542	0.0000	$55.42	$55.42	$0.00
2019	0.5512	0.5512	0.0000	$55.12	$55.12	$0.00
2020	0.5498	0.5499	0.0001	$54.98	$54.99	$0.01
2021	0.5479	0.5480	0.0001	$54.79	$54.80	$0.01
2022	0.0000	0.0000	0.0000	$0.00	$0.00	$0.00
Total				**$330.25**	**$330.27**	**$0.02**

Source: ECONorthwest. Please refer to the explanation of the impacts of GO bonds in the preceding section

Table 18 shows the projected increased revenue to the taxing jurisdictions after tax increment proceeds are projected to be terminated. These projections are for FYE 2048.

Table 18 – Additional Revenues Obtained after Termination of Tax Increment Financing

		Tax Revenue in FYE 2048 (year after expiration)		
Taxing District	Tax Rate	From Frozen Base	From Excess Value	Total
General Government				
Josephine County	0.5867	$296,663	$632,290	$928,953
Grants Pass City	4.1335	$2,090,088	$4,454,701	$6,544,789
4H / Extension	0.0459	$23,209	$49,467	$72,676
Subtotal		$2,409,960	$5,136,458	$7,546,418
Education				
Grants Pass SD #7	4.5248	$2,277,955	$4,856,932	$7,134,887
Rogue CC	0.5128	$259,295	$552,648	$811,943
SO Oregon ESD	0.3524	$178,189	$379,784	$557,973
Three Rivers SD	3.7262	$8,229	$16,038	$24,267
Three Rivers SD (Bond)	0.0000	$0	$0	$0
Subtotal		$2,723,668	$5,805,402	$8,529,070
Total		**$5,133,628**	**$10,941,860**	**$16,075,488**

Source: ECONorthwest

X. COMPLIANCE WITH STATUTORY LIMITS ON ASSESSED VALUE AND SIZE OF URBAN RENEWAL AREA

State law limits the percentage of both a municipality's total assessed value and the total land area that can be contained in an urban renewal area at the time of its establishment to 25% for municipalities under 50,000 in population. As noted below, the frozen base, including all real, personal, personal, manufactured, and utility properties in the URA, is projected to be $505,646,097. The total assessed value of the City of Grants Pass is $2,901,485,719. Excess value is the assessed value created above the frozen base in the urban renewal area. The total urban renewal assessed value is 17.43% of the total assessed value of the City, below the 25% statutory limitation.

The Grants Pass Urban Renewal Area contains 1,364.10 acres, including right-of-way, and the City of Grants Pass contains 7,476.94 acres, therefore 18.24% of the City's acreage is in an urban renewal area, below the 25% statutory limitation.

Table 19 – Urban Renewal Area Conformance with Assessed Value and Acreage Limits

	Acreage	Assessed Value
Urban Renewal Area	1,364.10	$505,646,097
City of Grants Pass	7,476.94	$2,901,485,719
% in Urban Renewal	18.24%	17.43%

Source: City of Grants Pass, Josephine County Assessor

XI. RELOCATION REPORT

There is no relocation report required for the Plan. No specific acquisitions that would result in relocation benefits have been identified, however, there are plans to acquire land for infrastructure which may trigger relocation benefits in the future in the URA.

EXHIBIT C

MEMORANDUM

To: David Reeves, Assistance City Manager

From: Lora Glover, Director PCD

Date: July 14, 2016

Re: City of Grants Pass Urban Renewal Plan ~ 2016

David,

The Urban Area Planning Commission (UAPC) held a public hearing on Wednesday, 7/13/2016 to take public input, review and make a recommendation regarding the proposed Urban Renewal Plan's compliance with the Comprehensive Plan and to provide a recommendation to the City Council.

Several citizens spoke during the public comment period. The majority of the input was positive, though there were questions regarding accountability and future opportunities for additional public input. Answers to the various questions were provided by staff and the City's consultant. Following the end of the public comment, the UAPC discussed the proposed plan. Two separate motions were made by the UAPC:

- A motion recommending that the UAPC found the proposed Urban Renewal Plan ~ 2016 to be in compliance with the Comprehensive Plan; and
- A motion recommending the City Council adopted the proposed Urban Renewal Plan ~ 2016.

Both motions were unanimous (6-0-2) with Commissioners Kellenbeck, Arthur, Wiegand, Coulter, Fitzgerald and McIntire voting in favor. Commissioners McVay and MacMillan were absent.

***

Item: Resolution authorizing the City Manager to submit an application for brownfield planning grant funds.

Date: August 3, 2016

SUBJECT AND SUMMARY:

Approval of this resolution will authorize the City Manager to submit an application to the Environmental Protection Agency's national competition for brownfield planning grant funds.

RELATIONSHIP TO COUNCIL GOALS:

This supports Council's goal of encouraging **ECONOMIC OPPORTUNITIES** by providing grant funds that will assist with activities needed to expand Spalding Industrial Park.

CALL TO ACTION SCHEDULE:

Call to action schedule: August 3, 2016.

BACKGROUND:

The Environmental Protection Agency (EPA) has announced that their Federal Fiscal Year 2017 Area-wide Planning Grant program is seeking applications from eligible entities. Communities can seek up to $200,000 for area-wide brownfield planning projects. The intent of the EPA is to provide funds to local government that ultimately culminate in an area-wide plan for brownfield assessment, cleanup, and subsequent reuse. The plan must also focus on the eventual cleanup and reuse of one or more "catalyst, high-priority" brownfield sites located within the project area. These catalytic sites are those that, once cleaned up and redeveloped, have the potential to spur additional revitalization within the project area.

There are several brownfield sites that have been identified across the Grants Pass area. A brownfield site is defined as real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of hazardous substances, pollutants, contaminants, controlled substances, petroleum, or petroleum products. Community-wide proposals are appropriate when a specific site is not identified or there are multiple potential brownfield sites across the community.

Successful applications will incorporate the EPA/HUD/DOT *Livability Principals* that support transportation choices, affordable housing, economic competitiveness, and existing communities. They will also incorporate sustainable practices that facilitate environmentally sensitive brownfields cleanup and redevelopment while also helping to make communities more attractive, economically stronger, and more socially diverse. Finally, they will consider equitable development outcomes that ensure low-income and minority communities not only participate in, but also benefit from, decisions that shape their neighborhoods and regions.

ITEM: 3.a. RESOLUTION AUTHORIZING THE CITY MANAGER TO SUBMIT AN APPLICATION FOR BROWNFIELD PLANNING GRANT FUNDS.

Staff Report (continued):

Funds can be used to facilitate community involvement in the identification of community priorities for short- and long-term brownfield site cleanup, reuse, and area revitalization; conduct research into existing conditions of the brownfield area, such as economic research, market analysis, known environmental conditions, infrastructure needed to support reuse, and alignment of community priorities with existing revitalization efforts in the area; develop a detailed brownfields area-wide plan that includes specific strategies for assessment, cleanup, and reuse of each catalytic site, a list of related improvements and investments needed to support the plan, specific plan implementation strategies and technical assistance that builds local community capacity for a wide-range of project area stakeholders so that they can be involved with developing and implementing the area-wide redevelopment plan.

Through recent annexations, there are approximately 61 acres of the former Spalding & Son sawmill facility located within the city limits that are undeveloped or under-developed, lack public infrastructure, are designated brownfield sites, and are included in the new Urban Renewal Area Plan. They are also designated as Regionally Significant Industrial Lands by Business Oregon. Despite state and local attention for economic development, the site's previous uses and potential environmental contamination make it more costly and risky for investment and redevelopment. Furthermore, most lending institutions and granting agencies will not provide funding for site acquisition and development without proper due diligence, which includes conducting environmental site assessments. The proposed area-wide planning project, which will examine and clarify the existing environmental record, will help investors and developers better focus their efforts when conducting future environmental assessments. The project might also result in a "clean bill of health" from Oregon DEQ for portions of the area, resulting in the ability of developers to receive easier financing for projects.

Two sites are proposed to be designated as catalytic, high-profile brownfields with this application. The first is 2280 NE Spalding Avenue. This site is vacant, but was previously the location of Spalding's "Siberia" facility. The site was recently re-platted and increased in size from 8 acres to 13 acres, indicating that potential private investment might be pending. Environmental assessment and cleanup associated with an unauthorized auto wrecking facility occurred in 2009; the actions received a "no further action" determination from DEQ in 2013. Prior sampling for wood preservatives in the soil at this site in the mid-1990s concluded that DEQ could have issued a "no further action" determination with further documentation from Spalding & Son; however, it appears that the needed information was not received. Additional documentation might alleviate any remaining environmental concerns and allow the site to more easily redevelop, infusing the area with tax increment financing (TIF) funds to assist additional public investment needed to support the area.

The other site proposed to be designated as a catalytic, high-profile brownfield is located at 2345 NE Spalding Avenue. The site is developed with a 90,000 square-foot manufacturing facility that was formerly Southwest Forest Industries Plywood Plant No. 4. Little is known about the environmental conditions of this site; however, since it has existing development and is located directly adjacent to the railroad tracks, it may be found that the facility, with a small investment, could be made into a quickly- occupiable site, again infusing the project area with much needed TIF funds for public infrastructure.

Staff Report (continued):

There are many advantages to completing an area-wide brownfield plan for undeveloped portions of Spalding mill. First and foremost, it will help clarify if potentially hazardous environmental issues exist at the site and to what extent they might pose a public health hazard or barrier to redevelopment. Second, the process works with community stakeholders to determine the level of support for cleanup and redevelopment efforts. Third, it will analyze the level of public and private investment needed to assess, cleanup, and redevelop the area for new industrial uses, and whether the level of investment will result in a reasonable return for both the community and private parties. Fourth, it will crystalize the community's needs in a strategic action plan, with actions, timelines, potential resources, and responsibilities needed to ensure the plan comes to fruition. Since it is a planning grant, the EPA cannot impose any requirements on the City or private parties to implement any aspects of the plan.

If the application is successful, Staff will present the Council with necessary information that will enable the City to enter into an agreement with the EPA for the implementation of the planned grant activities.

COST IMPLICATION:

The City can seek up to $200,000. No local match is required; however, current and planned resources dedicated in the project area can be used to leverage grant funds and make the City's application more competitive.

ALTERNATIVES:

There are two alternatives. The first alternative is to submit the application for grant funds. The second alternative is to not submit the application for grant funds.

RECOMMENDED ACTION:

Staff recommends the Council approve the Resolution to submit the application for grant funding.

POTENTIAL MOTION:

I move to approve the Resolution as proposed.

RESOLUTION NO.

A RESOLUTION OF THE COUNCIL OF THE CITY OF GRANTS PASS AUTHORIZING THE CITY MANAGER TO SUBMIT AN APPLICATION FOR BROWNFIELD PLANNING GRANT FUNDS.

WHEREAS:

1. The City of Grants Pass is eligible to seek funds from the Environmental Protection Agency Area-Wide Planning Grant program; and

2. The purpose of this program is to create a plan that addresses community needs, environmental health, and economic development in locally-designated brownfield planning areas; and

3. The area formerly occupied by Spalding & Son, Inc. on NE Spalding Avenue is a brownfield site of significant community importance, and is an area likely to see significant public and private investment; and

4. An area-wide brownfields plan will assist in strategically prioritizing assessment, cleanup, redevelopment, and infrastructure necessary to revitalize the area and enhance the economic health of the community.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Grants Pass that the City Manager is authorized to complete an application for funding from the Environmental Protection Agency's Area-Wide Planning Grant program.

EFFECTIVE DATE of this Resolution shall be immediate upon the passage by the City Council and approval by the Mayor.

ADOPTED by the Council of the City of Grants Pass, Oregon, in regular session this 3rd day of August 2016.

SUBMITTED to and _____ by the Mayor of the City of Grants Pass, Oregon, this ____ day of August 2016 to be effective on the date indicated as adopted by the City Council.

_____
Darin Fowler, Mayor

ATTEST:

_____
Karen Frerk, City Recorder

Date submitted to Mayor: _____

Approved as to form, Mark Bartholomew, City Attorney _____

City Council Meeting
July 20, 2016
6:00 pm
City Council Chambers

The Council of the City of Grants Pass met in regular session on the above date with Mayor Fowler presiding. The following Councilors were present: DeYoung, Hannum, Lindsay, Lovelace, Riker, Roler. Also present and representing the City were City Manager Cubic, Assistant City Manager Reeves, Finance Director Meredith, Public Safety Director Landis, Parks & Community Development Director Glover, Public Works Director Canady, City Attorney Mark Bartholomew, and City Recorder Frerk.

Mayor Fowler opened the meeting and Councilor Lovelace led the invocation followed by the Pledge of Allegiance.

1. PUBLIC COMMENT:

2. PUBLIC HEARINGS

Resolution authorizing the City Manager to complete an application for law enforcement funding.

RESOLUTION NO. 16-6457

Councilor Lovelace moved and Councilor Lindsay seconded that Resolution 16-6457 be adopted and the vote resulted as follows: "Ayes": DeYoung, Hannum, Lindsay, Lovelace, Riker and Roler. "Nays": None. Abstain: None. Absent: None. The resolution is adopted.

a. Ordinance making certain determinations and findings relating to and approving the Grants Pass Urban Renewal Plan – 2016 and directing that notice of approval be published.

Councilor Lindsay moved that the ordinance be read for the first reading, title only, as amended, providing the ability to under-levy and to terminate the plan, if desired. The motion was seconded by Councilor Riker. The vote resulted as follows: "Ayes": Lindsay, Lovelace, Riker and Roler. "Nays": DeYoung and Hannum. Abstain: None. Absent: None. The ordinance is read.

Councilor Lindsay moved that the ordinance be read by title only, second reading. The motion was seconded by Councilor Lovelace. The vote resulted as follows: "Ayes": Lindsay, Lovelace, Riker and Roler. "Nays": DeYoung and Hannum. Abstain: None. Absent: None. The vote was not unanimous. The ordinance was not read. The second reading will be held at the August 3, 2016 City Council meeting.

3. CONSENT AGENDA:

a. Resolution authorizing the City Manager to enter into an intergovernmental agreement for juvenile justice services.

RESOLUTION NO. 16-6449

Councilor DeYoung moved and Councilor Lindsay seconded that Resolution 16-6449 be adopted and the vote resulted as follows: "Ayes": DeYoung, Hannum, Lindsay, Lovelace, Riker and Roler. "Nays": None. Abstain: None. Absent: None. The resolution is adopted.

b. Resolution authorizing the City Manager to enter into a contract for the Bridge and Burgess Alley (Oak to Pine Street) Sanitary Sewer Replacement Project; Project No. SE6064.

RESOLUTION NO. 16-6450

Councilor DeYoung moved and Councilor Lindsay seconded that Resolution 16-6450 be adopted and the vote resulted as follows: "Ayes": DeYoung, Hannum, Lindsay, Lovelace, Riker and Roler. "Nays": None. Abstain: None. Absent: None. The resolution is adopted.

c. Resolution authorizing the City Manager to enter into a contract for the FY'17 Overlays, a local government improvement project; Project No. TR6201.

RESOLUTION NO. 16-6451

Councilor DeYoung moved and Councilor Lindsay seconded that Resolution 16-6451 be adopted and the vote resulted as follows: "Ayes": DeYoung, Hannum, Lindsay, Lovelace, Riker and Roler. "Nays": None. Abstain: None. Absent: None. The resolution is adopted.

d. Resolution authorizing a street closure for the Back to School Carnival.

RESOLUTION NO. 16-6452

Councilor DeYoung moved and Councilor Lindsay seconded that Resolution 16-6452 be adopted and the vote resulted as follows: "Ayes": DeYoung, Hannum, Lindsay, Lovelace, Riker and Roler. "Nays": None. Abstain: None. Absent: None. The resolution is adopted.

e. Resolution authorizing a grant to UCAN to assist in demolition of the hop barn.

RESOLUTION NO. 16-6453

Councilor DeYoung moved and Councilor Lindsay seconded that Resolution 16-6453 be adopted and the vote resulted as follows: "Ayes": DeYoung, Hannum, Lindsay, Lovelace, Riker and Roler. "Nays": None. Abstain: None. Absent: None. The resolution is adopted.

f. Motion acknowledging the receipt of the monthly financial report for May 2016.

Councilor DeYoung moved and Councilor Lindsay seconded to acknowledge the receipt of the monthly financial report for May 2016 and the vote resulted as follows: "Ayes": DeYoung, Hannum, Lindsay, Lovelace, Riker and Roler. "Nays": None. Abstain: None. Absent: None. The motion passed.

g. Motion approving the minutes of the City Council meeting of July 6, 2016.

Councilor DeYoung moved and Councilor Lindsay seconded to approve the minutes of the City Council meeting of July 6, 2016 be approved and the vote resulted as follows: "Ayes": DeYoung, Hannum, Lindsay, Lovelace, Riker and Roler. "Nays": None. Abstain: None. Absent: None. The motion passed.

h. Motion acknowledging the minutes of the Urban Tree Advisory Committee meeting of June 13, 2016.

Councilor DeYoung moved and Councilor Lindsay seconded to acknowledge the minutes of the Urban Tree Advisory meeting of June 13, 2016 and the vote resulted as follows: "Ayes": DeYoung, Hannum, Lindsay, Lovelace, Riker and Roler. "Nays": None. Abstain: None. Absent: None. The motion passed.

4. COUNCIL ACTION:

a. Ordinance amending Grants Pass Municipal Code Chapter 4.10 Competition Permits and declaring an emergency.

ORDINANCE NO. 16-5689

Councilor Lindsay moved that the ordinance be read for the first reading, title only. The motion was seconded by Councilor Lovelace. The vote resulted as follows: "Ayes": DeYoung, Hannum, Lindsay, Lovelace, Riker and Roler. "Nays": None. Abstain: None. Absent: None. The ordinance is read.

Councilor Lindsay moved that the ordinance be read by title only, second reading. The motion was seconded by Councilor Riker. The vote resulted as follows: "Ayes": DeYoung, Hannum, Lindsay, Lovelace, Riker and Roler. "Nays": None. Abstain: None. Absent: None. The motion passed. The ordinance is read.

Councilor Riker moved that the ordinance be adopted. The motion was seconded by Councilor Lovelace. Mayor Fowler asked if the ordinance should be adopted, signified by roll call vote as follows: DeYoung – yes, Hannum – yes, Lindsay – yes, Lovelace – yes, Riker – yes, Roler – yes. The ordinance was adopted.

Councilor Lindsay moved and Councilor Lovelace seconded to extend the meeting past 9 p.m. and the vote resulted as follows: "Ayes": DeYoung, Hannum, Lindsay, Lovelace, Riker and Roler. "Nays": None. Abstain: None. Absent: None. The motion passed.

b. Ordinance amending Grants Pass Municipal Code Chapter 4.08 ~ Solicitor/Peddler Mobile Vending, Mobile Delivery and Temporary Merchant Licenses.

ORDINANCE NO. 16-5690

Councilor Riker moved that the ordinance be read for the first reading, title only. The motion was seconded by Councilor Roler. The vote resulted as follows: "Ayes": DeYoung, Hannum, Lindsay, Lovelace, Riker and Roler. "Nays": None. Abstain: None. Absent: None. The ordinance is read.

Councilor Lindsay moved that the ordinance be read by title only, second reading. The motion was seconded by Councilor Riker. The vote resulted as follows: "Ayes": DeYoung, Hannum, Lindsay, Lovelace, Riker and Roler. "Nays": None. Abstain: None. Absent: None. The motion passed. The ordinance is read.

Councilor Riker moved that the ordinance be adopted. The motion was seconded by Councilor Roler. Mayor Fowler asked if the ordinance should be adopted, signified by roll call vote as follows: DeYoung – yes, Hannum – yes, Lindsay – yes, Lovelace – yes, Riker – yes, Roler – yes. The ordinance was adopted.

c. Resolution authorizing the City Manager to enter into an agreement with Piper Jaffray for municipal financial advisor services.

RESOLUTION NO. 16-6454

Councilor Lindsay moved and Councilor Roler seconded that Resolution 16-6454 be adopted and the vote resulted as follows: "Ayes": DeYoung, Hannum, Lindsay, Lovelace, Riker and Roler. "Nays": None. Abstain: None. Absent: None. The resolution is adopted.

d. Resolution adopting the Collection System Master Plan.

RESOLUTION NO. 16-6455

Councilor Lindsay moved and Councilor Lovelace seconded that Resolution 16-6455 be adopted and the vote resulted as follows: "Ayes": DeYoung, Hannum, Lindsay, Lovelace, Riker and Roler. "Nays": None. Abstain: None. Absent: None. The resolution is adopted.

e. Resolution authorizing the City Manager to execute Task Order No. 25 with Carollo Engineers, Inc. for Water Restoration Plant phase 2 expansion design-build owner's representative services.

RESOLUTION NO. 16-6456

Councilor Lindsay moved and Councilor Riker seconded that Resolution 16-6456 be adopted and the vote resulted as follows: "Ayes": DeYoung, Hannum, Lindsay, Lovelace, Riker and Roler. "Nays": None. Abstain: None. Absent: None. The

resolution is adopted.

f. Resolution authorizing the City Manager to complete an application for law enforcement funding.

Moved to Public Hearing before item 2.a.

5. APPOINTMENTS

a. Appoint two members to the Bikeways and Walkways Committee.

Councilor DeYoung moved and Councilor Lindsay seconded to appoint Paul Hart and Bob Lange to the Bikeways and Walkways Committee and the vote resulted as follows: "Ayes": DeYoung, Hannum, Lindsay, Lovelace, Riker and Roler. "Nays": None. Abstain: None. Absent: None. The motion passed.

6. MATTERS FROM MAYOR, COUNCIL AND STAFF:

a. Review Mayor/Council emails.

None.

b. Committee Liaison reports.

7. EXECUTIVE SESSION: None

8. ADJOURN:

There being no further business to come before the Council, Mayor Fowler adjourned the meeting at 10:08 p.m.

The ordinances, resolutions and motions contained herein and the accompanying votes have been verified by:

_____
City Recorder

COMMITTEE ON PUBLIC ART
Meeting Minutes – June 14, 2016 at 5:30 pm
Courtyard Conference Room

Committee Members:
Dennis Dreher (Co-Chair)
Dennis Hatch (Co-Chair)
Jill Smith
Cara Vincent
Al Devine – excused
Cynthia Charat - absent
Cal Kenney
Bee Bantug
Julie Imhof

City/Staff/Council Liaisons:
Susan Seereiter (City Business Advocate)

Guests:
Mary Groves
Peggy Anderson

1. **Introductions**
   - Peggy Anderson is the current fair manager and Mary Groves is the former fair manager, they would like to have a conversation with COPA about possible murals at the fairgrounds.
   - They have both been actively working to improve the fairgrounds and they are now looking to move into phase two and want to beatify the area. The grand stands are an eyesore and they would like to look at adding murals. They were hoping that COPA would be willing to reach out to the artists and start moving forward with making a plan.
   - The building is mostly concrete and expanded metal. Concrete block on the bottom and sides with expanded metal pieces underneath.
   - They would like to begin with the grand stands as they have received the most complaints but would like to move forward with other areas in the future.
   - The Fairgrounds are County property that lie within the City limits
   - Mary indicated that grant funds may be available; she'd like CoPA input to begin building budget options
   - The committee asked how large the space to work with was. Peggy and Mary will measure the space and take photos and email them to the committee.
   - COPA is willing to reach out to the artists to get the project started.
   - The committee suggested that it could be a possible apprentice mural is conjunction with the classes at RCC. This would allow for Mary to look at grants within arts and education.
   - It was mentioned that the covered horse arena needs much more extensive work before they can explore the idea of adding beauty to it.

2. **Review/Approval of Minutes** (May 10, 2016 Meeting)

Committee Member Smith moved and Committee Member Kenney seconded the motion to approve the minutes from May 10, 2016 as submitted. The vote resulted as follows: "AYES": Committee Members Dreher, Hatch, Smith, Vincent, Kenney, and Bantug. "NAYS": None. Abstain: Imhof. Absent: Devine and Charat. The motion passed.

3. **Comments: Chairs, Council Liaison and Staff Liaison**
    - Dennis H let the committee know that Al Devine would miss this meeting and may be out for an undetermined amount of time.
    - Bee wanted to meet with Al on the portable murals. She was told that Jill is the other committee member working on that project but she will be busy for the next few weeks. Bee wanted to discuss the plywood.
    - The committee was shown sketches that were presented for the Napa building by Bob Eding.
    - The committee discussed the addition of blade signs to the downtown area. The applicant would need to buy their own sign but for the first 20 applicants the City is going to pay the permit and inspection fees.
    - Jill offered to bring a sign application for Gallery One. Susan had one in her car that she will get to Jill.

4. **Review of Committee update at City Council Workshop (May 23, 2016)**
    - The co-chairs presented to City Council and let them know the projects that COPA is currently working on. Council seemed enthusiastic about CoPA direction and expressed support, especially for the portable mural project

5. **Subcommittee updates**
    a. **Inventory/Catalog**
        - Cara is hoping to get together as a subcommittee this week and get information on different pieces of art. From there they will start entering the information in the spreadsheet.

    b. **5th and H Development**
        - The committee discussed trying to talk to Al about the documents he created. Jill serves as subcommittee chair in his absence. Dennis D has most of his documents and images, the subcommittee will ask him for his priorities and work from where he left off.

    c. **City Employee Art Show**
        - Susan sent an e-mail to City employees, only three people have expressed interest in participating so far.
        - It was discussed that the invitation could be extended to City Committee members. Susan will send that note.

    d. **Mural of the Month**
        - Cal sent an email out to Michael Bird, who is head of the Josephine County Cultural Coalition, asking for support in the Mural of the Month program. He is now waiting to hear back and see if that comes to fruition.
        - It was suggested to also check with the Chamber of Commerce as a secondary resource.

e. **Empty Storefronts**
   - Julie shared her business plan with the committee.
   - Julie spoke to Jon Bowen and he wants to collaborate with COPA on this project.
   - There was a concern about liability and access to the vacant buildings that will need to be worked out.
   - The committee had a discussion on the banners that Jon/Tourism would like to put in the windows of the vacant buildings. These will have a historic emblem with colorful backgrounds. Hyla Lipson has offered some pieces from the Museum collection for a display.
     Julie will set up a meeting with Jon to continue the effort.

f. **Guidelines**
   - Dennis D distributed notes on the guidelines and question proposed for murals within the historic district.
   - He is seeking input from the committee and will follow up on this item in more detail at a future meeting.

6. **Other CoPA Business**
   - Jill has been in touch with Janet Higgins, the artist working on the life sized deer sculpture. Janet would like COPA to come view it.
   - The committee determined that July 20, 2016 would work best for the most COPA members.
   - Jill is waiting for a confirmation from Janet about inviting the Ford Foundation group.
   - Meeting will be in the Y building at RCC and Jill will confirm the time with Janet.

Next Meeting: July 12, 2016 5:30pm, Courtyard Conference Room

These minutes were prepared by Carlie Paulsen, Administration Department, City of Grants Pass.

TOURISM ADVISORY COMMITTEE
Meeting Minutes – June 14, 2016 at 4:00 pm
Courtyard Conference Room

Committee Members:
Barbara Hochberg (Chair)
Wynnis Grow (Vice Chair)
Terry Hopkins - absent
Colene Martin
Robert Hamlyn - absent
Tamara Bushnell
Doug Bradley
Mary Groves
Tina Gotchall

City/Staff/Council Liaisons:
Darin Fowler (Mayor)
Valerie Lovelace (City Council)
Jon Bowen (Experience Grants Pass)
Susan Seereiter (City Business Advocate)

Guests:
Germaine Cartmell
Peggy Anderson

1. INTRODUCTIONS

2. REVIEW/APPROVAL OF MINUTES (APRIL 12, 2016 AND MAY 10, 2016)

MOTION/VOTE
Committee Member Martin moved and Committee Member Bradley seconded the motion to approve the minutes from April 12, 2016 and May 10, 2016 as submitted. The vote resulted as follows: "AYES": Committee Members Hochberg, Grow, Gotchall, Martin, Bushnell, Bradley, and Groves. "NAYS": None. Abstain: None. Absent: Members Hopkins and Hamlyn. The motion passed.

3. Committee update and City Workshop (June 13th)

- Barbara discussed the presentation and power point she gave to the City Council. She discussed the homeless problem, the benefit that the sobering center will have on the homeless problem, and the possibility of having a mobile food truck.
- She mentioned that COPA discussed the possibilities of having art placed in the vacant store fronts. She let them know about Tourism's plan to put posters and tourism related information in the store fronts and they seemed pleased with that as an option.
- Jon showed the committee the preliminary maps he has been working on with the HBSC. He discussed the plan to use the new historic district as a focal point to promote downtown.
- He discussed the storefront promotions and the plan to alternate them for the season. They do not currently have approvals from City, but it is moving forward.
- Colene suggested that it would be nice to make a sign that would be a uniform "for lease" sign that the owner would only need to add a phone number to.
- Colene also suggested that they incorporate the new maps at their kiosks.

4. **Tourism Reports** (Monthly update)
   - Jon showed a PowerPoint presentation that he had shared with the City Council. He discussed the quarterly report that he gave Council and that Hotel revenue is up.
   - He discussed the hospitality training that is free to local businesses and how it will have an online portion and a tie in in class portion. Either will be beneficial without the other.

5. **Downtown Marketing, Blade Sign promotion, strategies**
   - There was a discussion about the new blade sign promotion in the downtown area.
   - Jon let the committee know that there is a possibility of a movie wanting to shoot at the racetrack, he will keep everyone updated.
   - Tourism received an application for advertisement funds for the Wildlife Images Annual fundraiser that will be happening on July 16th

MOTION/VOTE

Committee Member Martin moved and Committee Member Groves seconded the motion to approve the grant request of $500 to Wildlife Images for advertisement for their annual fundraiser. The vote resulted as follows: "AYES": Committee Members Hochberg, Grow, Gotchall, Martin, Bushnell, Bradley, and Groves. "NAYS": None. Abstain: None. Absent: Members Hopkins and Hamlyn. The motion passed.

   - It was suggested that Tourism request to contract the Wildlife Images trolley for the downtown area.

6. **Event Idea for next Amazing May**
   - Barbara brought up the possible revival of the Gladiola festival and to incorporate a hot air balloon event.
   - There was a discussion of liability issues behind having the event but it was explained that the hot air balloons would have their own liability insurance as soon as they are off the ground.
   - Having a remote controlled airplane event at the same time was also discussed.

7. **Comments/Updates from Committee Members**
   - Mary Groves suggested that she step aside and allow Peggy Anderson an opportunity to be on the Tourism Committee. Mayor Fowler would like to see her stay as she has had valuable input.
   - The committee discussed the possibility to add a seat to have both Peggy and Mary on the committee.
   - Mayor Fowler mentioned that he and the City Manager had discussed the possibility of having a Drone racing competition.
   - Jon mentioned that he would like to form an "A team" to clean up downtown. He would be willing to organize the logistics of the cleanup efforts if they could seek volunteers for the labor.
   - The committee discussed possible cleanup volunteers and mentioned Eagle Scouts as an option. The Probation department might be another avenue to explore.

- Jon is working on a six page map insert that folds out to be placed in a local magazine. The fold out would feature a map of the Historic District, the local wine region, and Southern Oregon as a whole.
- Mary shared with the committee that the "blight" sign that the first impressions group mentioned will be replaced with a watch fire brand sign. This should come about in the next 6 months or so.

8. Comments from the Public

- None.

NEXT MEETING: July 12, 2016 at 4:00pm in the Courtyard Conference Room

These minutes were prepared by Carlie Paulsen, Administration Department, City of Grants Pass.

URBAN AREA PLANNING COMMISSION

MEETING MINUTES

June 22, 2016 – 6:00 P.M.

Council Chambers

1. **ROLL CALL:**

The Urban Area Planning Commission met in regular session on the above date with Chair Gerard Fitzgerald presiding. Vice Chair Jim Coulter and Commissioners Robert Wiegand, Blair McIntire, and Dan McVay were present. Commissioners Lois MacMillan, Loree Arthur, and David Kellenbeck were absent. Also present and representing the City was Parks & Community Development (hereafter: PCD) Justin Gindlesperger and Tom Schauer and City Council Liaison Rick Riker.

2. **ITEMS FROM THE PUBLIC:** None.

3. **CONSENT AGENDA:**
   a. **MINUTES: June 8, 2016** **Pg. 1-6**
   b. **FINDINGS OF FACT: 405-00102-16: Element 10 (Public Facilities) Comprehensive Plan Amendment** **Pg. 7-10**

MOTION/VOTE

Commissioner Coulter moved and Commissioner Wiegand seconded the motion to approve the minutes from June 8, 2016 as amended. The vote resulted as follows: "AYES": Chair Fitzgerald, Vice Chair Coulter, and Commissioners Wiegand, McIntire and McVay. "NAYS": None. Abstain: None. Absent: Commissioners MacMillan, Arthur, and Kellenbeck.

The motion passed.

4. **PUBLIC HEARINGS:**
   a. **201-00118-16 & 301-00102-16 – Hampton Inn & Suites – Major Site Plan & Variance – Staff Report** **Pg. 11-98**

- Chair Fitzgerald stated, at this time I will open the public hearing to consider Application 201-00118-16 & 301-00102-16 – Hampton Inn & Suites – Major Site Plan & Variance. We will begin the hearing with a staff report followed by a presentation by the applicant, statements by persons in favor of the application, statements by persons in opposition to the application, and an opportunity for additional comments by the applicant and staff. After that has occurred, the public comment portion will be closed and the matter will be discussed and acted upon by the Commission. Is there anyone present who wishes to challenge the authority of the Commission to consider this matter? Seeing none do any Commissioners wish to abstain from participating in this hearing or declare a potential conflict of interest? Seeing none are there any Commissioners who wish to disclose discussions, contacts, or other ex parte information they have received prior to this meeting regarding this application? Seeing none in this hearing the decision of the Commission will be based on specific criteria which are set forth in the development code. All testimony which apply in this case are noted in the staff report. If you would like a copy of the staff report please let us know and we will try and get you one. It is important to remember if you fail to raise an issue with enough detail to afford the Commission and the parties an opportunity to respond to the issue you'll not be able to appeal to the Land Use Board of Appeals based on that issue. The hearing will now proceed with a report from staff.
- Justin gave the staff report.
- Justin let the commission know that there was an error in the staff report and the requested variance from the applicant is for a 22 foot increase rather than the stated 20 foot increase.
- Commissioner Coulter asked when the last TIA was done. Justin was not sure when the last one was done as they were not required to do one based on the previous use of the property. He let the commission know that there was a decrease in traffic since the last one was done.
- The commission asked if there was any data that that they could see to support that claim. Commissioner Coulter would like to see more information on future hearings as the UAPC will be responsible for traffic flow with the approval.
- Commissioner McIntire expressed concerns about the proposed plan having a negative impact on the traffic plan for In and Out. He was told that it doesn't

matter at this time as the commission is only reviewing the plan as proposed for the Hampton Inn. In and Out will be responsible for their own traffic plan if and when they come forward to the commission for approvals. This only concerns plans for the Inn at this time.

- Commissioner Wiegand asked if the lot line adjustment was in reference to land that will be possibly sold to In and Out for their possible development. He was told yes.
- The commission asked if a left turn lane into the hotel been considered on Morgan Lane with a traffic study? There were told that according to ODOT there is no mitigation and that would include turn lanes on Morgan.
- Commissioner Coulter asked Justin to explain the discrepancy on the acreage that they had previously discussed so that it would be on the record.
- Justin said that the area that is shown as future development is the discrepancy in the acreage. The 2.54 will be where the inn is currently planned to be built.
- Dave Straus with Straus & Seibert Architects, LLP - 1175 E Main St #2e, Medford, OR 97504 – with him is Jim Tiggs and Jay Harland and well as some up to date drawings in the commission has any questions for them or would like to see the drawings.
- Mr. Straus took a moment to publically thank the UAPC and the City Planning Department.
- Mr. Straus let the commission know that he agrees with the compromises that City planning was able to come up with in the staff report. Not having the through access he believes has met the needs of the City, Hampton Inn's rules as far as access to their property, and the owner's requests.
- He let the commission know that the height variance was only going to be partial due to a system they are putting in and the majority of the space will not be higher than it was in the previous use.
- He also let the commission know that he believes the design aspects that they have put in will compensate for not meeting the 25% glass.
- They feel that with the pedestrian access it would be safest if pedestrians were pushed to use Morgan.
- Mr. Straus also feels that the Hampton coming in at this time will help to contribute to the new branding that has been put in place within the City.

- Commissioner Fitzgerald asked if there was any data from their consultants that would support their claims that pushing pedestrians to Morgan rather than having a way for through traffic would be safer.
- Jay Harland – CSA Planning - 4497 Brownridge Terrace #101, Medford, OR 97504 – Mr. Harland let the commission know that there isn't usually a lot of data showing pedestrian traffic between properties.
- Commission Fitzgerald asked if there is anything from there insurance company about safety as Mr. Straus had brought up safety concerns.
- Mr. Straus clarified that there wasn't any data on the safety and that it was concerns that were coming directly from the hotel.
- Justin clarified that the hotel is going to provide pedestrian access to Morgan, there will be sidewalks going out.
- Commission Weigand asked Justin on the cross access variance is there really a need for it if it's a "may rather than a shall."
- It was determined that there may be wording in the code that makes it a mandatory item and that by approving the variance it will cover all bases. Staff can confirm later if the commission would like.
- Commissioner Fitzgerald let it be known that he believes it will be safer for pedestrians to move to Morgan than to worry about walking through a possible busy fast food area.

MOTION/VOTE

Commissioner Coulter moved and Commissioner McVay seconded the motion to approve the two variances and the site plan as corrected for 201-00118-16 and 301-00102-16. The vote resulted as follows: "AYES": Chair Fitzgerald, Vice Chair Coulter, and Commissioners McIntire and McVay. "NAYS": Commissioner Wiegand. Abstain: None. Absent: Commissioners MacMillan, Arthur, and Kellenbeck.

The motion passed.

b. 104-00101-16 – Nunn's Willow Estates II Subdivision Tentative Plan Staff Report Pg. 99-167

- Chair Fitzgerald stated, at this time I will open the public hearing to consider Application 104-00101-16 – Nunn's Willow Estates II Subdivision Tentative Plan

Staff Report. We will begin the hearing with a staff report followed by a presentation by the applicant, statements by persons in favor of the application, statements by persons in opposition to the application, and an opportunity for additional comments by the applicant and staff. After that has occurred, the public comment portion will be closed and the matter will be discussed and acted upon by the Commission. Is there anyone present who wishes to challenge the authority of the Commission to consider this matter? Seeing none do any Commissioners wish to abstain from participating in this hearing or declare a potential conflict of interest? - Commissioner Fitzgerald would like to let it be known that he did the subdivision next to the proposed subdivision. While he does not have a conflict of interest he wanted it to be on the record. - Are there any Commissioners who wish to disclose discussions, contacts, or other ex parte information they have received prior to this meeting regarding this application? Seeing none in this hearing the decision of the Commission will be based on specific criteria which are set forth in the development code. All testimony which apply in this case are noted in the staff report. If you would like a copy of the staff report please let us know and we will try and get you one. It is important to remember if you fail to raise an issue with enough detail to afford the Commission and the parties an opportunity to respond to the issue you'll not be able to appeal to the Land Use Board of Appeals based on that issue. The hearing will now proceed with a report from staff.

- Justin gave the staff report.
- Commission Fitzgerald asked if there is a buffer between the GC zone and the residential. He made reference to a previous application where it was required to have a setback between residential and GC zoned lands and he isn't seeing it on this application.
- Tom made reference to text within the code that states exceptions can be made if adjoining uses are the same on each zone.
- Commissioner Fitzgerald was concerned that if this wasn't addressed at this time that they may not be able to build if a variance was not approved on the set back requirements in the future.
- Mark Cross - Rhine-Cross Group - 112 N 5th St #200, Klamath Falls, OR 97601 – Mr. Cross believes that the context of the code should apply to differently

zoned *properties,* which in this case would refer to two distinct property lines rather than a zoning line splitting one piece of property.

- Commissioner Fitzgerald confirmed that Mr. Cross does believe in his interpretation of the code the buffer would not apply as it is a split zone on one parcel rather than a buffer between two parcels.
- Mr. Cross let the commission know that the application is for 25 lots with one being the existing office. There are utilities available. They have no problem with conditions and they are allowed a maximum of 79 units and are only proposing 48 units.
- Ben Prince – 1248 Devonshire – Mr. Prince asked for clarification on the ditch that is behind the south bound lots; will be made into a pipe? Will that be a closed drain? Mr. Prince was also curious about whether duplexes would be built and the commission confirmed that at this time they have not been approved nor has a discussion happened on what type of residential properties will be built, whether it be single story, two story single family or duplexes. This will be determined at the time they get the development permit for each lot.
- Mr. Prince asked if they will be responsible for a half street on Estate Lane, he was told that they would be responsible for a half street to connect to Cashmere. Mr. Prince also expressed a concern about density and traffic in the area. He would like to know if there will be room to put in street parking
- Lila Spratt – 1221 Devonshire – Ms. Spratt asked if the development would be a 55+ development as she had heard rumor of, however at this time there is no mention of it and it will be up to the developer at the time they put in their application. Ms. Spratt would like to see a conclusion to the buffer issue, she does not feel that this has been addressed properly.
- Ronald Nunn – 3853 Leonard Rd – Mr. Nunn is the owner of the property in question. He confirmed that he does plan on this being a 55+ development.
- Mark Cross – Mr. Cross confirmed that the ditch will be piped within the right of way in the road. There will be 20' driveways as well as two car garages. There will be 4 off street parking places per road. He also confirmed that the traffic study that was done was below the requirement.
- The commission asked how lot 20 will access. – It will access off of Cloudmont. There will be a revised plan showing that driveway access per Lora.

- It was mentioned that lot 1 seems to be a different layout' will that driveway be too close to the intersection? Mr. Cross let the commission know this will be fixed on the revised tentative plan. This will be turned to access off of the flag lot.
- Lots 14 and 15 will access off of Alderdale.
- Justin clarified that they would have to meet height requirements when they get to the development phase which will likely limit them to a single story option.
- The commission had a discussion about how to go about the possible need of the setback for the different zones and who would be responsible for approving or disapproving that variance if it is needed. Staff suggested an option for a motion that would cover all scenarios.

MOTION/VOTE

Commissioner Wiegand moved and Commissioner McIntire seconded the motion to approve the subdivision with the provision that the review body grant the exception to the zone buffer requirements as specified in 23.040 of the development code. The vote resulted as follows: "AYES": Chair Fitzgerald, Vice Chair Coulter, and Commissioners McIntire, Wiegand and McVay. "NAYS": None. Abstain: None. Absent: Commissioners MacMillan, Arthur, and Kellenbeck.

The motion passed.

5. **OTHER ITEMS/STAFF DISCUSSION:**
   - Tom let the commission know that the Urban Renewal open house in on July 6th, at that time the consultants will present to UAPC and they will have an opportunity to ask questions at that time.

6. **ITEMS FROM COMMISSIONERS:**
   - Commissioner Fitzgerald let the rest of the commissioners know that he went before City Council and brought up the two issues that were requested by the commission as a whole. Council seems to be receptive to moving back to verbatim minutes. City Council also seems to be receptive to including the UAPC early on in the process with consultants, etc. so that they can make more informed decision and ask questions directly to the consultants. There has not

been a vote as of yet but Commissioner Fitzgerald does believe that they are in favor of the items.

7. ADJOURNMENT:

Chair Fitzgerald adjourned the meeting at 8:33 P.M.

Next Meeting: July 13, 2016

Gerard Fitzgerald, Chair
Urban Area Planning Commission

7/13 2016
Date

These minutes were prepared by Carlie Paulsen, Administration Department, City of Grants Pass.

URBAN AREA PLANNING COMMISSION

MEETING MINUTES

July 13, 2016 – 6:00 P.M.

Council Chambers

1. **ROLL CALL:**

The Urban Area Planning Commission met in regular session on the above date with Chair Gerard Fitzgerald presiding. Vice Chair Jim Coulter and Commissioners Robert Wiegand, Blair McIntire, Loree Arthur, and David Kellenbeck were present. Commissioners Lois MacMillan and Dan McVay were absent. Also present and representing the City was Parks & Community Development (hereafter: PCD) Lora Glover and Justin Gindlesperger and City Council Liaison Rick Riker.

2. **ITEMS FROM THE PUBLIC:** None.

3. **CONSENT AGENDA:**
   a. **MINUTES: June 22, 2016** **Pg. 1-8**
   b. **FINDINGS OF FACT:**
      I. **104-00101-16: Nuns Willow Estates II Subdivision Tentative Plan** **Pg. 9-28**
      II. **201-00118-19 & 301-00102-16: Hampton Inn & Suites – Major Site Plan Review and Major Variance** **Pg. 29-50**

MOTION/VOTE

Commissioner Coulter moved and Commissioner McIntire seconded the motion to approve the consent agenda and the minutes from June 22, 2016 as amended. The vote resulted as follows: "AYES": Chair Fitzgerald, Vice Chair Coulter, and Commissioners Wiegand and McIntire. "NAYS": None. Abstain: Commissioners Arthur and Kellenbeck. Absent: Commissioners MacMillan and McVay.

The motion passed.

4. **PUBLIC HEARINGS:**

   a. **402-00100-16: Stutzman – Dowell Road Comprehensive Plan Map Amendment, Zoning Map Amendment – Staff Report Pg. 51-78**

- Chair Fitzgerald stated, at this time I will open the public hearing to consider Application 402-00100-16: Stutzman – Dowell Road Comprehensive Plan Map Amendment, Zoning Map Amendment. We will begin the hearing with a staff report followed by a presentation by the applicant, statements by persons in favor of the application, statements by persons in opposition to the application, and an opportunity for additional comments by the applicant and staff. After that has occurred, the public comment portion will be closed and the matter will be discussed and acted upon by the Commission. Is there anyone present who wishes to challenge the authority of the Commission to consider this matter? Seeing none do any Commissioners wish to abstain from participating in this hearing or declare a potential conflict of interest? Seeing none are there any Commissioners who wish to disclose discussions, contacts, or other ex parte information they have received prior to this meeting regarding this application? Seeing none in this hearing the decision of the Commission will be based on specific criteria which are set forth in the development code. All testimony which apply in this case are noted in the staff report. If you would like a copy of the staff report please let us know and we will try and get you one. It is important to remember if you fail to raise an issue with enough detail to afford the Commission and the parties an opportunity to respond to the issue you'll not be able to appeal to the Land Use Board of Appeals based on that issue. The hearing will now proceed with a report from staff.
- Justin gave the staff report.
- Commissioner Kellenbeck is in favor of the zoning change. He believes this is a successful business that will continue to provide employment.

MOTION/VOTE

Commissioner Kellenbeck moved and Commissioner McIntire seconded the motion to recommend that the City Council approve application 402-00101-16. The vote resulted as follows: "AYES": Chair Fitzgerald, Vice Chair Coulter, and Commissioners Wiegand, McIntire, Arthur, and Kellenbeck. "NAYS": None. Abstain: None. Absent: Commissioners MacMillan and McVay.

The motion passed.

b. City of Grants Pass Urban Renewal Plan **Pg. 79-164**

- Lora and Commissioner Fitzgerald confirmed that the UAPC would be acting as the public input portion of the review of the proposed Urban Renewal Plan. The commission will hear a presentation from Lora and the consultant, Elaine Howard, as well as public comment and make a recommendation to the City Council.
- Lora began a presentation on the Urban Renewal Plan.
- Elaine Howard continued the presentation on the financial aspects of the Urban Renewal Plan.
- Elaine explained in a portion of the presentation that legislature requires a specific dollar per student ratio for all school districts in the State. As an Urban Renewal district would remove some funds that may have been available from property taxes funds are then allocated from other sources by the legislature to meet that dollar per student ration. Commissioner Fitzgerald asked what would happen if the legislature determined that the funds were unavailable from other sources. Elaine let the commission know that she would not be able to answer that question specifically as it has not happened to date.
- Elaine let the commission know that they require a recommendation from the commission on whether the proposed plan would conform to the City's comprehensive plan or not.
- Commissioner Coulter wanted to confirm that with such a long list of projects is there communication between projects/departments to make sure they are completed in such a way as to not impede each other and to not have work done more than once. Lora let him know that PCD and Public Works are in regular communication to make sure that the City is as efficient as possible. The City as a whole will continue to redevelopment infrastructure and be good stewards of the funds that they are given. Council can re-prioritize any and all of the projects at any time. The City makes a point to be aware of each other's projects to combine projects and work together as needed.
- Commissioner Fitzgerald asked what ODOTs influence be on the urban renewal area that is out the 199 area. Lora let him know that the City is currently waiting on the transportation plan update to be completed with ODOT. PCD works with

ODOT on a regular basis and this will not differ from everyday procedures. Any of the items on the project list that may or may not be included in the transportation plan will go to the bottom of the list until they can complete conversations with ODOT.

- Lora and Elaine let it be known that the projects listed for the Urban Renewal plan are fairly broad at this time. They have not gone into specifics as to not tie council's hands and they will be developed further when it comes time to begin working on each specific project.
- Lora let the commission know that there was recently a sewer main failure. Items such as that failure are planned for in the flexibility of this project. This plan is structured in a way to take care of priorities as they come up in each year's budget process.
- Elaine and Lora again confirmed that they need a recommendation of whether this plan conforms to the comprehensive plan not a recommendation on the plan itself.
- David Strutz – 1214 SE Allenwood Drive – Mr. Strutz is in favor of the plan. He does want to see accountability for what the money is spent on, he brought up the bus stops as an example of what he does not want to see.
- Charlotte Hutt – 1341 NW Washington Blvd – Ms. Hutt had to move from southeast Grants Pass because of the air quality in that industrial area. She moved to Washington and is concerned on the industrial area up on Vine. She would hope to see the industrial areas moved father out Vine and away from school and residential areas to preserve air quality.
- Mike Jones – 587 Whitestone Drive – Mr. Jones agrees with the comments on accountability. He said that Econorthwest isn't going to face any backlash if this ends up blowing up. He would like to know why Council isn't present at this meeting.
- Commissioner Fitzgerald let him know that he is more than welcome to speak to Council when they hear the same presentation on the 20th.
- Tax increment financing – from what he understands the city is used to getting a 3% increase each year, but it will be going to the urban renewal plan instead of the City. Is the City prepared to have a flat rate over the life of this plan?
- Jon Bowen – 234 SW 5th Street – Mr. Bowen was on the committee for this plan. He is a strong supporter. He believes that this will change the tide of things

in the community. He is optimistic about growth in the city as it will allow for change and growth in the City.

- Rycke Brown – 1415 SW Bridge St – Ms. Brown made a note regarding the $106,000 bus stops, she let it be known that those were put in place with grant money and they took 5 years to move forward due to that, which is something that never would have happened if the city was spending its own money. That is what urban renewal is- taking extra tax money and putting it in a different pocket and allowing it to be spent on different projects. While that money does put those tax jurisdiction in a strait jacket for a while, as people move in and put businesses in those vacant lots and manufacturing facilities the value of the properties being taxed rises tremendously. This increases value for everyone and the project ends up paying for itself and does so very well. As long as we pay attention to each project as it comes up all will be well.
- Caleb LaPlante – 436 NE Baker Dr – Mr. LaPLante is in favor of the project. He remembers seeing the parkway being developed and we have greatly benefited from that. He does not quite understand the increment vs the fixed tax rates. He did hear a number of concerns about accountability. He would like to know what would cancelling look like and if the council made that decision what would the fallout look like.
- James Charleboix – 394 Short Street – Would like to see more details on the projects. Do the citizens have any options for input on the projects? The community center – where is it? How high is it? What's the access down there? Who has the final determination? Does the public have input or is it out of our hands after this?
- Caleb LaPlante – 436 NE Baker Dr – He would like clarification on projects vs areas. He said that Lora mentioned that is was important to include areas. How do you determine what is important to include now or not include as 30 years is a long time.
- Rycke Brown – 1415 SW Bridge St – The City Council is the urban renewal district, they make decisions on all projects. City staff brings projects forward and Council approves them or they don't at that point. The project is made fluid at this point to allow council an opportunity to make final decisions at a later date. This is a powerful tool for getting infrastructure built.

- Matt Bender – 1615 Redwood Ave – Wants to know if the County and the sheriff's budget will be affected by the plan. Commissioner Fitzgerald said that the general fund from the county will take a slight hit. Might be able to get projected numbers from Elaine.
- Mike Jones – 587 Whitestone Drive – Will Econorthwest be calling any of the shots on who get contracts, etc. Commissioner Fitzgerald said that he believes they are merely consultants on how everything moves forward with the plan and that they will not have any say on the contractors.
- Lora let the commission and the public know that there is a frequently asked questions packets and a project list available to the public.
- As far as accountability these projects would go through the same standards that we have standards of operating that are currently in place.
- The urban renewal agency is also the city council and they would be the final decision makers on projects. The project would go through the standard bidding process and Econorthwest would not have no say on those matters.
- As for the concern about zoning on the northwest side of town we will not be changing any of the preexisting zoning. Most of the zoning is for indoor use so more laboratory type than plywood mills. Hopefully that will alleviate some of your concerns about air quality.
- Lora does not want to touch too much on the bus stops as there were more factors that went into that as some of the funding was government level. There were different survey requirements that fell in place and caused the price to go up.
- We do provide community input for each project. Citizens will have opportunities to give opinions to Council at each year's budget meeting, and again at the review process for each project before it is approved.
- Lora gave Mr. LaPlante a list of the projects and talks about capital projects that have already been identified (the water plants, landscaping, etc) and then broader areas like the redwood hwy/ave area. By defining the larger areas within the urban renewal area it allows council to make a capital project that could be in that area at a later date without needing to redefine the urban renewal plans.
- Jay Meredith – Finance Director – When the City does budget they factor in a two year time period. When budget was structured this year they did keep in

mind the possibility of an Urban Renewal district. The urban renewal district only encompasses 18% of the City and therefore only 18% of the city's taxes would fall under that plan. It does have an impact but it a very manageable one. Jay helped wrap up the last urban renewal plan that was put in place and what happened was as the area was developed further and growth happened that tax revenue increased as values went up. This increase in revenue compensated for the differences.

- There were concerns about the impact on the county sheriff's budget. There will be a smaller impact of somewhere between $30,000 and $50,000 per year. This will be considerable less than the impact on the City as the county taxes are on at a $.58 tax rate vs the City's at around $4. This project will remove some of the blight in those areas which should also have a positive effect on the crime rate in those areas.
- Bottom line this will help economic development, which will in turn helps public safety. Overall the growth and property tax revenues will match the growth in expenses over the long run.
- Commissioner Fitzgerald asked would or could state legislature cancel a urban renewal agency if they needed to? Jay said that he believes that is why there is a 25% limit put in place.
- Elaine said it can be terminated as long as existing debt could be paid as needed.
- Lora explained that there is a City Council presence here tonight, there were four council members at the open house, they read the minutes taken from this meeting and will hear the presentation on the 20th as well. City Council is aware and interested in the process.
- Commissioner Kellenbeck said that he thinks this is a good thing for the city and the county. He is in favor and would recommend the plan.
- Commissioner McIntire made mention of putting this out to the public to vote. Commissioner Coulter does agree with Commissioner Kellenbeck, but would like to see this as an addendum to the comprehensive plan. He does believe this is a good idea and as time goes on it will continue to get better but he does have a concern about the possibility of things going south over the 30 years as that is a long time to forecast. He believes this will be an all-around benefit for the future.

- Commissioner Arthur would like an explanation of the advantageous timing by having this put in place prior to October. She does not believe this need to go to public vote. The public portion is handled by the elected City Council. Elaine said that if this is put in place before October when the increase in taxes are assessed from the previous January we can use that as a jump start to the agency from the growth from the previous year. New development will jump start everything.

MOTION/VOTE

Commissioner Kellenbeck moved and Commissioner Coulter seconded the motion to recommend to the City Council that the Grants Pass Urban Renewal Plan conformed to the Grnats Pass Comprehensive Plan. The vote resulted as follows: "AYES": Chair Fitzgerald, Vice Chair Coulter, and Commissioners Wiegand, McIntire, Arthur, and Kellenbeck. "NAYS": None. Abstain: None. Absent: Commissioners MacMillan and McVay.

The motion passed.

MOTION/VOTE

Commissioner Kellenbeck moved and Commissioner McIntire seconded the motion to recommend to the City Council that the Grants Pass Urban Renewal Plan be adopted. The vote resulted as follows: "AYES": Chair Fitzgerald, Vice Chair Coulter, and Commissioners Wiegand, McIntire, Arthur, and Kellenbeck. "NAYS": None. Abstain: None. Absent: Commissioners MacMillan and McVay.

The motion passed.

5. **OTHER ITEMS/STAFF DISCUSSION:**
   - Lora sent out an email with the Council agenda. She asked if this is working for the commission. Commissioner Fitzgerald confirmed this is working for the commission.

6. **ITEMS FROM COMMISSIONERS:**
   - Commissioner Fitzgerald let the commission know that City Council turned down verbatim minutes.
   - Commissioner Coulter thinks this is a disadvantage to the public.

7. ADJOURNMENT:

Chair Fitzgerald adjourned the meeting at 8:32 P.M.

Next Meeting: July 27, 2016

Gerard Fitzgerald, Chair
Urban Area Planning Commission

July 27, 2016
Date

These minutes were prepared by Carlie Paulsen, Administration Department, City of Grants Pass.

Item: Ordinance declaring a ban on medical marijuana processing sites, medical marijuana dispensaries, recreational marijuana producers, recreational marijuana processors, recreational marijuana wholesalers, and recreational marijuana retailers; referring ordinance; and declaring an emergency. Date: August 3, 2016

SUBJECT AND SUMMARY:

This ordinance would prohibit medical marijuana processing sites, medical marijuana dispensaries, recreational marijuana producers, recreational marijuana processors, recreational marijuana wholesalers, and recreational marijuana retailers in the City of Grants Pass.

RELATIONSHIP TO COUNCIL GOALS:

This supports Council's goal of **LEADERSHIP** by furthering the quality of life for City residents.

CALL TO ACTION SCHEDULE:

To meet election timelines the call to action schedule is August 3, 2016.

BACKGROUND:

HB 3400 permits cities to prohibit medical and recreational marijuana facilities. Because less than 55% of City electors voted against ballot Measure 91, the matter shall be referred to voters in the next statewide general election, which shall be November 8, 2016.

At its September 15, 2015 meeting, Council elected to place medical marijuana facilities and recreational marijuana facilities separately as two questions on the ballot by adopting Ordinance No. 15-5661 and Ordinance No. 15-5662. However, at its July 11, 2016 workshop, Council directed staff to combine medical and recreational marijuana dispensaries on the ballot creating one question.

Approval of this measure would prohibit the establishment and operation of medical marijuana processors, medical marijuana dispensaries, recreational marijuana producers, processors, wholesalers, and retailers within the City of Grants Pass.
If this measure is approved, the City will be ineligible to receive distributions of state marijuana tax revenues and will be unable to impose a local tax or fee on the production, processing or sale of marijuana or any product into which marijuana has been incorporated.

ITEM: 4.a. ORDINANCE DECLARING A BAN ON MEDICAL MARIJUANA PROCESSING SITES, MEDICAL MARIJUANA DISPENSARIES, RECREATIONAL MARIJUANA PRODUCERS, RECREATIONAL MARIJUANA PROCESSORS, RECREATIONAL MARIJUANA WHOLESALERS, AND RECREATIONAL MARIJUANA RETAILERS; REFERRING ORDINANCE; AND DECLARING AN EMERGENCY.

Staff Report (continued):

COST IMPLICATION:

Enactment of a prohibition will prevent the City from receiving state marijuana tax revenues. The amount that the City would receive otherwise is unknown.

ALTERNATIVES:

Council can choose to enact the ordinance as proposed; Council can amend the ordinance; or Council can choose to not enact the ordinance.

RECOMMENDED ACTION:

No recommendation.

POTENTIAL MOTION:

I move to adopt the ordinance declaring a ban on medical marijuana processing sites, medical marijuana dispensaries, recreational marijuana producers, recreational marijuana processors, recreational marijuana wholesalers, and recreational marijuana retailers; referring ordinance; and declaring an emergency.

ORDINANCE NO.

AN ORDINANCE OF THE CITY OF GRANTS PASS DECLARING A BAN ON MEDICAL MARIJUANA PROCESSING SITES, MEDICAL MARIJUANA DISPENSARIES, RECREATIONAL MARIJUANA PRODUCERS, RECREATIONAL MARIJUANA PROCESSORS, RECREATIONAL MARIJUANA WHOLESALERS, AND RECREATIONAL MARIJUANA RETAILERS; REFERRING ORDINANCE; AND DECLARING AN EMERGENCY.

WHEREAS:

1. ORS 475B.400 to 475B.525 provides that the Oregon Health Authority will register medical marijuana processing sites and medical marijuana dispensaries; and

2. ORS 475B.005 to 475B.399 directs the Oregon Liquor Control Commission to license the production, processing, wholesale, and retail sale of recreational marijuana; and

3. ORS 475B.800 provides that the City Council may adopt an ordinance to be referred to the electors of the City prohibiting the establishment of certain state-registered and state-licensed marijuana businesses in the area subject to the jurisdiction of the City; and

4. The City Council desires to refer the question of whether to prohibit recreational marijuana producers, processors, wholesalers, and retailers, as well as medical marijuana processors and medical marijuana dispensaries to the voters of Grants Pass.

NOW, THEREFORE, THE CITY OF GRANTS PASS HEREBY ORDAINS:

DEFINITIONS.

Marijuana means the plant Cannabis family Cannabaceae, any part of the plant Cannabis family Cannabaceae and the seeds of the plant Cannabis family Cannabaceae.

Marijuana processing site means an entity registered with the Oregon Health Authority to process marijuana.

Marijuana processor means an entity licensed by the Oregon Liquor Control Commission to process marijuana.

Marijuana producer means an entity licensed by the Oregon Liquor Control Commission to manufacture, plant, cultivate, grow or harvest marijuana.

Marijuana retailer means an entity licensed by the Oregon Liquor Control Commission to sell marijuana items to a consumer in this state.

Marijuana wholesaler means an entity licensed by the Oregon Liquor Control Commission to purchase items in this state for resale to a person other than a

consumer.

Medical marijuana dispensary means an entity registered with the Oregon Health Authority to transfer marijuana.

BAN DECLARED. As described in section ORS 475B.800, the City of Grants Pass hereby prohibits the establishment and operation of the following in the City of Grants Pass:

(a) Marijuana processing sites;
(b) Medical marijuana dispensaries;
(c) Marijuana producers;
(d) Marijuana processors;
(e) Marijuana wholesalers;
(f) Marijuana retailers.

REFERRAL. This ordinance shall be referred to the electors of the City of Grants Pass at the next statewide general election on November 8, 2016.

EMERGENCY. This ordinance being necessary for the immediate preservation of the public peace, health and safety, an emergency is declared to exist, and this ordinance shall be in full force and effect upon its passage.

ADOPTED by the Council of the City of Grants Pass, Oregon, in regular session this 3rd day of August 2016, with the following specific roll call vote:

AYES:

NAYS: **ABSTAIN:** **ABSENT:**

SUBMITTED to and _____ by the Mayor of the City of Grants Pass, Oregon, this ____ day of August 2016.

_____
Darin Fowler, Mayor

ATTEST:

_____
Karen Frerk, City Recorder

Date submitted to Mayor: _____

Approved as to Form, Mark Bartholomew, City Attorney _____

Item: Resolution approving referral to the electors of the City of Grants Pass the question of banning medical marijuana processing sites, medical marijuana dispensaries, recreational marijuana producers, recreational marijuana processors, recreational marijuana wholesalers, and recreational marijuana retailers within the City of Grants Pass. Date: August 3, 2016

SUBJECT AND SUMMARY:

This resolution would refer a measure to the electors of the City of Grants Pass. The measure would prohibit medical and recreational marijuana facilities in the City.

RELATIONSHIP TO COUNCIL GOALS:

This supports Council's goal of **LEADERSHIP** by furthering the quality of life for City residents.

CALL TO ACTION SCHEDULE:

To meet election timelines the call to action schedule is August 3, 2016.

BACKGROUND:

HB 3400 permits cities to prohibit medical and recreational marijuana facilities. Because less than 55% of City electors voted against ballot Measure 91, the matter shall be referred to voters in the next statewide general election, which shall be November 8, 2016.

At its September 15, 2015 meeting, Council elected to place medical marijuana facilities and recreational marijuana facilities separately as two questions on the ballot by adopting Ordinance No. 15-5661 and Ordinance No. 15-5662. However, at its July 11, 2016 workshop, Council directed staff to combine medical and recreational marijuana dispensaries on the ballot creating one question.

Approval of this measure would prohibit the establishment and operation of medical marijuana processors, medical marijuana dispensaries, recreational marijuana producers, processors, wholesalers, and retailers within the City of Grants Pass.
If this measure is approved, the City will be ineligible to receive distributions of state marijuana tax revenues and will be unable to impose a local tax or fee on the production, processing or sale of marijuana or any product into which marijuana has been incorporated.

ITEM: 4.b. RESOLUTION APPROVING REFERRAL TO THE ELECTORS OF THE CITY OF GRANTS PASS THE QUESTION OF BANNING MEDICAL MARIJUANA PROCESSING SITES, MEDICAL MARIJUANA DISPENSARIES, RECREATIONAL MARIJUANA PRODUCERS, RECREATIONAL MARIJUANA PROCESSORS, RECREATIONAL MARIJUANA WHOLESALERS, AND RECREATIONAL MARIJUANA RETAILERS WITHIN THE CITY OF GRANTS PASS.

Staff Report (continued):

COST IMPLICATION:

Voter enactment of the prohibition will prevent the City from receiving state marijuana tax revenues. The amount that the City would receive otherwise is unknown.

ALTERNATIVES:

Council can adopt the resolution as proposed; or Council can choose to not adopt the resolution.

RECOMMENDED ACTION:

No recommendation.

POTENTIAL MOTION:

I move to adopt the resolution approving referral to the electors of the City of Grants Pass the question of banning medical and recreational marijuana processors and medical and recreational marijuana dispensaries within the City of Grants Pass.

RESOLUTION NO.

A RESOLUTION OF THE COUNCIL OF THE CITY OF GRANTS PASS APPROVING REFERRAL TO THE ELECTORS OF THE CITY OF GRANTS PASS THE QUESTION OF BANNING MEDICAL MARIJUANA PROCESSING SITES, MEDICAL MARIJUANA DISPENSARIES, RECREATIONAL MARIJUANA PRODUCERS, RECREATIONAL MARIJUANA PROCESSORS, RECREATIONAL MARIJUANA WHOLESALERS, AND RECREATIONAL MARIJUANA RETAILERS WITHIN THE CITY OF GRANTS PASS.

WHEREAS:

1. Section ORS 475B.800 provides that the City Council may adopt an ordinance to be referred to the electors of the City prohibiting the establishment of certain state-registered and state-licensed marijuana businesses in the area subject to the jurisdiction of the City; and

2. The Grants Pass City Council adopted Ordinance No. 16-5691, which prohibits the establishment and operation of Medical Marijuana Processing Sites, Medical Marijuana Dispensaries, Recreational Marijuana Producers, Recreational Marijuana Processors, Recreational Marijuana Wholesalers, and Recreational Marijuana Retailers.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Grants Pass:

MEASURE. A measure election is hereby called for the purpose of submitting to the electors of the City of Grants Pass a measure prohibiting the establishment of certain marijuana activities in the City of Grants Pass, a copy of which is attached hereto as "Exhibit 1," and incorporated herein by reference.

ELECTION CONDUCTED BY MAIL. The measure election shall be held in the City of Grants Pass on November 8, 2016. As required by ORS 254.465, the measure election shall be conducted by mail by the County Clerk of Josephine County, according to the procedures adopted by the Oregon Secretary of State.

DELEGATION. The City of Grants Pass authorizes the City Manager, or designee, to act on behalf of the City and to take such further action as is necessary to carry out the intent and purposes set forth herein, in compliance with the applicable provisions of law.

BALLOT TITLE. The ballot title for the measure set forth in Exhibit '1' to this Resolution is hereby adopted.

NOTICE OF BALLOT TITLE AND RIGHT TO APPEAL. Upon receiving the ballot title for this measure, the City Recorder shall publish in the next available edition of a newspaper of general circulation in the city a notice of receipt of the ballot title, including notice that an elector may file a petition for review of the ballot title.

EXPLANATORY STATEMENT. The explanatory statement for the measure, which is attached hereto as Exhibit '2' and incorporated herein by reference, is hereby approved.

FILING WITH COUNTY ELECTIONS OFFICE. The City Recorder shall deliver the Notice of Measure Election to the county clerk for Josephine County for inclusion on the ballot for the November 8, 2016 election.

PRIOR RESOLUTIONS REPEALED. Resolution No. 15-6366 and Resolution No. 15-6367 are hereby repealed.

EFFECTIVE DATE of this Resolution shall be immediate upon its passage by the City Council and approval by the Mayor.

ADOPTED by the Council of the City of Grants Pass, Oregon, in regular session this 3rd day of August 2016.

SUBMITTED to and _____ by the Mayor of the City of Grants Pass, Oregon, this ____ day of August 2016 to be effective on the date indicated as adopted by the City Council.

_____
Darin Fowler, Mayor

ATTEST:

_____
Karen Frerk, City Recorder

Date submitted to Mayor: _____

Approved as to Form, Mark Bartholomew, City Attorney MB

Exhibit 1

BALLOT TITLE: Prohibits marijuana registrants and licensees in Grants Pass.

QUESTION: Shall medical marijuana processors, medical marijuana dispensaries, and recreational marijuana producers, processors, wholesalers, and retailers be prohibited in Grants Pass?

SUMMARY:
State law allows operation of registered medical marijuana processors, medical marijuana dispensaries and licensed recreational marijuana producers, processors, wholesalers, and retailers. State law provides that a city council may adopt an ordinance to be referred to the voters to prohibit the establishment of any of those registered or licensed activities.

Approval of this measure would prohibit the establishment and operation of medical marijuana processors, medical marijuana dispensaries, recreational marijuana producers, processors, wholesalers, and retailers within the City of Grants Pass.
If this measure is approved, the City will be ineligible to receive distributions of state marijuana tax revenues and will be unable to impose a local tax or fee on the production, processing or sale of marijuana or any product into which marijuana has been incorporated.

Exhibit 2

EXPLANATORY STATEMENT

Approval of this measure would prohibit the establishment and operation of certain marijuana activities within the City.

ORS 475B.400 to 475B.525 provides that the Oregon Health Authority will register medical marijuana processors and medical marijuana dispensaries. Medical marijuana processors compound or convert marijuana into concentrates, extracts, edible products, and other products intended for human consumption and use. Medical marijuana dispensaries facilitate the transfer of marijuana and marijuana products between patients, caregivers, processors, and growers. ORS 475B.005 to 475B.399 provides that the Oregon Liquor Control Commission will license recreational marijuana producers (those who manufacture, plant, cultivate, grow or harvest marijuana), processors, wholesalers, and retailers.

The City Council may adopt an ordinance prohibiting the establishment of any of those entities within the City, but the Council must refer the ordinance to the voters at a statewide general election. The Grants Pass City Council has adopted an ordinance prohibiting the establishment of medical marijuana processors, medical marijuana dispensaries, and recreational marijuana producers, processors, wholesalers, and retailers within the City and, as a result, has referred this measure to the voters.

If approved, this measure would prohibit medical marijuana processors, medical marijuana dispensaries, and recreational marijuana producers, processors, wholesalers, and retailers within the City.

Approval of this measure has revenue impacts. Currently, ten percent of state marijuana tax revenues will be distributed to cities to assist local law enforcement in performing their duties under ORS 475B.760(2). If approved, this measure would make the City ineligible to receive distributions of state marijuana tax revenues.

Currently, under ORS 475B.345, a City may impose up to a three percent tax on the sale of marijuana items by a marijuana retailer in the City. However, a City that adopts an ordinance prohibiting the establishment of medical marijuana processors, medical marijuana dispensaries, or recreational marijuana producers, processors, wholesalers, or retailers may not impose a local tax or fee on the production, processing or sale of marijuana or any product into which marijuana has been incorporated. Approval of this measure would therefore prevent the City from imposing a local tax on those activities.

Item: Resolution adopting the Water Distribution System Master Plan. Date: August 3, 2016

SUBJECT AND SUMMARY:

Consider a resolution adopting the City of Grants Pass Water Distribution System Master Plan.

RELATIONSHIP TO COUNCIL GOALS:

This supports the Council's goal of maintain, operate and expand our **INFRASTRUCTURE** to meet community needs by planning for our water distribution system infrastructure in a fiscally sound, efficient, and regulatory compliant manner.

CALL TO ACTION SCHEDULE:

This is one of three Master Plans Council expressed a desire to review and adopt individually. The first Master Plan was adopted on July 20. Call to action schedule will allow Council to review and approve the remaining Master Plan currently scheduled to be presented to Council on September 7. The only time constraint is that the rate study is anticipating Council's calendar of action on the three Plans. Call to action schedule: August 3, 2016.

BACKGROUND:

On May 20, 2013 the City of Grants Pass and Murray, Smith & Associates, Inc. entered into a 3-year Water Master Services Agreement for Professional Engineering and Permitting Services (MSA). Using this MSA, Task Order No. 26 was executed in January 2015 for an update to the Water Distribution System Master Plan (DSMP) last updated in January 2001.

The DSMP update identified:

- Improvements needed to provide reliable service through an assessment of water distribution system assets;
- Distribution system requirements to serve expansion areas consistent with related City planning efforts. These areas include the added Urban Growth Boundary area and the Urban Reserve areas.

The Capital Improvement Plan (CIP) consists of multiple-year time frames; 0-5 years, 5-10 years and 10-20 years. The single largest project type identified in the CIP is pipe line replacement. This accounts for approximately 40% of the cost identified in the CIP. Pipe line replacement is based upon 100-year pipe replacement schedule. Assuming 20% of the existing pipe is replaced in the next 20 years, this equates to approximately 9,800 linear feet of pipe per year, or 37 miles of pipe replacement in the next 20 years.

Staff Report (continued):

COST IMPLICATION:

Adoption of the Water Distribution System Master Plan in and of itself will cost the City nothing. However, recommendations for maintenance and capital improvements are substantial.

ALTERNATIVES:

1. Council can approve the resolution adopting the Water Distribution System Master Plan as prepared by Murray, Smith & Associates, Inc.
2. Council could decide not to approve the resolution and direct staff to work with Murray, Smith & Associates, Inc. (or another consultant) to revise the master plan.

RECOMMENDED ACTION:

It is recommended that Council approve the resolution adopting the Water Distribution System Master Plan as prepared by Murray, Smith & Associates, Inc.

POTENTIAL MOTION:

I move to adopt the resolution adopting the Water Distribution System Master Plan as prepared by Murray, Smith & Associates, Inc.

RESOLUTION NO.

RESOLUTION OF THE COUNCIL OF THE CITY OF GRANTS PASS ADOPTING THE WATER DISTRIBUTION SYSTEM MASTER PLAN.

WHEREAS:

1. The currently adopted Water Distribution System Master Plan was completed in January, 2001; and

2. In January 2015, the City contracted with Murray, Smith & Associates, Inc. to prepare a new Water Distribution System Master Plan; and

3. Murray, Smith & Associates, Inc. has completed the master plan; and

4. The conclusion of the master plan is the identification of existing distribution system condition and capacity-deficient infrastructure with corresponding solutions, and potential options for new service areas.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Grants Pass that the Water Distribution System Master Plan prepared by Murray, Smith & Associates, Inc. dated April 2016 is adopted. The Water Distribution System Master Plan Executive Summary is attached to and incorporated herein as Exhibit 'A'.

EFFECTIVE DATE of this Resolution shall be immediate upon the passage by the City Council and approval by the Mayor.

ADOPTED by the Council of the City of Grants Pass, Oregon, in regular session this 3rd day of August, 2016.

SUBMITTED to and _____ by the Mayor of the City of Grants Pass, Oregon, this ____ day of August, 2016.

_____
Darin Fowler, Mayor

ATTEST:

_____
Karen Frerk, City Recorder

Date submitted to Mayor: _____

Approved as to form Mark Bartholomew, City Attorney_____

EXECUTIVE SUMMARY

The purpose of this Water Distribution System Master Plan (WDSMP) is to provide the City of Grants Pass (City) with the information needed to inform long-term water distribution infrastructure decisions. The objectives of the WDSMP include:

- Document existing water system facilities
- Estimate future water requirements including potential water system expansion areas consistent with related City planning efforts
- Identify deficiencies and recommend water facility improvements that correct deficiencies, optimize existing pressure zones and provide for system growth
- Update the City's capital improvement program (CIP)
- Comply with water system master planning requirements for Public Water Systems established under Oregon Administrative Rules (OAR)

Water System Overview

Service Area

The City owns and operates a public water system that supplies potable water to residents, businesses and public institutions within the city limits and a small number of customers in the North Valley area. The City's water system provides fire suppression to the city limits and specific areas of North Valley including North Valley Industrial Area (NVIA) and the Paradise Ranch development. Many residents within the city limits receive potable water from private wells and are not City water customers. Area residents within the City's Urban Growth Boundary (UGB) are eligible to become City water customers with a signed Service and Annexation Agreement.

Supply

The Grants Pass Water Treatment Plant (WTP) uses conventional filtration to treat surface water drawn from an adjacent intake on the Rogue River. The WTP is the sole source of potable water for the City. The WTP's current hydraulic capacity is approximately 20 million gallons per day (mgd). Further evaluation of the City's treatment and supply system may be found in the *2014 Grants Pass Water Treatment Plant Facility Plan Update.*

Distribution System

Water distribution systems are divided into pressure zones in order to provide adequate service pressure to customers at different elevations. Each pressure zone is served by specific facilities, such as, reservoirs or pump stations and related piping which supply pressure to customers. The City's existing distribution system is divided into 16 pressure zones served by 8 gravity storage reservoirs and 13 booster pump stations. The City's distribution piping includes approximately 188 miles of pipe in sizes up to 36 inches in diameter. A summary of

existing facilities and the pressure zones they serve is illustrated in **Figure ES-1** at the end of this section.

Water Demand

Water demand refers to all water required by the system including residential, commercial, industrial and institutional uses. Demands are described using water use metrics including average daily demand (ADD) and maximum day demand (MDD). Current water demands by pressure zone are calculated based on total water production from the City's WTP and customer billing records.

Projected Future Demands

Estimates of future growth and related water demand are developed using the best available information for the City's service area including the Population Research Center's (PRC's) June 2015 *Coordinated Population Forecast for Josephine County*, buildable lands inventory from the City's *Comprehensive Plan 2014 Update* and current water demand data. Future water demands are forecast at 10-years, 20-years and at saturation development. For the purposes of this WDSMP, saturation development is assumed to occur at 30 years. Current and projected future water demands in mgd are summarized in **Table ES-1**.

Table ES-1
Water Demand Forecast Summary

Timeframe	Water Demand (mgd)	
	ADD	MDD
Existing	5.51	11.24
10-Year	7.25	15.27
20-Year	8.98	18.91
Saturation (30-Year)	11.12	23.44

Distribution System Analysis Criteria

Performance guidelines and system criteria are used with water demands presented in **Table ES-1** to assess the water distribution system's ability to provide adequate water service under existing conditions and to guide improvements needed to provide for future water needs.

Criteria are established through a review of State of Oregon requirements, American Water Works Association (AWWA) acceptable practice guidelines, Insurance Services Office, Inc. (ISO) guidelines and operational practices of similar water providers.

Service Pressure

- Normal range under ADD conditions: 35 to 80 pounds per square inch (psi)
- Maximum per *Oregon Plumbing Specialty Code*: 80 psi
- Minimum under emergency or fire flow conditions per State requirements: 20 psi

Storage Volume

Recommended storage volume is the sum of three components:

- Operational Storage: volume of water needed in each zone to meet demands in excess of delivery capacity from the WTP or pump station to reservoirs serving that zone

- Fire Storage: volume of water needed in each zone to meet the largest fire flow demand in that zone for the duration specified in the *Oregon Fire Code*

- Emergency Storage: volume to supply customers in each zone in the event of an emergency which makes supply to the zone temporarily unavailable, such as, pipeline or equipment failure or natural disaster

Pump Station Capacity

Pump stations should have adequate firm capacity to meet peak demands in the zone. Firm capacity is defined as the station capacity with the largest pump out of service.

Fire Flow

The distribution system should be capable of supplying the recommended fire flows while maintaining minimum residual pressures everywhere in the system of 20 psi.

Analysis and System Deficiencies

Using a hydraulic computer model with projected water demands and system mapping, the distribution system was evaluated based on the performance criteria described above. Improvement projects and recommended configuration changes were developed based on the deficiencies identified through this process.

Pressure Zones and Service Pressure

Due to the City's hilly terrain, providing adequate service pressure between 35 and 80 psi is challenging in some areas of the current distribution system. Some customers at slightly higher elevations on the perimeter of the distribution system, those near pressure zone boundaries or those in areas with limited existing water system piping may have pressures below 35 psi. It is recommended that the City consider some pressure zone boundary adjustments as new development occurs to address these deficiencies.

In order to provide service to future development in the City's Urban Growth Boundary (UGB) several new pressure zones and related facilities, like pump stations and reservoirs, will be required. Many of these areas at higher elevations may initially be served by constant pressure pumping similar to the existing Meadow Wood low (Zone 2MW), Allen Creek/New Hope (Zone 2NH) and Laurel Ridge/Starlite Place (Zone 4LR) areas. As growth continues it is recommended that gravity storage be constructed to serve each zone. Gravity storage dampens pressure fluctuations which can occur with constant pressure pumping to larger service areas and provides reliable emergency supply. Existing zones 2MW, 2NH and 4LR are recommended to make this transition from constant pressure pumped to gravity storage service within the 20-year plan as growth and development in these areas continues.

Storage Reservoir Capacity

There are existing storage capacity deficits in Reservoir No. 8 (Zone 3) and Reservoir No. 13 (Zone 4). Future Zone 3 service is anticipated to extend north of I-5 around Granite Hill and Scoville Roads which is a significant distance away from existing Zone 3 supply provided from Reservoir No. 8. It is recommended that additional Zone 3 storage be evaluated as part of the water service plan for this area. In addition to the current capacity deficit, Zone 4 Reservoir No. 13 is located on a constrained site with limited access. It is recommended that Reservoir No. 13 be replaced at a new site, such as, the City-owned property on Ausland Drive northwest of the current reservoir site.

Additional storage reservoirs are also recommended to serve anticipated future growth in the Meadow Wood (Zone 2MW), Allen Creek/New Hope (Zone 2NH) and Laurel Ridge/Starlite Place (Zone 4LR) areas as well as potential industrial development in the Spalding Industrial Area (Zone 2).

Pump Station Capacity

There are existing fire flow capacity deficits at the Meadow Wood high (Zone 3MW) and Panoramic (Zone 3P) constant pressure pump stations. Additional stations are recommended to serve the proposed Zone 4 reservoir replacement and future growth north of the existing city limits.

Pressure Reducing Valves

Several PRVs are recommended in the long term to maintain system looping and water quality, and also to provide emergency fire flow from upper zones. These PRVs are primarily at the perimeter of the existing system and are anticipated to be constructed with large diameter mains as growth in these areas warrants. In the short term, PRVs are recommended to replace the existing Manzanita and 9th & Savage PRVs which have siting and condition issues. These PRVs provide the only supply to Zone 2A at the city center.

Distribution Mains

Fire Flow Capacity

The City's existing distribution piping is, for the most part, well looped and adequately sized to meet existing demands and fire flow requirements. Some areas, particularly in residential neighborhoods, are served by 2-inch diameter mains. These undersized mains do not meet current City standards and are not capable of supplying adequate flow for fire protection. In the long term, several water main projects are recommended to improve system looping and supply anticipated growth.

Age and Routine Pipe Replacement

In order to provide for the continued reliable operation of the distribution system, renewal and replacement of distribution system piping must be planned for. The service life of the City's existing mains have exceeded 60+ years. It is recommended that the City consider a 100-year service life for mains. In order to maintain reliable operation, without significant unexpected main breaks and leaks, it is recommended that capital maintenance budgeting for the distribution system be based on complete main replacement every 100 years. The prioritization and timing of main replacements should be based on known issues (corrosion, main breaks, etc.) and coordinated with other street improvement projects.

Recommended Capital Improvement Program (CIP)

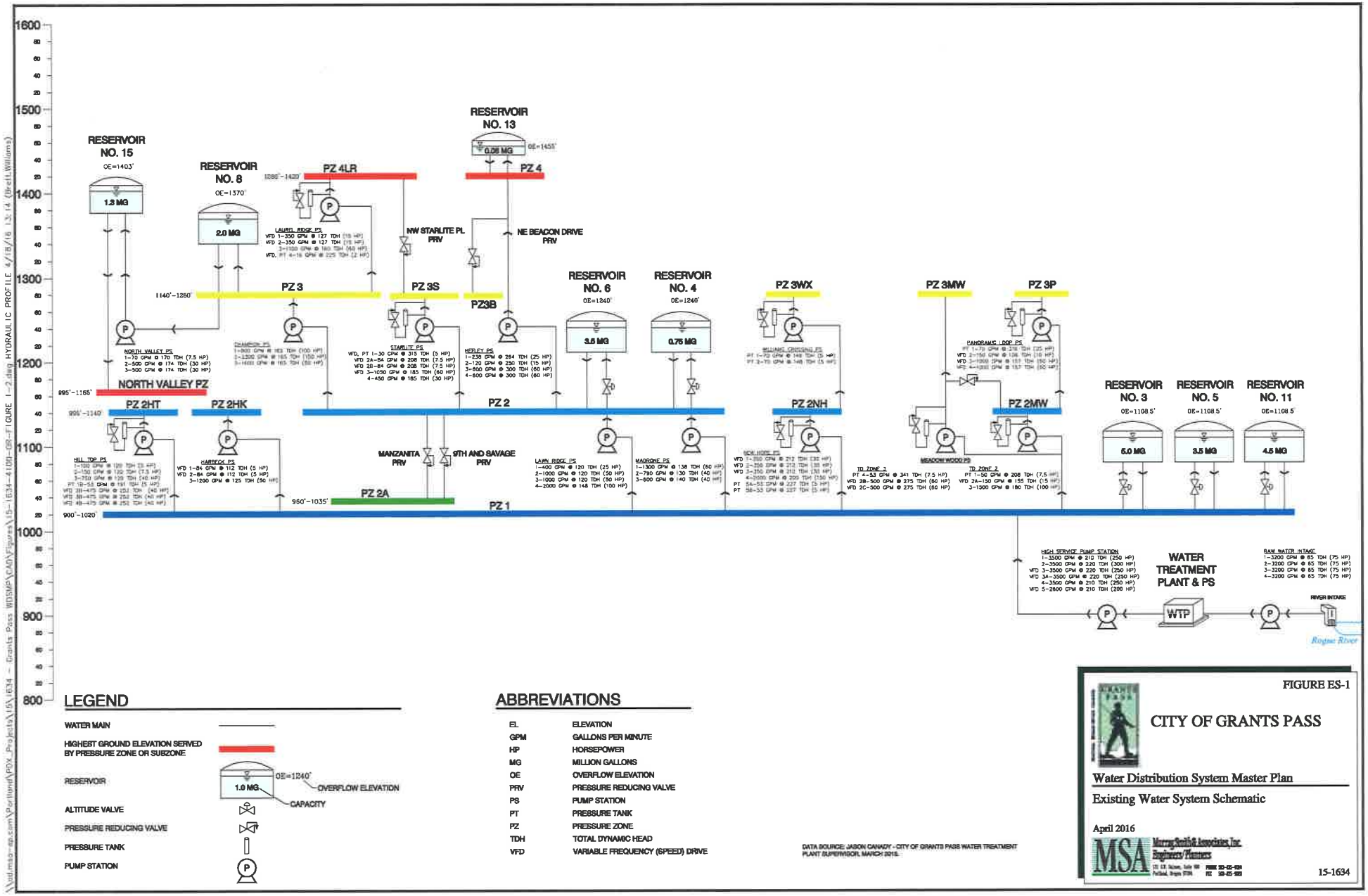
A summary of all recommended improvement projects and estimated project costs is presented in **Table ES-2**. This CIP table provides for project sequencing by showing prioritized projects for the 5-year, 10-year and 20-year timeframes defined as follows:

- 5-year timeframe - recommended completion between 2016 and 2021
- 10-year timeframe - recommended completion between 2022 and 2026
- 20-year timeframe - recommended completion between 2027 and 2036.

Cost Allocation to Growth

Projects that benefit future water system customers by providing capacity for growth may be funded through system development charges (SDCs). SDCs are sources of funding generated through development and water system growth and are determined as part of a financial evaluation based in part on a utility's current CIP. To facilitate a financial evaluation a preliminary percentage of the cost of each project which benefits future water system growth is allocated in the CIP table.

Many CIP projects are considered water system performance improvements which benefit all customers. The estimated costs of these improvements are allocated 52 percent to future growth based on the ratio of current to projected future system-wide MDD at saturation development.



LEGEND

- WATER MAIN
- HIGHEST GROUND ELEVATION SERVED BY PRESSURE ZONE OR SUBZONE
- RESERVOIR (1.0 MG; OE=1240'; OVERFLOW ELEVATION; CAPACITY)
- ALTITUDE VALVE
- PRESSURE REDUCING VALVE
- PRESSURE TANK
- PUMP STATION

ABBREVIATIONS

EL	ELEVATION
GPM	GALLONS PER MINUTE
HP	HORSEPOWER
MG	MILLION GALLONS
OE	OVERFLOW ELEVATION
PRV	PRESSURE REDUCING VALVE
PS	PUMP STATION
PT	PRESSURE TANK
PZ	PRESSURE ZONE
TDH	TOTAL DYNAMIC HEAD
VFD	VARIABLE FREQUENCY (SPEED) DRIVE

DATA SOURCE: JASON CANADY - CITY OF GRANTS PASS WATER TREATMENT PLANT SUPERVISOR, MARCH 2015.

FIGURE ES-1

CITY OF GRANTS PASS

Water Distribution System Master Plan

Existing Water System Schematic

April 2016

MSA Murray, Smith & Associates, Inc. Engineers/Planners

15-1634

Table ES-2
Capital Improvement Program (CIP) Summary

Improvement Category	CIP No.	Project Description	CIP Schedule and Project Cost Summary				Preliminary Cost % to Growth
			5-year thru 2021	10-year 2022-2026	20-year 2027-2036	Estimated Project Cost	
Storage Reservoirs	R-13	0.7 MG Ausland Reservoir - Zone 4 Reservoir No. 13 replacement	$ 2,100,000			$ 2,100,000	40%
	R-14	0.5 MG Laurel Ridge Reservoir			$ 1,500,000	$ 1,500,000	40%
	R-16	1.3 MG Meadow Wood Reservoir		$ 3,900,000		$ 3,900,000	69%
	R-17	1.2 MG New Hope (Cathedral Hills) Reservoir		$ 3,600,000		$ 3,600,000	42%
	R-19	1.2 MG Pearce Park Reservoir - Zone 2 Spalding Industrial Park			$ 3,600,000	$ 3,600,000	100%
		Capital Maintenance	$ 75,000			$ 75,000	52%
		Subtotal	$ 2,175,000	$ 7,500,000	$ 5,100,000	$ 14,775,000	$ 9,282,000
Pump Stations	P-1	Meadow Wood P.S. high (Zone 3MW) - fire flow capacity upgrade	$ 250,000			$ 250,000	52%
	P-2	Panoramic P.S. - fire flow capcity upgrade	$ 400,000			$ 400,000	52%
	P-3	Ausland P.S. supplying proposed Ausland Reservoir (R-13)	$ 500,000			$ 500,000	52%
	P-4	Zone 4N P.S. - constant pressure			$ 1,200,000	$ 1,200,000	100%
	P-5	North Valley P.S. replacement		$ 1,000,000		$ 1,000,000	79%
		Capital Maintenance	$ 125,000			$ 125,000	52%
		Subtotal	$ 1,275,000	$ 1,000,000	$ 1,200,000	$ 3,475,000	$ 2,654,145
PRVs	V-1	Spalding Industrial Area - Ament Rd PRV			$ 150,000	$ 150,000	100%
	V-2	Zone 4N Highland Ave PRV			$ 150,000	$ 150,000	100%
	V-3	Blue Gulch PRV			$ 150,000	$ 150,000	100%
	V-4	Overland PRV			$ 150,000	$ 150,000	100%
	V-5	10th Street PRV	$ 150,000			$ 150,000	52%
	V-6	NW B Street PRV			$ 150,000	$ 150,000	100%
	V-7	Zone 2A PRV replacements (Capital Maintenance)	$ 250,000			$ 250,000	52%
		Subtotal	$ 400,000	$ -	$ 750,000	$ 1,150,000	$ 958,000
Distribution Mains	M-1, 2, 3, 9, 10	Piping improvements for fire flow	$ 683,000			$ 683,000	52%
	M-4 to 8	Zone 2A - Hwy 99, Savage, Manzanita Loop	$ 758,000			$ 758,000	52%
	M-11, 12	Proposed Zone 2H - connect Harbeck and Hilltop			$ 532,000	$ 532,000	100%
	M-13 to 22	Spalding Industrial Area - Zone 2 expansion			$ 3,181,000	$ 3,181,000	100%
	M-24, 25, 26	Zone 3 Granite Hill to Scoville Loop			$ 1,415,000	$ 1,415,000	100%
	M-27 to 30	Zone 3 Scoville to Spring Moutain Loop			$ 1,107,000	$ 1,107,000	100%
	M-31 to 33, 42	Zone 3 I-5 crossing at Cedar Loop, Spring Moutain to Hillcrest Loop			$ 1,396,000	$ 1,396,000	100%
	M-34 to 41, 52	Proposed Ausland P.S. (P-3) and Reservoir (R-13) mains	$ 2,897,000			$ 2,897,000	52%
	M-43, 44	Zone 3 I-5 crossing at Humane Society			$ 570,000	$ 570,000	100%
	M-45, 46	Zone 3 Vine Street Loop - Highland to Hawthorne			$ 996,000	$ 996,000	52%
	M-47 to 51	Zone 4N mains			$ 1,996,000	$ 1,996,000	100%
	M-53 to M-57	Zone 1 Spalding Industrial Area loop			$ 1,362,000	$ 1,362,000	100%
	M-58 to 62	Meadow Wood future mains		$ 1,173,000		$ 1,173,000	100%
	M-63 to 68	New Hope future mains		$ 2,532,000		$ 2,532,000	100%
	M-69 to 75	Laurel Ridge and Blue Gulch future mains			$ 1,870,000	$ 1,870,000	100%
	M-76, 77, 81, 82, 83	Zone 1 Fruitdale future mains			$ 2,087,000	$ 2,087,000	100%
	M-78, 79, 80	Zone 1 Looping- Cloverlawn & Grandview		$ 639,000		$ 639,000	52%
	M-84 to 87	Existing system looping		$ 955,000		$ 955,000	52%
	M-88 to M-102	2-inch main replacement for fire flow	$ 696,000	$ 770,000	$ 420,000	$ 1,886,000	52%
		Routine Main Replacement Program (Capital Maint.)	$ 7,800,000	$ 7,800,000	$ 15,600,000	$ 31,200,000	52%
		Subtotal	$12,834,000	$13,869,000	$ 32,532,000	$ 59,235,000	$ 40,028,280
Planning		Seismic Resilience Study	$ 100,000			$ 100,000	52%
		Water Management & Conservation Plan update		$ 50,000		$ 50,000	52%
		Water Distribution System Master Plan update			$ 150,000	$ 150,000	52%
		Unidirectional Flushing (UDF) Program Development	$ 80,000			$ 80,000	52%
		Distribution Piping Corrosion Study	$ 100,000			$ 100,000	52%
		Subtotal	$ 280,000	$ 50,000	$ 150,000	$ 480,000	$ 249,600
Capital Improvement Program (CIP) Total			$16,964,000	$22,419,000	$ 39,732,000	$ 79,115,000	$ 53,172,025
			Annual Average CIP Cost				
			$3,392,800 5-year	$3,938,300 10-year	$3,955,750 20-year		

Council Question

Dave Reeves

From: Trisha McClaine
Sent: Wednesday, July 20, 2016 7:51 AM
To: MayorCouncil
Subject: Can you help me with this issue in Grants Pass

As it is, beekeepers have restrictions of 2 commercial hives 150 feet away from any road or property. With our major pollinators on the decline I was wondering if we could get something in motion to change the restrictions. I am willing to do legwork, petitions, writing, be at meetings..... Can you help?