

HOUSING ADVISORY COMMITTEE
Meeting Minutes – January 18, 2019 at 9:00 AM
Courtyard Conference Room

Committee Members

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

Staff/Council Liaisons:

Taylor Graybehl - Planner
Mayor Lindsay - Absent

Guests:

Jessie Penny
Jennifer Aviles

AGENDA:

1. Roll Call:

- a. Chair Walker opened the meeting and took roll.
- b. JR Wheeler was introduced. JR works for People’s Bank on the commercial lending side and has been in banking for about 15 years. He is looking forward to helping wherever he can.

2. Items from Public: (opportunity for citizens to share information with the committee regarding items that are not on the agenda)

- a. Jessie Penny – She works with the Rogue Action Center that is based in Jackson County. They are focused on affordable housing solutions. She acknowledged the important work this committee is doing. Their volunteers have been attending meetings and researching data and noticed a table on the City of Grants Pass website showing housing surplus and deficits per income level. Table is nearly 20 years old and doesn’t reflect the current need. They would like this information updated.
- b. Jennifer Aviles – What affects will the government shutdown have at the community level in regard to individuals utilizing HUD vouchers or Section 8 program services. If there are local impacts, what will this committee hope to do? Member Santucci said they have as much information as she has. HUD will have housing assistance payments through the end of February but after that HUD could request reserves but that’s as far as they know. Duward noted that Options does get HUD payments for some projects similar to Section 8 and are told if they are under contract they should be getting payments. There are two hanging out there, but they can’t get anyone to answer the phone. They will use their reserves as long as they can.

3. Consent Agenda:

- a. Minutes: November 16, 2018

MOTION/VOTE

Member Elzy moved and member Engel second the motion to approve the minutes from November 16, 2018 as written. The vote resulted as follows: “AYES”: Chair Walker, Members Arthur, Brown, Corsi, Hurlburt, Luther, Santucci. “NAYS”: None. Abstain: Wheeler. Absent: Vice Chair Wessels
The motion passed.

4. Work Session Items:

- a. Goals list for City Council (agenda item added by Chair Walker) -
 - Full-time position at the director level to deal with housing issues. They discussed issues regarding the need for this position.
 - Members discussed the meaning of 2b, regarding rights to shift density on two parcels of land that is R-3 and R-4.
 - They discussed 6A regarding federal funding used as an environmental review requirement and that a local municipality must be the responsible entity.
 - Chair Walker will take these items to the Council Strategic Planning session.
- b. SDC Deferment Code Implementation –
 - Taylor Graybehl talked about Exhibit 1. He said when he wrote this he asked who does the SDC deferment apply too? He also looked at what was presented to City Council. What class or category of development should it apply to?
 - Member Corsi asked if there should be an exemption for luxury multi-family housing? They discussed further.
- c. HB 2377: Property Tax Exemption for Newly Rehabilitated or Constructed Multi-unit housing –
 - This is a bill that passed in 2017. Do we encourage the City to do this? There was discussion if the City was currently doing anything to take advantage of this and if the committee should encourage it. Should it be on their list of ideas to talk about in the future? This would fit into their goals list under item 4 or move it further forward. On the list is the full-time housing position, public outreach, density bonuses, changes to zoning and incentives for affordable housing. They decided to add it under item 4 and address it at that time.

5. Information Sharing:

- a. Items from staff
 - Formosa Gardens Planned Unit Development – Taylor talked about the plan for this development. It is a 10-unit development with a creative design. There was discussion if it works with the Planning Commission and the Code and other criteria.
 - Collaborative Economic Development Committee Housing Notes – Taylor and Sam both attended the last meeting. Taylor updated members on what was discussed. They talked about county-wide housing and hiring a director. They also talked about CETs to offset SDCs. There was a question about the ability for the City to issue bonds for affordable housing to for-profit entities. Is there interest at the City level, what dollar amount and what is the process? A message has been left for Jay Meredith, City Finance Director. There was further discussion about the use of these types of bonds. It will need to go to the voters.
 - UCAN Annual Point in Time Homeless Count – There will be a count January 30th at the Fairgrounds. There will be free bus transportation. There will also be roving counts and goody delivery. There will be many agencies at the Fairgrounds to provide supplies and Kiwanis will provide a hot meal. Hours are 10 am to 3 pm.

b. Items from committee members –

- Member Hurlbert talked about the rental market. Rents have stabilized and go down a bit. There have been a few long-term vacancies which is unusual.
- Sam Engel mentioned a comment from Tripp Androy at the CEDC that there are fewer entertainment options for young families here, but the cost of housing is not that much different. There was discussion about rent cost comparisons.
- Chair Walker asked if members wanted to add more detail to the list that he will take to the City Council. This is a small community and outreach is important. He talked about density bonuses which would change the Development Code. Taylor Graybehl will research.
- A member mentioned the upcoming legislative session [Strategic Planning] and asked if information could be brought back to this committee. Sam Engel volunteered to do that.
- Chair Walker talked about some changes in rental laws with restrictions on landlords. There is a lot of activity about this issue at the state level.
- There was a comment about banks offering loans to Federal workers at 0% interest currently.

c. Items from Council liaison –

- None.

6. Future Agenda Building for Next Meeting:

- Density Bonuses
- Conner McDonald – OHCS Housing Integrator.
- HB 2377
- Zoning Flexibility Programs
- Public Outreach Programs

7. Adjournment

- Chair Walker adjourned the meeting at 10:10 a.m.

Next scheduled meeting: Friday, February 15, 2019 @ 9:00 am in the CYCR

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