

HOUSING ADVISORY COMMITTEE
Meeting Minutes – February 04, 2022 at 9:00 AM

***Due to the COVID-19 situation, the meeting will be held in person and with remote using an internet application. The meeting will be recorded and posted for viewing on the City’s web site. Anyone interested in participating in the meeting or making public comment may contact Community Development at (541) 450-6060 for viewing instructions.**

Committee Members

Doug Walker – Chair
Kelly Wessels – Vice Chair (Absent)
Loree Arthur
Duward Brown (Absent)
Steve Gulliford
Jason Elzy (absent)
Sam Engel
Darin Fowler (absent)
Tammy D’Amico
Kathleen Foster
Tom Bradbeer
Ralph “JR” Wheeler

Staff/Council Liaisons:

Brian DeLaGrange – Council Liaison
Amber Neeck – Housing and Neighborhood Specialist

Guests:

None

1. Roll Call:

- a. Chair Walker opened the meeting at 9:05 am and took roll.

2. Introductions:

- a. Member Highlight – Kathleen Foster
 - Adjunct Professor at Rogue Community Collage

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

- a. No public comment.

4. Consent Agenda:

- a. Minutes: December 10, 2021

MOTION/VOTE

**Member Gulliford moved and Member Arthur seconded the motion to approve the minutes from December 10, 2021. The vote resulted as follows: “AYES”: Members Walker, Arthur, Gulliford, D’Amico, Foster, Bradbeer, Wheeler “NAYS”: None. Abstain: None. Absent: Wessels, Brown, Elzy, Fowler, Engel
The motion passed.**

5. Action Items:

- a. Determine committee’s role with Housing Production Strategy
 - Housing Production Strategy is a follow up to the Housing Needs Analysis completed in 2021
 - The city is working with consultant, ECONorthwest, to perform this study
 - Anticipated for completion in early 2023

- Housing Advisory Committee shall meet to review and provide feedback to the consultant
 - a. April 15th – Gaps and Potential Strategies
 - b. August 19th – Draft Strategies
 - A sub committee shall be formed to meet monthly with the consultant to further review and develop housing production strategies.
 - a. March 11th – Summary of housing need
 - b. June 3rd – Refine strategies
 - c. July 8th – Refine strategies (if needed)
 - Volunteers for sub-committee
 - a. Doug Walker, Steve Gulliford, Tom Bradbeer
- b. Recommendation to City Council for potential use of Allenwood property for Housing
- Properties 225 Allenwood Drive and 175 Allenwood Drive
 - Zoned R-1-8 currently
 - 8.67 Acre and 0.71 acres respectively
 - City owned lots in the Allenwood park reserve
 - Key Features Impacting Development
 - Stormwater open ditches run through sections of the property
 - Conservation wetlands and riparian setback take up a large area of the property
 - Property frontage on Williams Highway
 - Properties zoned R-1-8 low density
 - ODOT required stormwater detention/retention
 - ODOT Traffic Analysis needed to up-zone
 - Different Approaches to Development
 - The Property/s are currently owned by the City of Grants Pass. The city could request for proposals for the development of affordable housing on one or both properties.
 - The city could request for proposals for the development of mixed income housing on one or both properties
 - The city could leave the properties in the parks reserve
 - The city could sell the land.
 - Discussion
 - Steve Gulliford raised the option of potentially donating the land to and organization such as Habitat for Humanity for home building program
 - Councilor DeLaGrange brought up that during the presentation to council it had been mentioned that potentially there would not be an ability to have road access directly onto Williams highway
 - Tom Bradbeer asked about the third city owned parcel to the west of the smaller parcel and if it could be included in this deliberation.

MOTION/VOTE

Member Bradbeer moved and Member Engel seconded the motion: Move to Recommend City Council Rezone the three lots to r-3 pending the Traffic Impact Analysis and consider requiring the open space near the creek be kept open to the public in partnership with future developer. The city to complete the wetland delineation/re-assessment, and the type of housing development to be reassessed after completion of Traffic Impact Analysis and Wetland delineation/re-assessment, with the intent of seeking mixed

income development.

**The vote resulted as follows: “AYES”: Members Walker, Arthur, Gulliford, D’Amico, Foster, Bradbeer, Wheeler, Engel “NAYS”: None. Abstain: None. Absent: Wessels, Brown, Elzy, Fowler
The motion passed.**

6. Matters from Committee Members and Staff:

- a. Rent Burden Forum and Housing Strategies Open House on February 8th, 2022
- b. Strategic Planning Recap
 - 26 priority items, 3 of which are housing related
 - Work towards developing a land bank program
 - ADU program development
 - Have housing advisory recommend CDBG allocations in the housing category
- c. Housing Advisory Committee to consider applying for a grant for a public relations campaign.
 - ADUs
 - Landlord tenant law/ landlord misconceptions
- d. Seek legal education on tax incentives for developers
- e. Vertical Housing Tax District potential expansion

7. Future Agenda Building for Next Meeting:

- a. Housing Production Strategy Continued – April meeting
- b. Inclusive Housing Fund Defined
- c. Vertical Housing Development Zone
- d. Community Development Block Grant
- e. Land Banking

8. Adjournment

- a. Chair Walker adjourned the meeting at 10:09 am.

Next scheduled meeting: January 28th, 2022, in the City Council Chambers.

Minutes prepared by Amber Neeck, City of Grants Pass Community Development.