

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

Committee Members

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

Staff/Council Liaisons:

Taylor Graybehl - Planner
Mayor Roy Lindsay
Lora Glover – Director Parks & Community Dev

Guests:

Jessie Penny – Rogue Action Center
Conner McDonnell – Oregon Housing & Community Services
Scott Lindberg – City Grants Specialist

Note from minute taker: Some member names typed for these minutes may be incorrect due to lack of identification of voices during the meeting.

AGENDA:

1. Roll Call:

a. Chair Walker opened the meeting and took roll.

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

a. None

3. Consent Agenda:

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

MOTION/VOTE

Member Santucci moved and member Corsi second the motion to approve the minutes from January 18, 2019 as written. The vote resulted as follows: “AYES”: Chair Walker, Vice Chair Wessels, Members Arthur, Corsi, Elzy, Engel, Hurlburt, Luther, Santucci, Wheeler “NAYS”: None. Abstain: None. Absent: Duward Brown
The motion passed.

4. Work Session Items:

a. Housing Bill Update (Kelly Wessels) -

- Vice Chair Wessels brought a handout with information about housing and economic legislation. There are some encouraging trends with spectrum of housing, workforce housing, Veterans housing, healthy housing and healthy homes. There is a lot out there and a lot of impacts at this level. She will continue to bring information forward to this committee. She stated SB608 prohibits landlords from terminating month to month tenancy without cause after twelve months of occupancy. There is a separate Bill for rent control pieces. They want to figure out what this means on a local level.

b. Presentation: Conner McDonnell, Housing Integrator OHCS –

- Conner McDonnell introduced himself. He works for Oregon Housing and Community Services as a housing immigrant. He talked about his position and the organization. He talked about the Statewide Housing Plan and their goals.

- There was discussion of topics relating to Mr. McDonnell's presentation.
- There was a question for Mr. McDonnell about what the role of OHCS is for helping achieve our goals? Mr. McDonnell asked what this committee's goals are? Member Wessels explained some of the history. Mr. McDonnell said they are happy to help in any way they can.

5. Information Sharing:

a. Items from staff

- Taylor Graybehl – Draft SDC Deferral Amendment. Municipal Code language has been prepared about the deferral of any residential SDC until close of escrow or until certificate of occupancy. You could also do a Bancroft through the City and accrual of interest won't start until either close of escrow or certificate of occupancy or building permit is issued. The vote is scheduled for the City Council on March 20. Member Corsi asked if we are passing this on to the new homeowner or to the builder? It would be burdened on the homeowner through the build. It will be on the Title Report.
- Development Code Housing Update –
 - Lora Glover talked about the Urban Area Planning Commission (UAPC) recommendation to approve more flexibility with ADUs. They are updating the Code to match SB1051 which allows for more flexibility. The biggest issue they are working on currently is the grant to the DLCDD to clarify our code so there is more clear and consistent language on housing developments.
 - Committee discussed applicable SDC charges.
- SB1051 ADU Text Amendment –
 - Lora updated members about the SB1051 ADU text amendment. They discussed the goal to get these properties into conformance.
- Example Density Bonus Development Code(s) -
 - Taylor handed out information from Ashland and Bend. He emphasized affordable housing and density bonuses. Ashland is more extensive. There are some interesting tools that can be used.

b. Items from committee members –

- Member Walker talked about the issue of not having a renter on this committee. Currently, there isn't an open spot on the committee. They discussed the possibility of changing that by recommending this to the City Council.

MOTION/VOTE

**Member Engel moved and Vice Chair Wessels second the motion to add a Renter at Large position on this committee. The vote resulted as follows: "AYES": Chair Walker, Vice Chair Wessels, Members Arthur, Corsi, Elzy, Engel, Hurlburt, Luther, Santucci, Wheeler "NAYS": None. Abstain: None. Absent: Durward Brown
The motion passed.**

Items from committee members continued:

- Member Corsi asked for a report on the Goal Setting (Strategic Planning). Tyler handed out the current list from the City Council Strategic Planning session. Lora said there were about 75 total goals the Councilors had.

(1) Dollar Mountain, (2) Water Treatment Plant, (3) Encourage adequate supply of housing, (4) Organizational focus and collaborate with community partners to reduce transient vagrancy impacts. They also have “Encourage environment which provides for the growth of affordable housing” and three other items that are carryover from last year.

- The Mayor talked about the Goal Setting process and the steps that are taken all the way to the adopted budget.
- Lora showed a presentation. She talked about the Workplan that gets updated quarterly and how some items get completed but others will carry over until they are complete.
- Members asked questions and discussed the process. They also discussed wanting to see a Director of Housing hired and the best way to accomplish this goal. They talked about the City Manager’s role for staffing and having him come to a future meeting. It was also mentioned that Councilor Fraszter will be the new liaison for this committee.
- There was quite a bit of discussion of the rankings for housing on the Council’s list. There was some confusion on how last year’s list was combined with the current year’s list.
- The Mayor mentioned the top 10 list. These are all three-star items. 1) Dollar Mountain. 2) Collaborate with community partners to reduce transient vagrancy. 3) Welcome Center bathrooms and Public Safety substation. 4) Develop a trail for Beacon Hill. 5) Determine highest and best use for River Road Reserve. 6) Develop Riverside Park Community Building. 7) Add a school resource officer with funding from District 7. 8) Perform a comprehensive GIS needs assessment to ensure community and department GIS expectations are met. 9) Alley activation and beautification. 10) Encourage and environment that provides for the growth of affordable housing opportunities for the variety of Grants Pass residents. That was the Council’s vote.
- The group further discussed their feelings and frustrations of the rankings on the top 10 list, the parameters of the Strategic Planning process and how it operates. They discussed an idea of going to meetings to talk about this issue and the desire to recommend that the City Council treat ADUs as a renovation addition so SDCs can be removed? This committee would like to move that forward.

MOTION/VOTE

**Member Wheeler moved and member Hurlburt second the motion to consider ADU permits similarly to renovation addition permits where some of the SDCs can be eliminated. The vote resulted as follows: “AYES”: Chair Walker, Vice Chair Wessels, Members Arthur, Corsi, Elzy, Engel, Hurlburt, Luther, Santucci, Wheeler “NAYS”: None. Abstain: None. Absent: Durward Brown
The motion passed.**

- Chair Walker also wished to move another item forward that would be to develop an outreach to developers, owners, property managers about changes coming and a bootcamp for landlords or potential landlords. This would be an item to bring to City Council that they would like to see this done.

MOTION/VOTE

Vice Chair Wessels moved and member Wheeler second the motion to make a recommendation to move forward on marketing and outreach materials for developers and potential landlord development. The vote resulted as follows: “AYES”: Chair Walker, Vice Chair Wessels, Members Arthur, Corsi, Elzy, Engel, Hurlburt, Luther, Santucci, Wheeler “NAYS”: None. Abstain: None. Absent: Durward Brown
The motion passed.

c. Items from Council liaison –

- None.

6. Future Agenda Building for Next Meeting:

- OHCS and community housing priorities
- Creation of subcommittee's
- Effective Communication with committee priorities
- Items to move forward to the City Council.
- Housing ideas

7. Adjournment

- Chair Walker adjourned the meeting at 11:00 a.m.

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

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