

HOUSING ADVISORY COMMITTEE
Meeting Minutes – March 17, 2023 at 9:00 AM

Committee Members

Doug Walker – Chair
Tom Bradbeer - Vice Chair
Holly Fifield
Tammy D’Amico
Steve Gulliford (Absent)
VACANT
Molly Nichols
Jason Elzy (Absent)
Duward Brown (Absent)
Craig Dent
Josh Balloch (Absent)
Ralph “JR” Wheeler
Kathleen Foster

Staff/Council Liaisons:

Dwayne Yunker – Council Liaison
Amber Neeck – Housing and Neighborhood Specialist
Mark Trinidad – Principal Planner

Guests:

1. **Roll Call:**
 - a. Chair Doug Walker opened the meeting at 9:00 am and took roll.
2. **Introductions:**
 - a. None
3. **Public Comment:** (opportunity for citizens to share information with the committee regarding items that are not on the agenda)
 - a. None
4. **Consent Agenda:**
 - a. Minutes: February 17, 2023

MOTION/VOTE

**Member Dent moved, and Vice Chair Bradbeer seconded the motion to approve the minutes from February 17, 2023. The vote resulted as follows:
“AYES”:** Chair Walker, Vice Chair Bradbeer, Members Fifield, D’Amico, Nichols, Dent, Wheeler, and Foster. **“NAYS”:** None. **Abstain:** None. **Absent:** Members Gulliford, Brown, Elzy, and Balloch.
The motion passed.

5. **Action Items:**
 - a. Climate Friendly Equitable Communities Overview
 - Why this program
 - Climate disruption harms Oregonians, housing, businesses
 - Equity, working to create housing and transportation choices
 - Program covers eight regions
 - Portland Metro, Salem-Keizer, Albany area, Corvallis area, Central Lane, Bend, Middle Rogue, Rogue Valley
 - The Program Works To
 - Increase housing and employment options
 - Foster vibrant downtowns and centers
 - Improve transportation choices
 - Promote equitable outcomes
 - Climate Friendly Area Zoning

- Zone areas to allow walkable development with a mix of residential, office, retail, services, and public uses
 - a. Imagine downtowns and neighborhood centers
 - b. Choose either density/height standards or outcomes
 - c. High quality pedestrian, bicycle, and transit networks
- Electric Vehicle Charging
 - a. Previous regulation required 20% of all spaces to be EV capable for commercial and residential
 - b. New multifamily and multi-use development must include electrical conduit (wiring tubes) to serve 40% of parking spaces
- Transportation Systems Plans
 - a. More robust planning for walking, biking, transit
 - b. Still planning for driving, freight movement
 - c. Multiple measures of success beyond just congestion
 - d. Guidelines, data, and modeling tools are being built by ODOT now
- Implementation
 - a. 2023
 - i. Choose/Implement Parking Reform
 - ii. Complete a Climate Friendly Area Study
 - b. 2024-2025
 - i. Implement Climate Friendly Zoning
 - c. 2026-2028
 - i. Transportation Systems Plan Update
- Parking Reform
 - i. Help housing get built
 - ii. Help small businesses open and redevelop
 - iii. Improve walkability
 - iv. Improve equity
 - b. Option A – No mandates
 - i. Repeal parking mandates
 - c. Option B – Fair Policies
 - i. Implement at least three of five policies
 - 1. Unbundle housing
 - 2. Unbundle commercial
 - 3. Tax on parking lots
 - 4. Flexible commute benefits
 - 5. Multifamily <0.5 spaces
 - d. Option C – Reduce Red Tape
 - i. Repeal mandates for more uses and areas
 - 1. Group quarters
 - 2. One-bedroom condos
 - 3. Vacant buildings
 - 4. Change of use
 - 5. Historic buildings
 - 6. Commercial <3000 Sq feet/10 employees
 - 7. Schools
 - 8. Bars/Taverns
 - ii. Adopt parking maximums
 - iii. Enact one parking district
 - e. What are other communities choosing?
 - i. Option A – No mandates
 - 1. Bend

2. Beaverton
 3. Corvallis
 4. Tigard
 5. Likely: Albany, Millersburg, Milwaukie, Salem, Springfield, West Linn
 - ii. Option C -Reduces Red Tape
 1. Likely: Medford
 - b. American Rescue Plan Act Infrastructure Funding Updates
 - 6. Matters from Committee Members and Staff**
 - a. Housing Production Strategy Status Update
 - 7. Future Agenda Building for Next Meeting**
 - a. Housing Trust Fund
 - b. Open Space Development Code
 - c. Parking requirement changes
 - 8. Adjournment**
 - a. Chair Walker adjourned the meeting at 10:15 am.
- Next scheduled meeting: April 21, 2023, in the City Council Chambers.**

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