

HOUSING ADVISORY COMMITTEE
Meeting Minutes – April 15, 2022 at 9:00 AM

Committee Members

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

Staff/Council Liaisons:

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

Guests:

Beth Goodman
Nicole Underwood

1. Roll Call:

- a. Chair Walker opened the meeting at 9:03 am and took roll.

2. Introductions:

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

- a. Bill Lovelace – Proposal to present how the financial process works from the developers’ point of view.

4. Consent Agenda:

- a. Minutes: March 18, 2022

MOTION/VOTE

Member Wheeler moved, and Member Bradbeer seconded the motion to approve the minutes from March 18, 2022. The vote resulted as follows:

“AYES”: Chair Walker, Vice Chair Bradbeer, Members Arthur, Brown, Gulliford, Engel, D’Amico, and Wheeler. **“NAYS”:** None. **Abstain:** None. **Absent:** Members Bradley, Elzy, Fowler, Foster.

The motion passed.

5. Action Items:

- a. Housing Production Strategy (HPS)
 - Introductions
 - Project Overview
 - A Housing Production Strategy is an 8-year plan
 - The city was given a grant by DLCD to complete the HPS
 - Why is Grants Pass conducting an HPS?
 - Build on Grants Pass’ efforts to meet the city’s housing needs
 - a. Grants Pass Strategic Vision
 - b. Housing Needs Analysis
 - c. Grants Pass Consolidated Plan 2020-2024
 - d. Draft Housing Advisory Committee Work Plan
 - e. Missing Middle Housing Code Update (Ongoing)
 - Cost Burden by Tenure and Income, 2015-2019
 - How is the HPS connected to the Housing Needs Analysis?

- Housing Needs Analysis is:
 - a. Buildable Land Inventory
 - b. Housing market analysis
 - c. Demographic & socioeconomic characteristics
 - d. Housing affordability
 - e. Forecast of new housing need
 - f. Assessment of land sufficiency
- Housing Production Strategy is:
 - a. Refined understanding of housing need
 - b. Evaluation of gaps in existing policies
 - c. Identification of potential strategies to achieve housing need
 - d. Evaluation of new strategies
 - e. Assessment of weather strategies help achieve fair and equitable outcomes
- Project schedule and primary tasks
 - Task 1: kickoff
 - Task 2: Contextualizing
 - Task 3: Strategy Development
 - Task 4: Draft/Final HPS Report
 - Task 5: Adoption
- Key housing needs in Grants Pass: What is Housing Need?
 - Housing that affordable based on income
 - a. Access to housing where housing costs are less than 30% of a households' gross income
 - i. HUD standard that does not account for wealth, debts, special costs
 - b. Access to housing that meets the unique needs of a household
 - i. Size and household composition
 - ii. Location relative to work and school, "high opportunity areas"
 - iii. Characteristics of unit and neighborhood
 - iv. Access without discrimination (Fair Housing)
- Financially attainable housing
 - HUD's Median Family Income for Josephine County in 2021 is \$59,000
 - a. Median home sale price in Grants Pass is between \$325,000 and \$377,500
 - i. A household would need to earn between \$90,000 and \$100,000 a year (152% - 169% of MFI) to afford these prices
 - b. Average asking rent in Grants Pass in 2021 is \$1,476.00/month
 - i. A household would need to earn about \$59,000 or 100% MFI to afford this rent.
- Share of households by income level in Grants Pass
 - Extremely Low Income (Less than 30% Moderate Family Income)
 - a. 18% of all households in Grants Pass
 - b. 2,616 Households
 - Very Low Income (30-50% of Moderate Family Income)
 - a. 14% of all households in Grants Pass
 - b. 1,997 Households
 - Low Income (50-80% Moderate Family Income)

- a. 21% of all households in Grants Pass
 - b. 3,053 Households
 - Middle Income (80-120% Moderate Family Income)
 - a. 21% of all households in Grants Pass
 - b. 3,045 Households
 - High Income (120+% Moderate Family Income)
 - a. 27% of all households in Grants Pass
 - b. 3,918 Households
- Grants Pass' current & future households by income
- Housing needs often differ by group
 - People experiencing homelessness
 - i. Temporary or chronically
 - ii. Alone or with children
 - c. Racial or ethnic groups
 - d. People over 65 years old
 - e. People with disabilities
 - f. Housing needs often differ by group
- Next step: Developing the Housing Production Strategy
- What is a city's role in housing development?
 - Cities can directly influence public policy, land, and infrastructure
 - Cities may have limited influence on market feasibility
- Develop strategies to meet future housing need
- Requirements of strategies in the HPS
 - For strategies identified in the final HPS, the City of Grants Pass will:
 - a. Commit to implementation
 - b. Be required to update DLCD on implementation progress and comment on its effectiveness in the future
 - c. Strategies not identified in the HPS may still be implemented by the city, but the city will not be held to specific action by the state
- Evaluating the strategies together
 - Do the strategies achieve fair and equitable housing outcomes?
 - a. Affordable homeownership and affordable rental housing
 - b. Gentrification, displacement, and housing stability
 - c. Housing options for residents experiencing homelessness
 - d. Location of housing, within compact, mixed-use areas
 - e. Housing choice, in safe neighborhoods with high quality amenities
 - f. Fair housing, especially for federal and state protected classes
- Potential Categories for the HPS
 - Provide support, and safe housing options for people experiencing homelessness
 - Expand affordable housing options for low-income renters (With less than 60% AMI)
 - Preserve and maintain existing housing and newly developed affordable to low- and moderate-income households (with income between 60% and 80% area median income)
 - Support opportunities to achieve and maintain homeownership by moderate-income households (with income between 80% and 120% AMI)
 - Expand accessible housing for people with disabilities and seniors

- Address regulatory issues to support development, preservation, and redevelopment of housing, including in commercial and mixed-use neighborhoods
- Plan for, and develop transportation and public infrastructure to support housing development
- Identify funding sources to implement HPS
- Potential Strategy review
 - Strategies to lower the cost of development
 - a. Expand land banking, parcel assembly, and land disposition efforts
 - b. Partner with a land trust for development of affordable ownership housing
 - c. Multiple-unit limited tax exemption program
 - d. Endorse on cooperative housing models
 - e. Nonprofit corporation low-income housing tax exemption
 - f. Homebuyer opportunity limited tax exemption (HOLTE)
 - g. Develop program to support homeownership
 - h. Identify opportunities for employer assisted housing
 - Strategies to fund infrastructure costs
 - a. Reimbursement district
 - b. Urban Renewal
 - c. General obligation bond
 - d. Local improvement district
 - Strategies to fund residential development (project subsidies)
 - a. Construction Excise Tax
 - b. LIFT Grant program
 - Regulatory Strategies
 - Strategies to address homelessness
 - Strategies to preserve existing affordable housing
 - Strategies to support housing equity

6. Matters from Committee Members and Staff:

- a. Minimum Residential Density article 12 code text amendment Findings of Facts is being presented to the City Council on April 20th, 2022
- b. Housing Needs Analysis Comprehensive Plan Amendment is being presented to the City Council on April 20th, 2022
- c. Community Development Block Grant needs and priorities for year 3 AAP is being present to City Council on April 20th, 2022

7. Future Agenda Building for Next Meeting:

- a. Bill Lovelace – Funding for developers and making projects “pencil out”
- b. Density Code Bonuses
- c. Seeking legal guidance on Vertical Housing Tax Credit/City Developed low-income housing tax credit
- d. Resources to start implementing Housing plan

8. Adjournment

- a. Chair Walker adjourned the meeting at 11:21 am.

Next scheduled meeting: May 20, 2022, in the City Council Chambers.

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