

HOUSING ADVISORY COMMITTEE
Meeting Minutes – April 19, 2019 at 9:00 AM
Courtyard Conference Room

Committee Member

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

Staff/Council Liaisons:

Lora Glover – PCD Director
Taylor Graybehl – Assistant Planner
Rick Riker – City Council
Carolyn Nealon – Planning Tech
Scott Lindberg – Grants Specialist

Guests:

Stacey Goldstein – Siegal Planning Services
Jessie Penny
Cindy Watts
Denise Foster
Carrie Michelle
Bob Briseno

AGENDA:

- 1. Roll Call:**
 - a. Chair Walker opened the meeting and took roll.
- 2. Public Comment:** (opportunity for citizens to share information with the committee regarding items that are not on the agenda)
 - a. None
- 3. Consent Agenda:**
 - a. Minutes: March 15, 2019.

Typist note: There were a few times that it was difficult to hear the voices of those that made motions.

MOTION/VOTE

Member Wheeler moved and an unknown member second the motion to authorize staff to examine Measure 102. The vote resulted as follows: “AYES”: Chair Walker, Vice-Chair Wessels, Members Arthur, Brown, Corsi, Elzy, Hurlburt, Luther, Santucci, Wheeler “NAYS”: None. Abstain: Vice Chair Wessels and member Corsi. Absent: Member Engel. The motion passed.

4. Action Items:

- a. Stacey Goldstein – Siegel Planning Services, LLC
 - Stacey was at this meeting to listen to the group to get their feedback and thoughts. She will take those comments and add to the document so there will be an ongoing document of concerns.

MOTION/VOTE

Member Elzy moved and member Corsi second the motion to authorize staff to examine Measure 102. The vote resulted as follows: “AYES”: Chair Walker, Vice-Chair Wessels, Members Arthur, Brown, Corsi, Elzy, Hurlburt, Luther, Santucci, Wheeler “NAYS”: None. Abstain: None. Absent: Member Engel. The motion passed.

5. Matters from Committee Members and Staff:

a. Items from staff

- Dr. Robert Briseno project – Dr. Briseno read from a Daily Courier article dated March 24 regarding the issue of Grants Pass being rent burdened. Over the last 27 years he has acquired 3 pieces of property on Williams Highway. His project consists of 55 one bedroom, one bath units for 55 and older. He has money and time invested and is in the final review of the project. He then discovered that people can't afford the amount of rent he will need to pay for this project. He turned to the City to see if they could help with the SDCs (system development charges). He looked into a partnership with the Oregon Council and is not interested in that. He explained what he has gone through and who he has talked with to get some financial relief on this project so he can provide some housing and make a little income as well. Measure 102 is of interest to him and he would like to see it move forward. Member Corsi asked about paying back the bond and if he has factored that into his expenses. He indicated he hasn't gone that far at this point.
- ORS 446.265 – Chair Walker talked about the Transitional housing accommodation regulations and limitations. The MidRogue Foundation is to build a Hope Village type establishment on Foundry. However, City Code doesn't allow tent structures. They must be apartments. The group discussed the Hope Village operation. Vice Chair Wessels talked about the way things are done in Medford. She has concerns about the fidelity of the operation. She talked about the factors that go into this type of housing and that data is inconsistent with what the media reports. She believes that they need to think further down the line when it comes to projects of this nature and the impacts. She used the example of the Sobering Center and said they took the time to look at other examples and partnerships before deployment. We need that to be successful. They discussed Codes and processes. Chair Walker said he will bring back more information as for operational and City processes.

MOTION

Member Engel moved to move the discussion of the Transitional Housing Accommodations forward.

Member Corsi moved to table the motion.

Motion was tabled to a future meeting.

There was no vote.

- Taylor spoke about the Oregon Legislature passing HB 4006 requiring cities, including Grants Pass, with rent-burdened populations to host an annual public meeting and to report the attendees, agenda, and minutes, complete a survey and report the number of permitted and produced residential units across the rent housing category each year. A household is considered rent burdened if the more than 30% of the household income is spent on gross rent for housing. Severe rent burdened is when a household spends more than 50% of income on gross rent. Grants Pass median income level for families is about \$46,000. For a household it is about \$38,000. If the household spends more than \$963/month on housing costs, they are considered burdened, while a family that spends more than \$1,100 is considered burdened as well. Approximately 33% of Grants Pass households are severely rent burdened. He further presented statistics on local rent costs and wages. Fair Market Rent

(FMR) in Grants Pass for a 2-bedroom apartment is approximately \$955/month including some utilities. A person would have to make \$15.29/hour to afford an FMR apartment or work 60 hours at minimum wage. The mean renter wage in Josephine County is 11.22/hour. There is a shortage of affordable housing units. There is a shortage of approximately 2,000 units at the 50% level and 1800 at 30%. There are not enough units available for those that want to own housing at the median income level. Grants Pass has approximately 16,000 housing units. About 66% of the housing units are single-family detached. Extremely low-income for an individual is about \$12,000 and for a family of 4 it is \$25,000. Increasing density and availability of local units will increase housing stock and decrease burden.

Taylor also talked about Grants Pass' contract with EcoNorthwest from 2018 to conduct stakeholder engagement with developers and non-profits. They held interviews, forums, and an online survey. Noted were some barriers of developing low-income housing.

Land and building codes. Taylor noted there are barriers related to the planning, zoning and building codes in the City. He expanded on the some of those codes and time constraints with the note that some developers from the survey felt the City worked well with them. There were notes of sufficient land for development and proximity to jobs as well as economic factors. Many developers felt that there is enough demand for multi-unit housing and difficulties with pre-selling those developments. Locals can reject to certain types of housing which can reflect to political resistance with creating policy. Obtaining funding from state and federal agencies is a challenge due to the size of Grants Pass and competing with other communities.

Land use regulations. Of importance is rezoning that which is conducive to producing multi-unit development. Other topics were to conduct a zone audit to identify restraints placed on multi-family development. He outlined some of the concerns of development.

Providing density bonuses. This would be if affordable housing is provided you would be able to build more units. Taylor explained about difficulties as far as paying fees related to development. The City could help with those fees.

Building relationships and partnerships. This committee made a motion for the City Council to ask for insights on creating public outreach to developers. City Council is interested in that proceeding.

Member Santucci feels the demand is much higher than the supply which leaves it open to raise prices. The financial burdens, such as CET (construction excise tax), and other fees, are barriers for developers.

A member of the audience asked if there was any community outreach done for those directly impacted by this issue? Taylor indicated there was outreach done on the City website and Facebook. She shared her opinion about restrictions to the CET along with building affordable housing projects and not necessarily included in the CET but would

depend on how it is written out.

Dr. Breseno shared that employers are going away from full-time which might be an area that doesn't get solved very quickly. Talent goes where the job is. He mentioned developing the three lots he spoke about and added that the income cannot support the dept service.

They continued to discuss ramifications surrounding living-wage jobs and housing and options. Vice Chair Wessels added that elders are one of the fastest growing homeless groups in this community. She believes Veterans are a high priority in the area and we do have housing funding sources for it but we may not have the services in the community to support them because we do not presently have them.

Audience member, Carrie Michelle, thanked Taylor for his presentation. She is focused on Measure 102. She has never seen a community so reticent about raising taxes for their own benefit and safety. Could we get City vs. County to raise the tax for measure 102?

Audience member, Cindy Watts, stated she lives in Douglas County but works with a group in Grants Pass called Oregon CareWorks. What is the City doing for bringing in more investors to help solve the money issues? Or, bringing in manufacturing companies that can bring wages up. Member Santucci responded that this issue is important but seniors are here and are retired which brings the economic level down. It has to be factored in.

Member Luther added that living-wage jobs need to occur for this valley. He agrees with the senior population issue but feels family housing is crucial based on attracting employers and industry. Instituting minimum densities in multi-family residential would be an easy item to accomplish. Another huge impact is to expedite up-zoning of properties within the city limits and the UGB.

Discussion continued with various perspectives and opinions.

Scott Lindberg talked about rent burden issues and how the construction industry never recovered from the crash.

Member Brown mentioned some issues that have been discussed before such as minimum densities, a staff position, potentially at the director level. Recommendations have been made to the City Council. He is not clear what has happened with some of those recommendations. Chair Walker stated he will create a list of motions that have gone to the Council. He feels their new Council liaison, DJ Faszler, will be proactive as well as Rick Riker. However, they have not done anything about minimum densities yet.

Vice Chair Wessels talked about how they can engage a larger spectrum of the community. Housing is a health issue and should be a priority. The goals do not reflect that. How will this get disseminated to elicit larger feedback?

Taylor talked about development of a workplan along with creation of subcommittees to address these issues. He would like a sooner meeting that they can devote to this topic. A new member has been approved for this committee but it hasn't moved through the process yet. Chair Walker and Taylor will meet to discuss the workplan further.

Vice Chair Wessels noted they had talked about meeting more frequently as needed. A morning meeting and afternoon or evening meeting so they can get more public participation.

Chair Walker acknowledged the crisis out there with the housing. He wants to get the sub-committee solutions moving forward. They talked about refocusing on some of the things that haven't gotten done and what is to be done next.

- b. Items from committee members –
 - None
- c. Items from Council liaison –
 - None
- 4. Future Agenda Building for Next Meeting:**
 - Taylor and Chair Walker will work on the next agenda.
- 5. Adjournment**
 - Chair Walker adjourned the meeting at 10:55

Next scheduled meeting: Friday, May 17, 2019 @ 9:00 am in the CYCR

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