

**HOUSING ADVISORY COMMITTEE**  
**Meeting Minutes – April 21, 2023 at 9:00 AM**

**Committee Members**

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

**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: March 17, 2023

**MOTION/VOTE**

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

5. **Action Items:**
  - a. Housing Trust Fund - Craig Dent
    - Primary Examples
      - The Nehemiah Project and East Brooklyn Congregations (EBC)
    - Housing Projects
      - The Nehemiah Project
        - a. It was started in Washington D.C. in 1980, followed closely by the East Brooklyn Congregations the same year.
        - b. Capitalize on low-hanging fruit to identify a ballpark value.
        - c. Visualize customer directed convergence.
      - East Brooklyn Congregations (EBC)

- a. Using the EBC as a model six. Other similar large-scale projects in cities such as Atlanta, Chicago, Seattle, and Greenville, South Carolina have been undertaken.
  - b. Establish a management framework from the inside
- Structural Outline and Success
  - While all of the so-styled Nehemiah Projects have a faith-based component, in addition to affordable housing they include Public Safety, Tenant Organizing, Education, and Community Economic Development.
  - EBC's affordable housing successes: 3,300 Nehemiah Homes and 898 rental units.
- Regional Example
  - Proud Ground
    - Process
    - Funding
      - a. will in perpetuity own the ground, while the structure or home is owned by the resident and can be sold.
      - b. An element of the purchase is a 99-year lease of the ground to the resident.
      - c. This lease can be terminated upon sale of the home.
      - d. Once qualified, a potential homeowner can locate a property on the market or perhaps a Proud Ground home that is up for resale.
      - e. Proud Ground makes cash grants to fill the gap between the homeowner's economic prequalification and the market sales price.
      - f. Also, included is the use of the least cost appraisal by the lender.
- How does it work?
  - Any lender that sells its mortgages to Fannie Mae can participate. The criteria required to make this work is buried in the Fannie Mae Lending Guidelines. Freddie Mac has started to participate. And, USDA Rural Development has some limited capability.
  - Where does Proud Ground get the cash for the grants? CDBG funds, resell revenue, memberships, and fundraising.
- How might this work in Grants Pass
  - First, the establishment of a membership-based land trust with a 501(c)3 status.
  - Second, establish a relationship with a lender(s). One of Proud Ground's lenders also does business in the Rogue Valley. Getting this bank's local branch on-board early is a key.
  - Third, develop a pool of funding to purchase raw ground and fund down payment grants.
  - Regarding new construction, EBC was able to get New York City to sell them tax lots that were abandoned for \$1 to \$5 dollars. With new construction, this circumstance reduces the cost of construction by 18% to 22%. This reduction means that 80% AMI is achievable.

- In Grants Pass, there is no such property available. And only 20% of Josephine County can ever be developed. So, as the pool of developable land is reduced the price increases. So, the ground has to be purchased at market rate or donated — whole or in part.
  - Multi-Family Needs
    - While Proud Ground is a good model for single family home ownership, it does not address our local need for multi-family housing.
    - Following are my thoughts about an approach to this issue for individuals and families that do not qualify for Section 8 housing.
  - Potential Solutions for Multi-Family Units
    - The land trust establishes a for-profit subsidiary that functions as a property management and construction company.
    - The completed housing and land are wholly owned by the land trust.
    - The trust leases the housing to subsidiary.
    - After funding operations, the lease costs are returned to the trust to build the pool of funding for grant assistance to single families or to purchase land and constructing more multi-family housing.
- b. Moving Forward – Council’s Strategic Plan
- Council deliberated in 1<sup>st</sup> quarter of 2023 to choose their annual Strategic Plan Goals.
    - Explore Opportunity for the City to bolster mental health and drug addiction services for the unhoused.
    - Develop programs which incentivize increased density development
    - Explore unhoused vehicle program
    - Develop program to incentivize smaller footprint homes
    - Support and encourage the development of 225 units of housing per year commensurate with the incomes and sizes of Grants Pass households.
  - Develop Programs Which Incentivize Increased Density Development
    - In 2022 HAC reviewed multiple density bonus options however concluded that before we could implement a density bonus, we needed to make amendments to the development code to allow developers to easier reach max density.
    - Currently we are working on amending Open Space requirements
    - Climate-Friendly & Equitable Communities rules allows for the market to determine parking.
  - Develop Programs Which Incentivize Increased Density Development
    - What is needed to move forward?
      - a. Identify development standards that would be impactful to receive relief from i.e., setbacks, height limits, other(?)
      - b. Revisit Density Bonus types (5% plus boost)
      - c. Invite developer input of higher density projects to provide feedback on what would be most useful for them.
  - Explore Unhoused Vehicle Program

- Council Liaison Yunker expressed concern during the meeting that this topic may not fall under the scope of the Housing Advisory Committee’s purview.
- Council has expressed an interest in exploring a safe park program for unhoused people residing in cars and RVs.
- So far, council has expressed desire for removing barriers to allowing nonprofits and organizations the ability to take on several people at their locations.
- Explore Unhoused Vehicle Program
  - What is needed to achieve this?
    - a. Identify state law or local code barriers to this type of program
    - b. Explore potential incentives the City may offer for providing this program
    - c. Engage local organizations, stakeholders, non-profits, and churches etc., to provide feedback on what a successful program may look like and if there is an interest in participating.
- Develop Program to Incentivize Smaller Footprint Homes
  - In 2022 City Council held a Housing Charrette with a panel of housing professionals to discuss barriers to development of housing in Grants Pass. One of the takeaways was that developers had a willingness to develop smaller footprint homes if the development code would make it easier to do so.
- Develop Program to Incentivize Smaller Footprint Homes
  - What is needed to move forward?
    - a. Access and evaluate the State’s Middle Housing Code
    - b. Identify any blind spots of the City’s development code for any other barriers to smaller footprint homes.
    - c. Engage with building and development community to gain more feedback on what would be helpful for them.
    - d. Explore potential incentives for building smaller footprint homes.
- Call to Action
  - Create subcommittees for the three main action items

**6. Matters from Committee Members and Staff**

- a. City Website Landing Page Update
- b. CEFEC Parking Reform B Options
- c. Public Meeting for Climate Friendly Area – May 1<sup>st</sup> at 6:00 PM Council Chambers
- d. Glencrest Cottages – UAPC hearing May 24<sup>th</sup> at 6:00 PM Council Chambers
- e. Sustainability & Energy Action Plan Meeting – May 1st

**7. Future Agenda Building for Next Meeting**

- a. Open Space Development Code
- b. Develop Program to incentivize increased density development
- c. Develop program to incentivize development of smaller footprint homes

**8. Adjournment**

- a. Chair Walker adjourned the meeting at 10:06 am.

**Next scheduled meeting: May 19, 2023, in the City Council Chambers.**

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