

HOUSING ADVISORY COMMITTEE
Meeting Minutes – June 16, 2023 at 9:00 AM

Committee Members

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

Staff/Council Liaisons:

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

Guests:

Justin Gerlitz
Donna Rupp

1. Roll Call:

- a. Vice Chair Tom Bradbeer 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: May 19, 2023
 - Correct typo on page 2 – red tap corrected to red tape.

MOTION/VOTE

**Member Dent moved, and Member Wheeler seconded the motion to approve the minutes from May 19, 2023, with correction. The vote resulted as follows: “AYES”: Vice Chair Bradbeer, Members Gulliford, Nichols, Elzy, Brown, Dent, and Foster. “NAYS”: None. Abstain: None. Absent: Chair Walker, Members D’Amico, Balloch, and Fifield.
The motion passed.**

5. Action Items:

- a. Open Space Development Code Amendment – Justin Gerlitz, Donna Rupp
 - Initial request
 - To evaluate the new article 22 development code standards related to open space requirements on multi-family housing projects.
 - Look at two different project types, one less than 1 acre and one greater than 2 acres.
 - The small concept utilizes a mid-block or infill type lot.
 - The large concept utilizes a corner lot configuration w/two access points
 - Assumes R-4 zoning (although R-3 zones and general commercial zones would also support this type of housing)
 - Targets 700 sf – 900 sf units, 2 bedroom, 1-to-2-bathroom units

- Parking, although not required at a specific ratio in most high-density zones near a bus route, was targeted at 1.5 spaces per dwelling unit
- Initial focus was to review site differences between 5%, 10%, & 15% open space ratios.
- General findings
 - Proposed change to require open space only for 11 units or more provides significant flexibility for small sites.
 - Minimum common open space area dimensions seem reasonable, especially considering fire code distances between buildings.
 - High value recreational area is easy to achieve since it follows the minimum common open space sizes.
 - It would be extremely difficult to hit open space targets less than 15% when accounting for perimeter setbacks, the 15' height rule, required spacing between buildings, and parking area landscaping.
 - Required parking (based on the size/type of unit) has a much more significant role in determining how many units can fit on a site than open space percentages. Although 1 space/unit is allowed, it seems that a multi-family site would need at least 1.5 spaces/unit in most instances. Each story adds a significant parking footprint.
 - With the new stormwater standards taking affect this fall, we should consider the landscaped stormwater pond/swales impact to meeting open space requirements.
 - For downtown environments or 3-4 story buildings, where rooftop patio areas and balconies are the only reasonable open space areas, ratios may need to be dropped to a lower than 15% requirement. Consider counting interior recreation spaces (i.e., on-site gym).
- Article 22: Open Space
Development Code Amendment
Discussion Points
 - **Open Space** is not required for multi-unit developments (defined as 5 or more) with 10 and under units and/or ½ acre or less. See #2 below for reasoning.
 - **Density:** Multi-dwelling units will only be permitted in Residential zones R-2, R-3, R-4, and R-5, which have density limits. GC does not have density limits.
 - A project with 11 or more units would meet the minimum density requirement in R-3 zone on the smallest parcels.

MOTION/VOTE

Member Balloch moved, and Member Brown seconded the motion to support the Article 22 amendments. The vote resulted as follows: “AYES”:
Vice Chair Bradbeer, Members Gulliford, Nichols, Elzy, Brown, Dent, Balloch, Wheeler, and Foster. “NAYS”: None. **Abstain:** None. **Absent:** Chair Walker and Member D’Amico.
The motion passed.

b. City Website Landing Page

- Staff gave a walkthrough of the new Housing landing page on the city website. HAC members are asked to take time to look through the website and let staff know if they find any connectivity issues or other problems needing fixed.
- c. Mid-Year Housing Production Statistics
 - Units Completed by type
 - Housing development comparing completed units by month for 2021, 2022, and 2023 YTD
 - 2023 new HUD Income Limits released
 - Unit Size Representation
 - Studios represent 5.5% of the available rentals
 - *1 bedrooms represent 13.6%* of the available rentals
 - *2 bedrooms represent 43.5%* of the available rentals
 - *3 bedrooms represent 32.7%* of the available rentals
 - *4 bedrooms represent 5%* of the available rentals
 - Share of households by income level in Josephine County
 - Average Rents by unit size
 - Average Studio Asking Rent - \$888
 - a. *A household would need to earn \$35,520 to afford this rent.*
 - Average 1 Bed Asking Rent - \$1,059
 - a. *A household would need to earn \$42,360 to afford this rent.*
 - Average 2 Bed Asking Rent - \$1,253
 - a. *A household would need to earn \$50,120 household to afford this rent.*
 - Average 3 Bed Asking Rent - \$1,875
 - a. *A household would need to earn \$75,000 to afford this rent.*
 - Average 4 Bed Asking Rent - \$2,275
 - a. *A household would need to earn \$91,000 to afford this rent.*

6. Matters from Committee Members and Staff

- a. Housing Production Strategy at City Council – July 19th at 6:00 PM Council Chambers

7. Future Agenda Building for Next Meeting

- a. GIS Overview of the website maps navigator
- b. Community Outreach Building
- c. Urban Growth Boundary Neighborhood Traffic Impact Analysis Schedule
- d. Climate Friendly Area Overview/Climate Friendly Study
- e. Utility Fee for Public Safety – How could it affect low-income renters?

8. Adjournment

- a. Vice Chair Bradbeer adjourned the meeting at 10:59 am.

Next scheduled meeting: July 21, 2023, in the City Council Chambers.

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