

Housing: 11/03/17

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- Update on train the trainer
 - o Contracted with Neighborhood partnerships
 - o Scheduled / registration full (~14)
 - o 2 days in Dec
 - 3 hours each day
 - o Trained trainers will do additional training in Jan
 - o Focus on high level values and framing of messages

- Policy and Advocacy Opportunities: Jim M
 - o Review and prioritization
 - Document Fee
 - Representative Keny-Guyer will be promoting
 - Oregon Association of Housing Authorities will be promoting as well
 - Housing Opportunity lobby day in Feb - goal to rent a bus
 - Construction Excise Tax: Approved, but details of how it will be used to support affordable housing still being worked out.
 - Stimulate ADU development: Options still in development.
 - Systems Development Charge waivers/changes: Currently, about \$13K per new house, and \$7K per new apartment development costs are for SDCs. While several cities around the state have figured out how to do waivers of some kind, the Corvallis City Attny has determined that this can't be done legally, if the offset is placed on others in the city who are paying the fee to backfill the expenses (shifting the burden). Backfill of the revenue, it is argued, is required to guarantee there's adequate funding for future systems development. Consideration of pilot project, and exploration of alternate formulas to incentivize smaller homes, has been recommended by the Housing Task Force, but the Council has not adopted those recommendations.
 - Initiatives to support public-private donations for affordable housing
 - Tax incentive programs to support affordable housing
 - Annexation and other initiatives to increase buildable lands and housing supply
 - Annexation
 - Infill
 - Rezoning
 - ◆ Jim recommends focus on items that increase supply
 - Explore why mixed use zones have not had the development support they were designed to stimulate
 - Urban renewal district
 - Cottage/Cluster housing: How to support development of smaller homes
 - Julie: Employer assisted housing - there's a study which may be completed by May
 - Density requirements
 - Parking requirements: this is a hot topic -- some want to discourage car use, others are upset about the lack of parking, particularly around the university
 - Some have suggested lower income housing needs less parking (lower income folks own fewer cars) -- less parking may allow more housing.
 - Land banking and land trusts

- Small/tiny homes for homeless transitional housing
- Add: Mobile home park preservation through zoning and support for cooperative ownership
- Discussion:
 - Are we choosing a few things, or adopting a package of items to advocate for with the city.
 - Takes attendance at some of the relevant meetings (HCDAB, etc)
 - New Community Development officer
 - How will this person be focused?
 - What is their role?
 - Funding source: CET
 - ? Is there anything coming out of the CHIP/CHA process that needs to be identified for advocacy?
 - ? Anything in LBHA sphere that needs attention?
 - Veterans housing vouchers - Roseburg VA has concerns about staffing VASH vouchers for the area. They are available and LBHA wants them, but if VA can't support, HUD won't allow.
 - ◆ Case management for VASH has to be through VA.
 - ◇ May be worth talking with COG Veterans Services for support
 - Project based Section 8: Value of the vouchers is not keeping up with market rates. But they are available. Low utilization of housing choice voucher because of the gap between market rates and Section 8 value.

- Information sharing through website