

R3V Housing Working Group Agenda

Date: 15 September 2021

Time: 3:00pm

Attendees: Stephen Sloan, Julie O'Dwyer, Alex Campbell, Lex Schmitz, Tia Laida Fe, Denise Balkas, Cassie Preskenis, Katie Carr, Don Bruland, Hector Flores

Purpose: Use the unexpected challenges of 2020 to build new energy and new approaches to meeting affordable and working family housing needs in the Rogue Valley.

Intention: Our intention today is to align on mutually reinforcing activities to build allies and momentum to create more housing options.

Our Vision: [TBD]

1. Projects

1.1. [Regional housing plans collection](#)

1.1.1. Post the plans themselves and add some analysis and suggestions for gaps to fill/next steps?

1.1.1.1. Aggregate list of projects, resources, etc. and make publicly available

1.1.1.2. Access has timeline & list of projects in the pipeline

1.1.1.2.1. Include in LTRG newsletter

1.1.1.2.2. What can/should we do to host a press release to reach the masses

1.1.1.2.3. Toolkit for developers (City of Medford) - Pipeline Coordinated Care Organization - to help developers get through permitting process as quickly as possible and engage with community to get their support

1.1.1.2.4. Navigation center

1.1.1.2.5. CCO's involved because of concern for community health - tasked to reduce homelessness

1.1.1.2.6. All care in Josephine County - providing funding to support housing development

1.1.1.2.7. Continuum of Care - wrap around homelessness services

1.1.1.2.7.1. Housing Pipeline

1.1.1.2.8. Healthcare sector

1.1.1.2.8.1. Can't recruit workforce b/c of housing shortage and price level

1.2. Distributed Housing/ADUs/HomeShares

1.2.1. LTSST learnings

- 1.2.1.1. Size of latinx families has prevented homeshare opportunities (as well as cultural trauma)
- 1.2.2. Homeshare
 - 1.2.2.1. Occupying homes together
 - 1.2.2.2. Offers a level of case management for both home owners & occupants
 - 1.2.2.2.1. Potential space for R3V to create a guide for homeowners to prepare to rent/share their home (lease agreements, etc.)
- 1.2.3. Talent city council has approved 4 standard ADU plans
 - 1.2.3.1. Accessibility?
- 1.3. Working Family housing land and development learnings
 - 1.3.1. [Working family white paper](#) - developer fees, patience, purposeful land owners, ground leases, deferred SDCs, up zoning.
 - 1.3.1.1. Levers of change
 - 1.3.1.1.1. Can we create a cooperative structure to prevent available land from going into general development market
 - 1.3.1.1.2. Ground leases
 - 1.3.1.1.3. Upgrading zone from single family to multiple family
 - 1.3.1.1.4. Deferring "site development costs"
 - 1.3.2. [Working family housing development document](#)
 - 1.3.3. OHCS - announcement coming soon re: multi-family dev.
 - 1.3.3.1. Potential to inform Feb legislative session
- 1.4. Land availability exploratory calls
 - 1.4.1. Large ag employers
 - 1.4.2. Churches
 - 1.4.2.1. RV COAD is a good list of churches too
 - 1.4.2.2. Focus on mainline denominations?
 - 1.4.2.3. Interfaith social justice coalition
 - 1.4.2.4. Christina (Chair of homeless task force) has been contacting some evangelical churches. Don will connect w/ Christina
 - 1.4.3. Schools - might they be willing to swap parcels
 - 1.4.4. Housing pipeline committee had mapped available properties w/ correct zoning for multiple family units.
- 1.5. Potential development partners to connect with
 - 1.5.1. City and county housing efforts
 - 1.5.1.1. [Medford](#)
 - 1.5.1.2. Phoenix
 - 1.5.1.3. Talent
 - 1.5.1.4. JHA
 - 1.5.2. Senior and working housing blended?
 - 1.5.2.1. Age Plus (Portland) - is looking at possibility for senior housing in the area, under community land trust model.

- 1.5.2.2. RVCOG GIS person mapping available land - blend seniors and working?
- 1.5.3. Local developers re: setting aside a certain percentage for workforce housing
- 1.5.4. Regional/national affordable housing developers
 - 1.5.4.1. Commonwealth
- 1.6. Promote all-electric homes in reconstruction?
 - 1.6.1. Brian Stewart from Electrify Now has a program October 11 about cost comparison of building new with all electric vs. dual fuels. [Sign up](#)
- 2. What similar projects exist in the community that we should consider aligning with?
- 3. **Who else** should we include in our Working Group?
- 4. Are we meeting in the most effective way possible?
 - 4.1. How can we have the most focused, smallest groups possible to move the action forward?
- 5. Are there any other questions we should be asking?
- 6. Closing and alignment
 - 6.1. Tasks to be done by each person confirmed