

## R3V Housing Working Group Agenda

Date: 8 December 2021

Time: 3:30 pm

Attendees:

Alex Campbell, Harry Weiss, Denise Balkas, Don Bruland, Reuben Grandon, Caryn Wheeler-Clay, Stephen Sloan,

**Intention:** Our intention today is to align on actions to help create more housing options in the near term in the Rogue Valley.

### Working Group Projects

#### 1. Land available for attainable housing

- 1.1. Do we know potential contacts for each church? - [Land Availability outreach](#)
- 1.2. Weiss - look at creating a land bank like in Flint Michigan where they buy tax delinquent properties - [own 11,826 properties as of this writing](#).
- 1.3. Accessible and adaptable units + Types A & B - definitions.  
<https://www.map-strategies.com/blog/2020/7/15/adaptable-accessible-type-a-type-b-mobility-units-what-are-the-differences>
- 1.4. Elevators are very expensive to build and especially to maintain. Is there a way for the state to support buildings with elevators for seniors to ensure we have enough units that are accessible in the future?
- 1.5. Medford looked at a Community Housing Foundation in a 2018 study by the housing advisory committee. How would this relate to a community land trust? How could it be funded? Construction excise tax? Philanthropy? CDBG?
- 1.6. We should have a big conversation in January as a community around land availability Community Land trust and Housing Foundation. Look at the cdbg award listing for all the cbo's focused on housing. Angela Durant is another good source.
- 1.7. Find homeowners who cannot afford to rebuild. There is a model using Mennonite disaster services plans to build houses very inexpensively. This might be a nice way to add density as well.
- 1.8. Do you know anyone else who might consider selling/leasing land they own?

#### 2. Distributed Housing/ADUs/HomeShares

- 2.1. ADU promotion page being [drafted](#) - other resources? Who might help us extend and refine this? Goal is to post in early January.
- 2.2. Setting interviews with ADU experts
  - 2.2.1.1. Derek Sherrel and Architect, Carlos Delgado
  - 2.2.1.2. Planners who can help homeowners prethink their applications
- 2.3. How to get the word out about this?
  - 2.3.1. Service organization presentations?

2.3.2. Study sessions with city council members?

2.3.3. News outlets?

### 3. Developer recruitment work?

3.1. [Northgate project](#) - [Creation Northwest](#)'s thinking about the opportunities in the RV? How might we support their work and extend their perspective to other developers who might be interested in building more projects like the one they are proposing?

3.2. *Weiss - after the fire, national and regional developers are interested in the valley. The constraint is building sites. See land availability.*

### 4. Coordinate a conversation about the FEMA donation program?

4.1. *CWC - Wait until after the county conversation on the FEMA sales program on December 21st. Then convene a conversation of CBOs who may be interested in managing donated mobile homes.*

4.2. *Most of the current occupant be allowed to stay in the unit for a year after donation? Clarification required.*

### 5. Study housing approvals efficiencies?

5.1. *Weiss - this is an ongoing conversation between developers and City staff. Electronic plan review has really improved things. From the city perspective developers are submitting incomplete apps and that is the main source of delay. The rules are clear and tight in Oregon. It is doubtful that an outside party would be able to contribute much to the efficiency of the process in MFR. Inquire into the state of things in Talent and Phoenix.*

### 6. Alignment with Other Housing Groups?

6.1. Bring Our Families Home? - Michelle Glass - a social justice, post-capitalist approach to housing

6.2. Look at cdbg list for Medford for other housing organizations. Access housing team should certainly have a representative in this meeting.

6.3. Southern Oregon home builders association president - [Brad Bennington](#)

### Housekeeping

7. Who else is working on related housing issues that we should include here?

8. What questions should we be asking that we have not yet?

9. Closing and alignment on next meeting (January 12, 2022) and next steps