



INTERAGENCY MEMORANDUM

To: Brenda Bateman, Ph.D., Director, Department of Land Conservation & Development (*sent via e-mail*)

From: Bradley Clark, Community Development Director

Cc: Josh LeBombard, DLCDC Southern Oregon Rep.
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Subject: Grants Pass Climate Friendly Area Study & Community Engagement Report

Date: December 21, 2023

In December 2022, the City of Grants Pass (Grants Pass) entered into an Intergovernmental Agreement (IGA) with Rogue Valley Council of Governments (RVCOG) to conduct and develop project activities related to Climate-Friendly Areas (CFA). Grants Pass provided RVCOG with spatial, housing and population data to begin initial CFA analysis. The IGA also included a public involvement consultant (3J Consulting) to work with the cities of Central Point, Eagle Point, and Grants Pass on community outreach and engagement. Accordingly, the first CFEC public meeting was held in February 2023. This was the initial public introduction to CFEC which included the cities of Central Point and Eagle Point. Grants Pass staff then met and continued ongoing meetings with RVCOG and 3J Consulting related to implementation of CFEC rules including, but not limited to, identifying candidates for CFAs, development standards analysis, dwelling unit capacity, anti-displacement analysis, and public engagement. In April, RVCOG released the initial draft of the CFA study. Accordingly, in May Grants Pass hosted a public meeting to introduce and review the results of the draft CFA study. Finally, in July 3J Consulting released its community engagement report for the cities of Central Point, Eagle Point and Grants Pass.

As a result of these previous meetings, public comments received, and staff review, Grants Pass is pleased to release the final CFA Study and Community Engagement Report (attached) to the Oregon Department of Land Conservation and Development. Grants Pass remains poised to continue our work on implementation of Climate-Friendly and Equitable Communities (CFEC) rules in effort to reduce greenhouse emissions for the equitable benefit of the Grants Pass community.

Please contact me if you have any additional questions regarding our CFA Study and or Community Engagement Report.



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City of Grants Pass Climate Friendly Area Study

*Produced by the Rogue Valley Council of
Governments, in collaboration with the City
of Grants Pass and 3J Consulting*

2023



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Cover image provided by Metro & DLCD



Disclaimer:

The following study analyzes Climate Friendly Area candidates within the City of Grants Pass and explores paths forward and potential scenarios should the city designate a Climate Friendly Area. By no means does this study alter the current zoning, land uses, or other development regulations governed by the City of Grants Pass.



Contents

- Chapter 1: Climate Friendly Area Regulations and Methodology Background 7
 - Introduction 7
 - Climate Friendly and Equitable Communities Rulemaking 7
 - Climate Friendly Areas Overview 8
 - Implementation Timeline 8
 - Goals 9
 - Methodology 9
 - Community Engagement Plan 10
 - Locate and Size Candidate CFAs 11
 - Evaluate Existing Code 13
 - Identify Zoning Changes: 15
 - Calculate CFA Capacity 15
 - Equity Analysis 17
- Chapter 2: Climate Friendly Area Analysis 18
 - Locate and Size Candidate CFAs 19
 - Calculate Housing Units Needed 21
 - Zoning Analysis: 22
 - Identified Zoning Changes: 24
 - CFA Capacity Calculation 33
 - Conclusion 41
- Chapter 3: Anti-Displacement Mitigation Strategies 42
 - CFA Redevelopment Outcomes 42
 - Anti-Displacement Map Analysis 42
 - Affordable and Vulnerable 42
 - Early Gentrification 42
 - Active Gentrification 42
 - Late Gentrification 43
 - Becoming Exclusive 43
 - Advanced Exclusive 43
 - Unassigned 43



Neighborhood Types Present Within the Proposed CFA..... 44

Suggested Strategies..... 45

 Category A: Zoning and Code Changes..... 45

 Category B: Reduce regulatory Impediments..... 45

 Category C: Financial Incentives 47

 Category D: Financial Resources..... 47

 Category E: Tax Exemption and Abatement..... 48

 Category F: Land, Acquisition, Lease, and Partnerships 48

Appendix A..... 50

 Acronyms to Remember: 50



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Chapter 1: Climate Friendly Area Regulations and Methodology Background

Introduction

Rogue Valley Council of Governments (RVCOG), in collaboration with the City of Grants Pass (Grants Pass) and the project consultant 3J Consulting, is conducting a study of potential Climate Friendly Areas (CFA) in accordance with the Climate Friendly and Equitable Communities (CFEC) rulemaking (OAR 660-012-0310), which was initiated by the Land Conservation and Development Commission (LCDC) in response to Governor Brown's Executive Order 20-04 directing state agencies to take urgent action to meet Oregon's climate pollution reduction targets. The rules encourage climate-friendly development by facilitating areas where residents, workers, and visitors can meet most of their daily needs without having to drive. A CFA aims to contain a variety of housing, jobs, businesses, and services. A CFA also supports alternative modes of transit by being in close proximity to high-quality pedestrian, bicycle, and transit infrastructure.

Phase 1 of this project is the CFA study identifies candidate CFAs and analyzes what zones are most aligned to the CFEC rules, and what adjustments of them would be required.

Phase 2 will encompass the adoption of any necessary changes and the incorporation of a climate-friendly comprehensive plan element. Cities may use CFA areas from the study or any other qualifying area.

Climate Friendly and Equitable Communities Rulemaking

The Climate-Friendly and Equitable Communities rulemaking is part of Oregon's longstanding effort to reduce pollution from the transportation system, especially greenhouse gases that are causing a change in climate and associated weather-related disruptions, including drought, wildfires, and warming temperatures with greater variation overall.

The rules encourage climate-friendly development in Climate-Friendly Areas (CFAs). Other provisions of the rulemaking call for new buildings to support the growing electric vehicle transformation, reduce one-size-fits-all parking mandates, and increase local planning requirements to address critical gaps in our walking, biking, and transit networks. The rules ask communities to identify transportation projects needed to meet our climate goals.



Climate Friendly Areas Overview

A CFA is an area where residents, workers, and visitors can meet most of their daily needs without having to drive. They are urban mixed-use areas that contain, or are planned to contain, a greater mix and supply of housing, jobs, businesses, and services. These areas are served, or planned to be served, by high quality pedestrian, bicycle, and transit infrastructure to provide frequent, comfortable, and convenient connections to key destinations within the city and region. CFAs typically do not require large parking lots and are provided with abundant tree canopy.

A key component of Oregon’s plan to meet our climate pollution reduction and equity goals is facilitating development of urban areas in which residents are less dependent on the single occupant vehicle. Before the automobile became common in American life, cities grew more efficiently, with a variety of uses in city centers and other areas that allowed for working, living, and shopping within a walkable or transit accessible area. Over the last 100 years, the automobile and planning practices have served to separate activities, creating greater inequities within cities and widespread dependence upon climate-polluting vehicles to meet daily needs. CFAs will help to reverse these negative trends, with some actions taking place in the short term, and others that will occur with development and redevelopment over time.

The rules require cities (and some urbanized county areas) with a population over 5,000, and that are located within Oregon’s seven metropolitan areas outside of the Portland metropolitan area, to adopt regulations allowing walkable mixed-use development in defined areas within their urban growth boundaries. Associated requirements will ensure high quality pedestrian, bicycle, and transit infrastructure is available within these areas to provide convenient transportation options, and cities and counties will prioritize them for location of government offices and parks, open space, and similar amenities.

Implementation Timeline

The rules provide a two-phased process for local governments to first study potential CFAs, and then, in a second phase, to adopt development standards for the area, or areas, that are most promising.

Key CFA Study Dates:

- June 30, 2023 – CFA Study Funding Expires
- December 31, 2023 – CFA Studies Due
- December 31, 2024 – Adopt CFA land use standards and any map changes*

** Local governments may request an alternative date for the adoption of land use standards, as provided in OAR 660-012-0012(4)(c).*



Goals

The purpose of this study is to identify candidate CFA areas that meet the size and locational criteria required by OAR 660-012-0310(1). Relevant zoning codes will be reviewed, and suggestions will be made regarding any changes that are necessary to bring zoning codes into compliance with CFEC rules. It is the intention of the project management team that the candidate CFA selection prioritize community context reflecting the most feasible zoning code changes, little to no infrastructure investment, and alignment with citizen interests. Grants Pass may move forward with the identified CFA area(s) into Phase 2, or they can use what they learned from the study to choose a new area or areas for adoption.

Methodology



The methodology that was adapted to perform the CFA study was developed by the Department of Land Conservation and Development (DLCD). The Climate-Friendly Areas Methodology Guide goes over the steps to perform the CFA study. The study goes through each of the eight steps highlighted in the methodology guide, including locating and sizing CFA areas, evaluating existing code, identifying zoning changes, calculating CFA Capacity and equity analysis. While the technical analysis team was responsible for overseeing the steps reliant on GIS or analysis of the land use code, Step 1: Public Engagement Plan, was drafted and prepared by 3J Consulting.

The diagram above shows a workflow for conducting a CFA study. This is not the only order in which the Steps can be performed, but it is a recommended sequence for the purpose of clarity and efficiency.

In order to understand the context of the steps listed above, a summary of the rules, a CFA’s purpose, and what requirements should exist or be adopted in CFA areas is necessary. According to DLCD, "a CFA is an area where residents, workers, and visitors can meet most of their daily needs without having to drive. They are urban mixed-use areas that contain, or are planned to contain, a greater mix and supply of housing, jobs, businesses, and services."

The following is a summary of the steps, rules, and regulations on the specifications of siting a CFA. The CFA designation process first requires a study of potential candidate areas, ultimately ending in an area(s) being designated as the City’s Climate Friendly Area. This process, slated to conclude by December 2023, is known as phase 1. Phase 2: Adoption, requires that cities implement the necessary changes to the land use code to make the zones within the proposed CFA compliant with state regulations, as provided in OAR 660-012-0310 through -0320.



Community Engagement Plan

Please note that this step is planned, drafted, and prepared by 3J Consulting, in coordination with city staff and the technical analysis team. While the Community Engagement deliverables are distinctly separate from the technical CFA Study, this study does take into account the community feedback from public meetings throughout the study phases.

With that in mind, Local governments must develop a community engagement plan for the designation of CFAs that includes a process to study potential CFA areas and to later adopt associated amendments to the comprehensive plan and zoning code following the provisions of OAR 660-012-0120 through -0130:

- Engagement and decision-making must be consistent with statewide planning goals and local plans
- Cities and counties must center the voices of underserved populations in all processes at all levels of decision-making, consider the effect on underserved populations, work to reduce historic and current inequities, and engage in additional outreach activities with underserved populations
- Cities and counties must identify federally recognized sovereign tribes whose ancestral lands include the planning area and engage with affected tribes

The community engagement plan must be consistent with the requirements for engagement-focused equity analysis in OAR 660-012-0135(3). Equity analysis is required for a variety of transportation planning actions under Division 12, including study and designation of CFAs. The purpose of an equity analysis is to identify potentially inequitable consequences or burdens of proposed projects and policies on impacted communities in order to improve outcomes for underserved populations.

The equity analysis must include robust public engagement, including a good-faith effort to:

- Engage with members of underserved populations to develop key outcomes, including reporting back information learned from the analysis and unresolved issues
- Gather qualitative and quantitative information from the community—including lived experience—on potential benefits and burdens on underserved populations
- Recognize where and how intersectional discrimination compounds disadvantages
- Analyze proposed changes for impacts on and alignment with desired key community outcomes and performance measures under OAR 660-012-0905
- Adopt strategies to create greater equity and minimize negative consequences
- Report back and share the information learned from the analysis and unresolved issues with people engaged



Locate and Size Candidate CFAs

Every potential CFA area must follow the Climate Friendly and Equitable Communities (CFEC) rulemaking OAR 660-012-0310 requirements in order to be properly located and sized. The rules regarding location for potential CFAs are universal for all cities, but cities with populations over 10,000 must size their CFA so that it is able to accommodate 30% of current and projected housing needs.

The rules of OAR 660-012-0310, CFEC, that must be followed in the location process of CFA areas are listed below:

- CFA locations must be able to support development consistent with the land use requirements of OAR 660-012-0320.
- CFAs must be located in existing or planned urban centers (including downtowns, neighborhood centers, transit-served corridors, or similar districts).
- CFAs must be served by (or planned to be served by) high quality pedestrian, bicycle, and transit services.
- CFAs may not be located in areas where development is prohibited.
- CFAs may be located outside city limits but within a UGB following OAR 660-012-0310 (e).
- CFAs must have a minimum width of 750 feet, including internal rights of way that may be unzoned.

While the allowed land uses and denser environment will largely influence to appearance of a CFA, development feasibility is another important criterion to consider. The area chosen to be CFA should not have infrastructure problems or limitations that could prevent the development indicative of Climate Friendly Areas from occurring. The infrastructure capacity of a candidate CFA will be discussed with city staff to determine if it is a sufficient choice or to move forward with another candidate area.

City population is the primary determinant regarding CFA requirements. There are two categories for sizing a CFA: cities over 5,000 and cities over 10,000 in population. Grants Pass's population falls under the second option for cities with populations greater than 10,000. Cities with a population greater than 10,000 must designate a minimum of one CFA that accommodates 30% of their current and projected housing, the overall area being at least 25 acres in size. In addition, all CFAs must have a minimum width of 750 feet.



In discussing CFA requirements with city staff, the technical analysis team opted to utilize the prescriptive standards as by DLCD. The following table 1 shows the prescriptive standards, as set by DLCD, that must be incorporated in the development code, in accordance with the City’s population.

Table 1. Prescriptive Standards (OAR 660-012-0320(8))

Population	Minimum Residential Density	Max Building Height
5,001-24,999	15 dwelling units/net acre	No less than 50 ft
25,000-49,999	20 dwelling units/net acre	No less than 60 ft
50,000 or more	25 dwelling units/net acre	No less than 85 ft

Because the Grants Pass falls under the 25,000 – 49,999 category, phase 2 will require adoption of rules of 20 dwelling units/net acre minimum residential density and a maximum building height of no less than 60 ft in height.



Evaluate Existing Code

The land use requirements established in OAR 660-012-0320, as shown below, were pivotal in determining how much a base zone naturally aligned with CFA requirements. Zones that fail to meet all the standards of Cities and counties must incorporate all requirements into policies and development regulations that apply in all CFAs.

Land Use Requirement for CFAs:

- Development regulations for a CFA shall allow single-use and mixed-use development within individual buildings or on development sites, including the following **outright permitted uses**:
 - Multifamily Residential
 - Attached Single-Family Residential
 - Other Building Types that comply with minimum density requirements.
 - Office-type uses
 - Non-auto dependent retail, services, and other commercial uses
 - Child Care, schools, and other public uses
 - Maximum block length standards must apply depending on acreage of site
 - Maximum density limitation must be prohibited
 - Local governments must choose either to adopt density minimums and height maximums (Option A-Prescriptive Standards) or alternative performance standards (Option B-Outcome-Oriented Standards)

- Local governments shall prioritize locating government facilities that provide direct service to the public within climate-friendly areas and shall prioritize locating parks, open space, plazas, and similar public amenities in or near climate-friendly areas that do not contain sufficient parks, open space, plazas, or similar public amenities.
- Streetscape requirements in CFAs shall also include street trees and other landscaping, where feasible.
- Local governments shall establish maximum block length standards as follows:
 - Development sites < 5.5 acres: maximum block length = 500 feet or less
 - Development sites > 5.5 acres: maximum block length = 350 feet or less

- Development regulations may not include a maximum residential density limitation
- Local governments shall adopt policies and development regulations in CFAs that implement the following:
 - Transportation review process in OAR 660-012-0325
 - Land use requirements in OAR 660-012-0330
 - Parking requirements in OAR 660-012-0435
 - Bicycle parking requirements in OAR 660-012-0630

- Local governments may choose to EITHER adopt density minimums and height maximums (Option A—Prescriptive Standards) OR adopt alternative development regulations to meet performance standards (Option B—Outcome-Oriented Standards)

The following map is the city’s zoning map, and it is a good reference to understand the zoning structure of the city.



Identify Zoning Changes:

Zoning in CFAs may need to change if the existing zoning does not meet the land use requirements in OAR 660-012-0320. During phase 1 of the study, cities do not need to adopt the land use requirements, but evaluation of necessary land use reforms may influence a base zone’s viability of being a potential CFA candidate. Essentially, an existing zone that meets a large proportion of the CFA criteria will likely feature the characteristics that define climate friendly areas, while zones that require intense reform may not incentivize development due to lack of compatible land uses or alternative transit infrastructure.

During the adoption phase, slated to occur in 2024, local governments will have to make and adopt all necessary zoning changes and will need to provide DLCD with documentation that all adopted and applicable land use requirements for CFAs are consistent with OAR 660-012-0320.

Calculate CFA Capacity

In addition to evaluating the existing or anticipated zoning code in the CFA(s) to determine if they are compatible with the requirements of OAR 660-012-0320, the proposed CFA(s) must meet the residential housing capacity threshold expressed in OAR 660-012-0315(1). The target threshold to meet is at least 30% of current and projected housing needs citywide. The total number of housing units necessary to meet all current and projected housing needs is derived from the most recent adopted and acknowledged housing capacity analysis (HCA; also known as a housing needs analysis or HNA) as follows:

$$\text{Total no. housing units needed} = \text{existing dwelling units within the city} + \text{anticipated no. projected future units}$$

After calculating the Total Housing Units Needed, the technical analysis team proceeded to calculate the potential housing unit capacity of the proposed CFA site. The following page goes over the equation that will be used to calculate the Housing Unit Capacity.



Calculating Housing Unit Capacity:

The following method was adapted from DLCD’s Climate-Friendly Areas methodology guide. The calculation follows the prescriptive path requirements as described in the methodology guide. Total Housing unit Capacity in CFA is estimated using the following variables or factors:

1. The Net Developable Area in SQ. FT. (a)
2. The maximum number of building floors (f)
3. The assumed percentage of residential use (r)
4. The average size of a housing unit in SQ. FT. (s)

Using these, the housing unit capacity (U) in any part of a CFA can be given by a simple formula:

$$\text{Housing Unit Capacity (U)} = \frac{(\text{Net Developable Area} * \text{Maximum floors} * \text{Resident use percentage})}{\text{Average Housing Unit}}$$

Note: In the above formula, the results are rounded up to the nearest integer.

Net Developable Area and Maximum Building Floor factors in the above calculation requires some additional sub-calculations. The values to use for Assumed Percentage of Residential Use (r) and Average Size of a Housing Unit (s) are given in the rules.

Each uniquely zoned area of the CFA will have its own calculations of these factors and the above housing unit formula. Then they are summed for the CFA area to give the total Housing Unit Capacity.



Equity Analysis

Local governments must determine if rezoning the potential CFA would be likely to displace residents who are members of state and federal protected classes and identify actions to mitigate or avoid potential displacement.

The CFA Study must include plans for achieving fair and equitable housing outcomes within CFAs following the provisions in OAR 660-008-0050(4)(a)-(f). CFA studies must include a description of how cities will address each of the following factors:

- **Location of Housing:** How the city is striving to meet statewide greenhouse gas emission reduction goals by creating compact, mixed-use neighborhoods available to members of state and federal protected classes.
- **Fair Housing:** How the city is affirmatively furthering fair housing for all state and federal protected classes.
- **Housing Choice:** How the city is facilitating access to housing choice for communities of color, low-income communities, people with disabilities, and other state and federal protected classes.
- **Housing Options for residents Experiencing Homelessness:** How the city is advocating for and enabling the provision of housing options for residents experiencing homelessness and how the city is partnering with other organizations to promote services that are needed to create permanent supportive housing and other housing options for residents experiencing homelessness.
- **Affordable Homeownership and affordable Rental Housing:** How the city is supporting and creating opportunities to encourage the production of affordable rental housing and the opportunity for wealth creation via homeownership, primarily for state and federal protected classes that have been disproportionately impacted by past housing policies.
- **Gentrification, Displacement, AND Housing Stability:** How the city is increasing housing stability for residents and mitigating the impacts of gentrification, as well as the economic and physical displacement of existing residents resulting from investment or redevelopment.

Please note, the equity analysis was performed with the guidance of DLCD's [Anti-Displacement and Gentrification Toolkit](#). The Toolkit provides an in-depth resource for local government to address racial and ethnic equity in housing production, including a list of strategies to mitigate the impacts of gentrification and displacement. The toolkit helps and guide local governments to establishing a framework for creating housing production strategies with a particular focus on the unintended consequences of those strategies.

Chapter 2: Climate Friendly Area Analysis

This section reviews the analysis components that were performed in the study to derive the results of the study. Beginning with initial candidate location suggestions from City Staff, then, calculating the housing capacity of the proposed CFAs boundary, with readjusting the CFAs size as needed to accommodate the housing unit capacity.

On the other hand, the zoning analysis focuses on the land use requirements in OAR 660-012-0320 and compares them with the city codes to find suitable zones that are fully or partially compliant with the CFA land use requirements. The zoning analysis help informs the team of the land use compatibility of the proposed CFA areas. Zoning analysis and identifying zoning changes go hand in hand. Identify Zoning Changes comes in if existing development standards do not meet CFA requirements, identify necessary zoning changes on the specific zones and how to bring them into compliance with the land use requirements or OAR 660-012-0320.

While the zoning analysis determines if the land use is in line with the CFA requirements, the GIS analysis helps determine the status of transportation infrastructure that is within or around the proposed CFA area and whether the proposed area satisfies the transportation connectivity aspect of the regulations, as a CFA site must be served by, or planned to be served by, high quality pedestrian, bicycle, and transit services according to OAR 660-012-0310.

Capacity analysis determines whether the potential CFA, or a combination of CFAs, can accommodate 30% of citywide current and projected housing need. If identified CFA candidate area(s) are not sufficient to accommodate at least 30% of housing need, resizing the proposed CFA area or identifying additional candidate CFA areas must be performed to satisfy the 30% of housing need.

Equity analysis, found within chapter 2 of the study, must determine if rezoning the potential CFA would be likely to displace residents who are members of state and federal protected classes and identify actions to mitigate or avoid potential displacement. Chapter 2 of this study includes plans for achieving fair and equitable housing outcomes within CFAs following the provisions in OAR 660-008-0050.

Overall, the analysis steps are intertwined with each other. Locating a CFA candidate, calculating Housing Needs, Zoning analysis, GIS analysis, Capacity analysis are all the steps that are followed to designate the appropriate CFA within the city.

Locate and Size Candidate CFAs

City Guidance

In Project Management Team Meeting 1, Grants Pass city staff expressed some possible locations for CFA. City staff hope to consolidate the CFA into one single site should it be able to capture 30% of the needed housing but has considered potential secondary sites if one location is unable to efficiently capture the required units. The primary location suggested by City Staff was the Grant's Pass downtown core, primarily occupied by the Central Business District, (CBD) zoning. Alternatively, the secondary CFA was suggested to be south of the river, around the 3 Rivers Medical Overlay, as it is seen as an area for both recent growth and redevelopment within the city. Lastly, the west side of the city on Redwood Highway and near the Rogue Community College (Redwood Campus) was recommended as another option CFA area as well. However, further analyses may eliminate these locations as viable CFA areas.

The city will need to address the CFA Anti-displacement concerns as both the CBD and the 3 Rivers area fall into tracts identified as Affordable and Vulnerable per DLCD's anti-displacement map; however a large portion of the city overall features this designation. . The Affordable and Vulnerable neighborhood typology means that the tract is identified as low-income, indicated a by the fact that neighborhood has lower median household income and whose residents are predominantly low-income compared to the city average. The neighborhood also includes precariously housed populations with vulnerability to gentrification and displacement. However, the housing market in the neighborhood still remains stable with no substantial activities yet. At this stage, the demographic change is not under consideration.

RVCOG staff chose to use city staff guidance for these locations, shown in Map 2, for the initial steps of this analysis but recognize that the zoning code and other location criteria analyses may highlight other areas instead of or in addition to these.



Calculate Housing Units Needed

As outlined in the methodology guide, the proposed CFA(s) must meet the residential housing capacity threshold expressed in OAR 660-012-0315(1). The threshold to meet is that the cumulative capacity of the CFA(s) is at least 30% of current and projected housing needs citywide. This is derived from the following formula:

Total no. housing units needed = existing dwelling units within the city + anticipated no. projected future units

Grants Pass has an adopted and State-acknowledged Housing Needs Analysis from May 2021. According to the analysis, there are **16,051** existing housing units in Grants Pass. Long-range population forecasts prepared by PSU anticipate approximate of 10,000 new residents will be added to the Grants Pass UGB over the next 20 years. Therefore, Grants Pass anticipates the need for an additional **4,055** units.

Existing units + anticipated no. future needed units = total no. units needed

16,051 (existing units) + **4,055** (anticipated no. future needed units) = **20,106** total units needed

CFA must be sized to accommodate 30% of total current & future units needed

30% of **20,106** total units needed = **6,031.8** units

Grants Pass must provide zoned residential building capacity sufficient to contain **6,032 (rounding up from 6,031.8)** units in one or more CFA(s).



Zoning Analysis

The zoning analysis evaluates the existing zoning regulations of the city and compare them with the land use requirements of the CFA. This analysis identifies the most compatible zones of the city with the CFA requirements as mentioned in the evaluating existing code section or in OAR 660-012-0320. The following table, Table 2, summarizes the city zoning code in comparison to the CFA land use requirements.

The following symbols are used in the table:

- Y – Yes, permitted outright.
- C – Conditional
- M – Mixed
- N – Not permitted
- N/A – Not applicable

This symbology was used to analyze the zones and evaluate them against the land use requirements. The following table is color-coded to help visualize the results of the comparison while a scoring matrix was implemented to score the compatibility of the zones, reflected in Map 2, with the regulations of the OAR 660-012-0320.

The green cells in the table indicate a match between the city zoning code and the CFA land use requirements. Therefore, the more green cells within the column dedicated to a specific zone, the more compatible it is with the CFA requirements. The yellow-colored cells somewhat match the land use requirements and might need to be slightly altered to be completely compatible with the land use requirements.

The not-permitted uses are colored gray, and they are not compatible with the land use requirements. However, even if other zones are not fully compatible with the CFA land use requirements, that does not mean they are disqualified or cannot be considered in the process. On the contrary, the purpose of identifying a zone’s CFA compatibility allows the analysis team to weigh whether a zone’s compatibility with the existing and planned transportation in the surrounding area. For example, the technical analysis team might choose to weigh transportation factors more heavily if no zone naturally complies with the CFA requirements. This step will identify the required changes for the districts or zones to make them compatible, if they are a good choice to host CFA from the other aspects other than land use requirements.

The scoring matrix indicates the overall suitability of the zones in regard to the land use requirements. While, the scores are the first step of the analysis, the results they produce do not factor into the other criteria the study will perform. Therefore, a high scoring zone alone does not determine a CFA candidate area, and so the location of the zones themselves must be factored in the 2nd step of analysis.



Table 2. City Code Review

Legend Y - Yes, Permitted Outright C - Conditional M - Mixed N - Not Permitted N/A - Not Applicable	Scoring Matrix: Y = 2 C/M = 1 N/A = 1 Building height >= 50 = 1 Building height < 50 = 0 N = 0	Residential				Commercial							Industrial		
		Residential Single-Family	Moderate Density	Moderate-High Density	High Density	Central Business District	General Commercial District	Neighborhood Commercial District	Office Residential	Riverfront Tourist Commercial District - I	Riverfront Tourist Commercial District - II	Riverfront Tourist Commercial District - III	Business Park District	Industrial Park District	Industrial District
		R-1 (LR)	R-2 (MR)	R-3 (HR)	R-4 (HRR)	CBD	GC	NC	OR	RTC-1	RTC-2	RTC-3	BP	IP	I
Single Use		Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Mixed Use		M	M	M	Y	Y	Y	Y	Y	M	Y	Y	Y	N	N
MF, SF Attached, Office, Non-Auto Retail/Services/Commercial, Childcare, Schools, Other Public Uses		M	M	M	Y	Y	Y	N	Y	Y	Y	Y	Y	N	N
Gov. Facilities, Parks, Open Space, Other Similar		Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	N
Maximum Block Length		N	N	N	N	N	N	N	N	N	N	N	N	N	N
Density Minimum (15 Dwelling Units/Acre)		N	N	N	Y	M	M	M	M	N	N	N	N	N	N
Density Maximums Prohibited		N	N	N	N	Y	Y	N	Y	N	C	C	N	N	N
Maximum Building Height (>= 50ft)		N	N	N	N	Y	N	N	N	N	Y	N	N	N	N
Maximum Building Height (ft)		35	35	35	45	100	35	35	35	45	65	35	45	45	45
Zone Score		6	6	6	10	13	11	7	11	7	11	9	8	2	2



Identified Zoning Changes

Residential Zones:

The residential zones are not fully compatible with the land use requirements. Most of the residential zones are designed to host low-density development in them except for R-4 which allows for high density development. In general, in the residential zones where high density is allowed the zone is usually more compatible with the CFA land use requirements, and the opposite is true.

- **Residential Single-Family (R-1):**
 - This zone designed to provide, accommodate, maintain, and protect a suitable environment for residential living at moderate densities. To amend this zone, the city would need to allow a wider array of uses like commercial use or office uses, mandate a minimum density of 20 units/acre, and introduce a new building height minimum of 60 feet, 25 feet more than what is currently allowed. In addition, this zone would need to implement CFEC block length requirements and prohibit maximum density requirements.

- **Moderate Density (R-2):**
 - This zone is designed similarly to the R-1. The difference between them is that this zone allows for higher maximum density. To amend this zone, the city would need to allow a wider array of uses like commercial use or office uses, mandate a minimum density of 20 units/acre, and introduce a new building height minimum of 60 feet, 25 feet more than what is currently allowed. In addition, this zone would need to implement CFEC block length requirements and prohibit maximum density requirements.

- **Moderate-High Density (R-3):**
 - The zone is designed to promote and encourage a suitable environment for 2-story housing or multi-family at a higher density than that permitted in the R-1 and R-2 district. To amend this zone, the city would need to allow a wider array of uses like commercial use or office uses, mandate a minimum density of 20 units/acre, and introduce a new building height minimum of 60 feet, 25 feet more than what is currently allowed. In addition, this zone would need to implement CFEC block length requirements and prohibit maximum density requirements.



- *High Density (R-4):*
 - The purpose of the R-4 Districts is to encourage, accommodate, maintain and protect a suitable environment for residential living at higher densities, and for professional uses that typically support residential areas. R-4 zone by far is the best residential zone that complies with the land use requirements. It allows for mixed use and high density within it. However, the city would need to amend this zone, and mandate a minimum density of 20 units/acre and introduce a new building height minimum of 60 feet, 15 feet more than what is currently allowed. In addition, this zone would need to implement CFEC block length requirements and prohibit maximum density requirements.

Commercial Zones:

The commercial zones in the city scored higher than other zones and are more consistent with the CFA land use requirements. While many commercial zones promote retail-oriented uses, the city would need to outright permit even more uses that foster a live-work environment, as well as mandate density minimums and building height minimums with other changes. One element that helped differentiate the zones from one another was the fact the residential development and densities vary between the commercial districts.

- *Central Business District (CBD):*
 - The purpose of the Central Commercial District is to provide appropriate commercial and professional uses in the CBD. The district designed to encourage mixed commercial, professional and high-rise residential uses. The district also scores the highest between all the other zones, primarily due to the fact to its high height maximum and lack of maximum density regulations. To amend the zone, the city would need to mandate a minimum density of 20 units/acre. In addition, this zone would need to implement CFEC block length requirements.
- *General Commercial District (GC):*
 - The general district designed to host commercial and professional uses with the expectation of on-site manufacturing or assembly. To amend the zone, the city would need to mandate a minimum density of 20 units/acre and introduce a new building height minimum of 60 feet, 25 feet more than what is currently allowed. In addition, this zone would need to implement CFEC block length requirements and prohibit maximum density requirements.



- **Neighborhood Commercial District (NC):**
 - The purpose of the Neighborhood Commercial District is to provide locations for small businesses which serve the retail and personal services needs within residential zoning districts. To amend the zone, the city would need to outright permit wide range of uses, mandate a minimum density of 20 units/acre and introduce a new building height minimum of 60 feet, 25 feet more than what is currently allowed. In addition, this zone would need to implement CFEC block length requirements and prohibit maximum density requirements.

- **Office Residential District (OR):**
 - The zone is designed to provide for office uses where more intensive retail uses may not be suitable. Overall, this zone also scores high like the GC. To amend the zone to full compliance with the land use requirement, the city would need to mandate a minimum density of 20 units/acre and introduce a new building height minimum of 60 feet, 25 feet more than what is currently allowed. In addition, this zone would need to implement CFEC block length requirements and prohibit maximum density requirements.

Riverfront Tourist Commercial District (RTC):

The purpose of the Riverfront Tourist Commercial District is to provide for and to promote special tourist commercial uses adjacent to the Rogue River where either existing or proposed bridges are located. There are three sub-districts for RTC each of which has special characteristics, due to the existing land uses and development patterns and their locations within the City's Urban Growth Boundary.

- **Riverfront Tourist Commercial District – I (RTC - 1):**
 - The district is within an established single and multi-dwelling residential areas. RTC-1 is the lowest on the scoring between the other RTC districts. To amend the zone to full compliance with the land use requirement, the city would need to mandate a minimum density of 20 units/acre and introduce a new building height minimum of 60 feet, 15 feet more than what is currently allowed. In addition, this zone would need to implement CFEC block length requirements and prohibit maximum density requirements.



- *Riverfront Tourist Commercial District – II (RTC - 2):*
 - The RTC-2 district is located next to the CBD, and the purpose of it is to encourage both high quality building density and tourist activities. The RTC-2 is the highest in the scoring matrix between the other two sub-districts. However, the city would need to amend the zone and mandate a minimum density of 20 units/acre and introduce a new building height minimum of 60 feet, the zone already allow building height of 65 feet. In addition, this zone would need to implement CFEC block length requirements and prohibit maximum density requirements.
- *Riverfront Tourist Commercial District – III (RTC - 3):*
 - RTC-3 district do have a similar permitted uses as the RTC-2. The only difference is the allowed building height in them. To amend the zone, the city would need to mandate a minimum density of 20 units/acre and introduce a new building height minimum of 60 feet, 25 feet more than what is currently allowed. In addition, this zone would need to implement CFEC block length requirements and prohibit maximum density requirements.

Industrial Zones:

The industrial zones do not score very well due to the fact they generally intended to facilitate freight transport and intensive manufacturing uses, rather than the combination of employment, retail, and high-density housing consistent with CFA's.

- *Business Park District (BP):*
 - The BP was designed to provide a mixed use between light industrial and commercial uses. This zone scores the highest between the other industrial zones. Mainly because of the more allowed or permitted uses within it. However, the city would need to amend the zone and mandate a minimum density of 20 units/acre and introduce a new building height minimum of 60 feet, 15 feet more than what is currently allowed. In addition, this zone would need to implement CFEC block length requirements and prohibit maximum density requirements.
- *Industrial Park District (IP):*
 - The purpose of the industrial park is to provide for light industrial uses and compatibility with adjacent commercial and residential uses. The district does not allow for a wide range of uses in it and that is why it scores very low. To amend the zone, the city would need to allow wide range of uses and mandate a minimum density of 20 units/acre and introduce a new building height minimum of 60 feet, 15 feet more than what is currently allowed. Adopt CFEC block length requirements, prohibit maximum density requirements.



- *Industrial District (I):*
 - Industrial district is designed to host heavy industrial uses that would have an impact on its surroundings. However, this district is like the industrial park district in the limited uses that it allows in it, it is also one of the lowest scoring zones in the city. To amend the zone, the city would need to allow wide range of uses and mandate a minimum density of 20 units/acre and introduce a new building height minimum of 60 feet, 15 feet more than what is currently allowed. In addition, this zone would need to implement CFEC block length requirements and prohibit maximum density requirements.

Most-Suitable Zones:

Suitable zones are consistent, either fully or partially, with the land use requirements of OAR 660-012-0320. Selecting the most compatible zones with the land use requirements and identifying them as suitable zones will help determine where the most suitable CFA candidates are for the city. These are extracted or derived from the prior step, code review. The following is a list of the most consistent zones with the land use requirements in the city:

High Density (R-4):

As mentioned earlier, the R-4 zone is one of the most suitable zones in the city to host a CFA. The zone attributes make it mostly compatible with the land use requirements. For example, the outright permitted uses in it and the density requirements are compatible with the requirements. However, the city will need to amend the zone to make it full compliance with the land use requirements, as mentioned in the earlier section, identified zoning changes.

High Density	
Single Use	Y
Mixed Use	Y
MF, SF Attached, Office, Non-Auto Retail/Services/Commercial, Childcare, Schools, Other Public Uses	Y
Gov. Facilities, Parks, Open Space, Other Similar	Y
Maximum Block Length	N
Density Minimum (15 Dwelling Units/Acre)	Y
Density Maximums Prohibited	N
Maximum Building Height (>= 50ft)	N
Maximum Building Height	45



Central Business District (CBD):

The CBD scores the highest in the scoring matrix and comes from all the uses and requirements the zone supports. It allows for a wide range of uses like mixed use, commercial, and residential. And that comes with high density uses and building height above 60 feet mark. While the city will need to amend the zone to make it fully compliant with the CFA land use requirements, the analysis team finds that the greater compliance with OAR 660-012-320 and existing character of the CBD zone presents it as the ideal zone for CFA designation.

Central Business District	
Single Use	Y
Mixed Use	Y
MF, SF Attached, Office, Non-Auto Retail/Services/Commercial, Childcare, Schools, Other Public Uses	Y
Gov. Facilities, Parks, Open Space, Other Similar	Y
Maximum Block Length	N
Density Minimum (15 Dwelling Units/Acre)	M
Density Maximums Prohibited	Y
Maximum Building Height (>= 50ft)	Y
Maximum Building Height	100



General Commercial (GC) & Office Residential (OR):

General Commercial and Office Residential share the exact same attributes and scores the same in the scoring matrix. Both zones are in compliance with the land use requirements. The wide range of uses in the zones makes it very hospitable to a CFA. However, the city will need to amend the zone to make it fully compliant with the land use requirements, as mentioned in the early section.

General Commercial & Office Residential	
Single Use	Y
Mixed Use	Y
MF, SF Attached, Office, Non-Auto Retail/Services/Commercial, Childcare, Schools, Other Public Uses	Y
Gov. Facilities, Parks, Open Space, Other Similar	Y
Maximum Block Length	N
Density Minimum (15 Dwelling Units/Acre)	M
Density Maximums Prohibited	Y
Maximum Building Height (>= 50ft)	N
Maximum Building Height	35

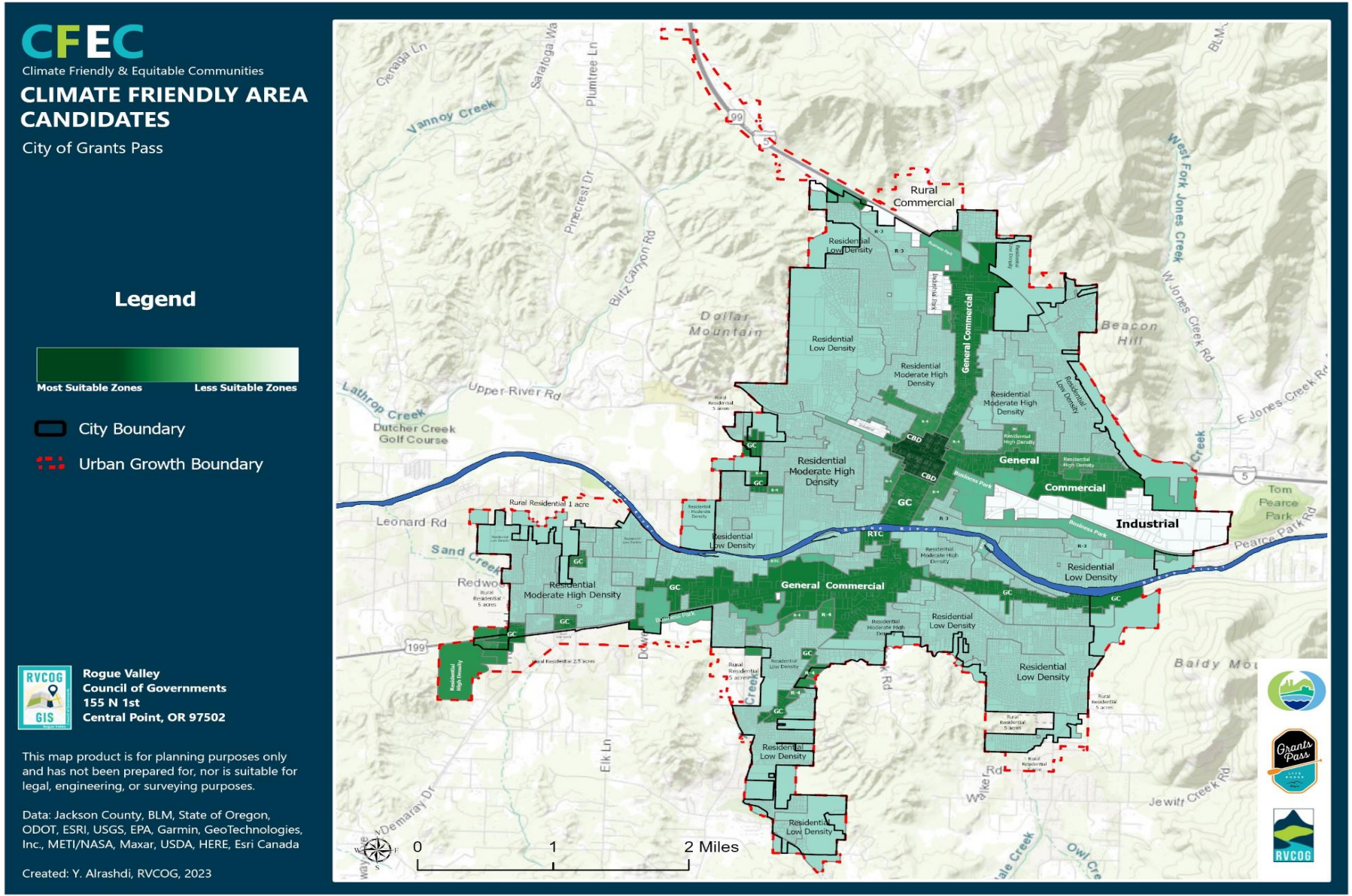


Riverfront Tourist Commercial District -II (RTC-2):

This district does allow for most of the land use requirements within it and scores high in the scoring matrix because of that. The allowed building height is 65 feet which is consistent with the requirements makes it appealing for CFAs. However, the city will need to amend the zone to make it fully compliant with the land use requirements, as mentioned in the early section.

Riverfront Tourist Commercial District - 2	
Single Use	Y
Mixed Use	Y
MF, SF Attached, Office, Non-Auto Retail/Services/Commercial, Childcare, Schools, Other Public Uses	Y
Gov. Facilities, Parks, Open Space, Other Similar	Y
Maximum Block Length	N
Density Minimum (15 Dwelling Units/Acre)	N
Density Maximums Prohibited	C
Maximum Building Height (>= 50ft)	Y
Maximum Building Height	65

Map 3. Zoning Analysis Map





CFA Capacity Calculation

Candidate CFA locations have been identified and prioritized, and this step evaluates each area's housing capacity. If the proposed CFA's boundaries do not encompass 30% or more of current and future housing units, there will be a need for boundaries to be adjusted or the creation one or more additional CFAs. Additional CFA candidate areas that have been identified will be prioritized for CFA expansion if need be and the evaluation process will begin at step 2 for these sites.

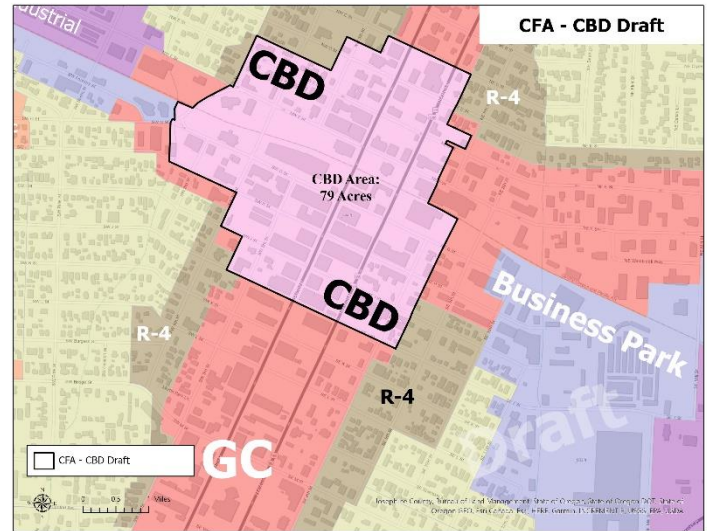
City Guidance

City Staff informed the technical analysis team of two potential boundary preferences, shown in the two scenarios below. This will help determining the best suitable area to accommodate for the 30% of projected Needed Housing for the city.

CFA Boundaries Scenarios:

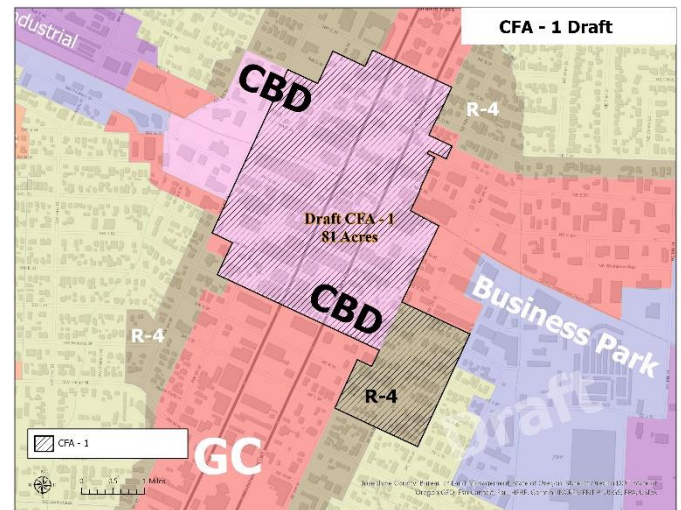
The first scenario follows the Central Business District, which is occupied by the CBD zone. The area covers 79 acres in total, as seen in image 1. The CBD is served by the SE 6th and SE 7th Streets. The area is surrounded by a variety of uses from commercial to high density residential and other uses. As mentioned in the previous tech memos the CBD area is one of the most suitable sites from zoning and infrastructure standpoint. Furthermore, the allowed 100 ft building height in it gives it a unique advantage than the rest of the city zones, enabling the technical analysis teams to use up to an 85 feet height in unit capture estimation.

Image 1: CFA – CBD Draft Boundary

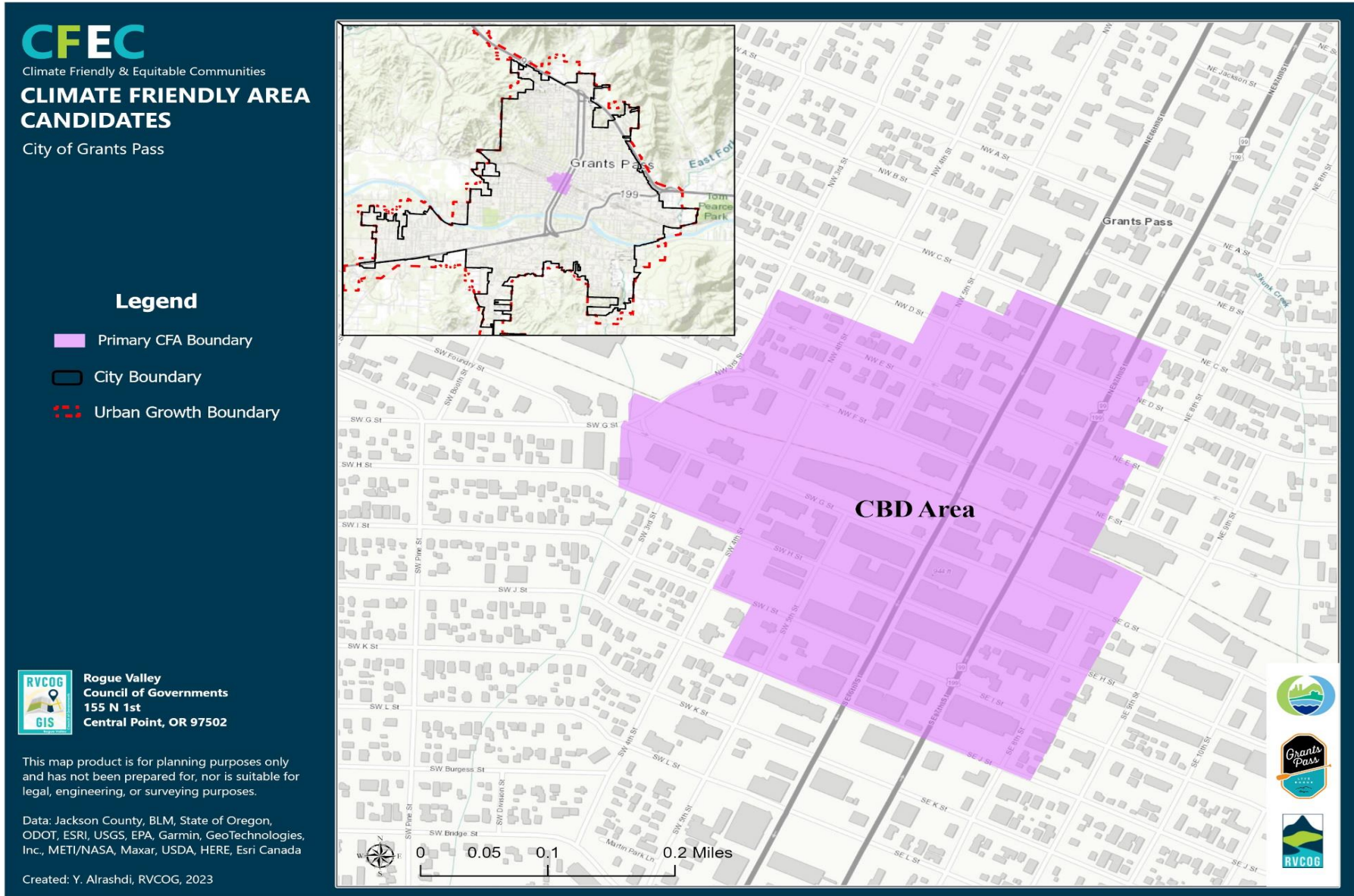


The difference between this boundary and the first scenario is the addition of R-4 zone in the Southeast of the CBD. Also, this boundary does not include all the CBD zone, excluding a portion of the western side along 4th street, as shown in image 2. This scenario includes 2 more acres, amounting to 81 acres in total. The reasoning behind this scenario is to accommodate for the 30% of Projected Needed Housing by siting the CFA within residential zones rather than putting it in close proximity to industrial uses.

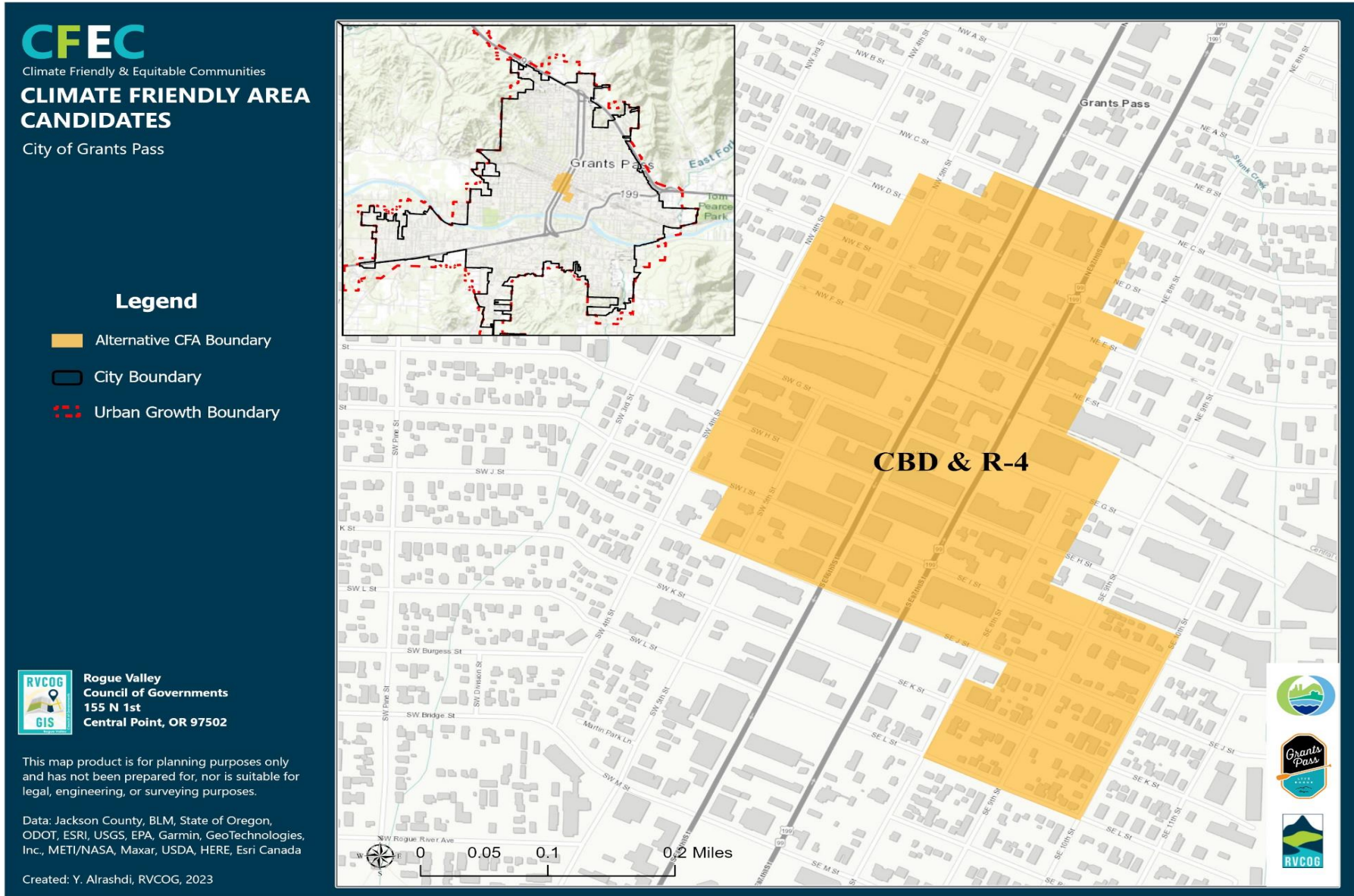
Image 2: CFA – CBD & R-4 Draft



Map 4. NDA Evaluation: Primary Boundary:



Map 5. NDA Evaluation: Alternative Boundary:





Capacity Calculation Requirements:

Assumptions

City standards are used to calculate the Net Development Areas within the two scenario boundaries and are utilized to determine gross and net block areas. It is important to note that the calculations are based on the block's measurements and disregards all interior lot setbacks. In addition, Grants Pass does not have mandatory parking requirements within the CBD zone, reflected in the calculations by a parking apportionment factor of 0. However, due to the Parking Reform Rule OAR 660-012-0440, most of the city falls within the half a mile buffer of frequent transit where no parking minimums can be mandated by the city. Overall, this means that parking apportionment is assumed to be 0 within the city in general. Values shown below may differ slightly from actual values due to rounding.

In order to be compliant with state regulations, Grants Pass CFA(s) zoning must feature enough potential building capacity to host up at least **6,032** units.

1. City Standards

A. Deductibles

- i. Right-of-Way: **20%**

B. Block Standards

- i. Maximum Block Perimeter: **180000 ft**
- ii. Block measurement: **600 ft * 300 ft**
- iii. Alley: **20 ft * 300 ft**
- iv. Gross Block Area: **180000 sq. ft. = 4 Acres**

C. Maximum Floors

- i. CBD: **7 Floors**
- ii. R-4: **5 Floors**

2. DLCD Standards

A. Percent Residential Use: **30%**

B. Average Housing Unit Size: **900 ft**



Using the Housing Unit Capacity informed by both City and DLCD standards, the Housing Unit Capacity for each site can be calculated, whereupon the technical analysis team will determine if either scenario can capture the 6,032 units (30% Projected Housing Needed) or whether there is a need to adjust the boundary or designate additional CFA(s).

Scenario 1: Central Business District (CBD) Housing Unit Capacity:

Table 3 summarizes the Total Housing Unit Capacity calculation within the Central Business District (CBD), map 4. Using the Housing Unit Capacity with City standards, and DLCD standards.

Table 3: Central Business District (CBD):		
Total Area		79 Acres
Gross Block Area	<i>(Block Area without deductions)</i>	4 Acres
Net Developable Area	<i>(Total Area – R.O.W – Alley Area)</i>	61.1 Acres
Housing Unit Capacity	<i>(Using the formula mentioned prior)</i>	6,209 Units
Percentage from Needed Housing	<i>(Housing Unit Capacity/Needed Housing)</i>	103%
Unit per Acre	<i>(Total units/Total Area)</i>	101

The first scenario successfully captured the 30% projected needed housing of the city, coming in at 6209 units. This is more than the Projected Needed Housing within the city by 3%. Please note, the maximum building height that was used in the calculations was 85 ft, even though the CBD zone allows for a 100 ft, as DLCD released guidance stated that 100 ft tall buildings outside Portland Metro are fairly rare.



Scenario 2: Central Business District (CBD) & R - 4 Housing Unit Capacity:

This scenario comprises two zones the Central Business District (CBD) and High Density (R-4), map 5. Using the Housing Unit Capacity informed by both City and DLCD standards we will calculate each zones Housing Unit Capacity and then sum them up to determine if this site can capture the 30% Projected Housing Needed as a CFA or there is a need to designate a secondary CFA.

Central Business District (CBD):

Table 4 summarizes the Total Housing Unit Capacity calculation within the Central Business District (CBD) use in Scenario 2. Using the Housing Unit Capacity with City standards, and DLCD standards.

Table 4: Central Business District:		
Total Area		66.44 Acres
Gross Block Area	<i>(Block Area without deductions)</i>	4 Acres
Net Developable Area	<i>(Total Area – R.O.W – Alley Area)</i>	51.3 Acres
Housing Unit Capacity	<i>(Using the formula mentioned prior)</i>	5,222 Units
Percentage from Needed Housing	<i>(Housing Unit Capacity/Needed Housing)</i>	87%
Unit per Acre	<i>(Total units/Total Area)</i>	101



High Density (R-4):

Table 5 summarizes the Total Housing Unit Capacity calculation within the High Density (R-4) zoned areas in Scenario 2, using the Housing Unit Capacity informed by both City and DLCD standards.

Table 5: High Density (R-4):		
Total Area		14.56 Acres
Gross Block Area	<i>(Block Area without deductions)</i>	4 Acres
Net Developable Area	<i>(Total Area – R.O.W – Alley Area)</i>	11.25 Acres
Housing Unit Capacity	<i>(Using the formula mentioned prior)</i>	817 Units
Percentage from Needed Housing	<i>(Housing Unit Capacity/Needed Housing)</i>	13%
Unit per Acre	<i>(Total units/Total Area)</i>	72

Central Business District (CBD) & High Density (R-4):

Combining both zones, we get an area that can just manages to capture the 30% of the Projected Housing Needed in the city, see table below.

Table 6: Central Business District & High Density:		
Total Area		81 Acres
Total Housing Unit Capacity	<i>(Using the formula mentioned prior)</i>	6,039 Units
Percentage from Needed Housing	<i>(Housing Unit Capacity/Needed Housing)</i>	100%

The CBD zoned land within this scenario accounts for 86% percent of the needed housing and that’s primarily due to the building height maximum of seven floors of allotted by the local zoning code. On the other hand, the R-4 zone just manages to account for the rest of the 13% needed Housing, as the R-4 zoned land only allows for 5 floors as maximum building height. Both zones could potentially host 6039 units which is 8 units more than the Projected Needed Housing in the city.



Conclusion

The first scenario encompassing all of the CBD meets the requirements to serve as the city's CFA. Overall, this scenario largely meets the land use requirements while also providing a small 3% buffer to the minimum unit requirements. If needed, city staff could use this buffer to remove a small parcel from the CFA's boundary, whereas the other scenario affords almost no flexibility when it came to capturing a certain number of units. In addition, the proposed CFA also acts as nexus for the Josephine Community Transit, meaning that citizens residing or hoping to interact with the CFA will have transit options besides personal automobiles to travel to and within the proposed CFA. **It is for these reasons that the technical analysis team recommends that Grants Pass designate scenario 1 as their primary CFA, consisting of 79 acres aligning with the existing CBD zoning of Grants Pass.**



Chapter 3: Anti-Displacement Mitigation Strategies

CFA Redevelopment Outcomes

Due to the nature of the regulations, an area designated as a climate friendly area gains the capability to be redeveloped for a wide variety of uses and dense housing types. While these factors intend to promote nodes not reliant on personal automobile use, they also have the capability of creating modernized, attractive, and competitively priced developments which can subsequently displace protected classes. This trend, known as gentrification, can become an inherent component of a climate friendly areas if cities do not carefully analyze a CFA's location and consider proper phase 2 protections to ensure the developments remains accessible to all populations.

Anti-Displacement Map Analysis

Recognizing this potential threat, DLCDC has prepared an anti-displacement guide which classifies areas by neighborhood type which are characterized by their income profile, vulnerable classes, amount of precarious housing, housing market activity, and overall neighborhood demographic change. Each area is identified through the DLCDC anti-displacement map, which can be found here: [Anti-Displacement Map](#) Each neighborhood type is categorized by the following:

Affordable and Vulnerable

The tract is identified as a low-income tract, which indicates a neighborhood has lower median household income and whose residents are predominantly low-income compared to the city average. The neighborhood also includes precariously housed populations with vulnerability to gentrification and displacement. However, housing market in the neighborhood is still remained stable with no substantial activities yet. At this stage, the demographic change is not under consideration.

Early Gentrification

This type of neighborhoods represents the early phase in the gentrification. The neighborhood is designated as a low-income tract having vulnerable people and precarious housing. The tract has hot housing market, yet no considerable changes are found in demographics related to gentrification.

Active Gentrification

The neighborhoods are identified as low-income tracts with high share of vulnerable people and precarious housing. Also, the tracts are experiencing substantial changes in housing price or having relatively high housing cost found in their housing markets. They exhibit gentrification related demographic change. The latter three neighborhoods on the table are designated as high-income tracts. They have hot housing market as they have higher rent and home value with higher appreciation rates than the city average. They also do not have precarious housing anymore. However, Late Gentrification type still has vulnerable people with experiences in gentrification related demographic changes. The last two neighborhood types show the exclusive and affluent neighborhoods.



Late Gentrification

This type of neighborhoods does not have predominantly low-income households, but still have vulnerable population to gentrification. Their housing market exhibits the high housing prices with high appreciations as they have relatively low share of precarious housing. The neighborhoods experienced significant changes in demographics related to gentrification.

Becoming Exclusive

The neighborhoods are designated as high-income tracts. Their population is no longer vulnerable to gentrification. Precarious housing is not found in the neighborhoods. However, the neighborhoods are still experiencing demographic change related to gentrification with hot housing market activities.

Advanced Exclusive

The neighborhoods are identified as high-income tracts. They have no vulnerable populations and no precarious housing. Their housing market has higher home value and rent compared to the city average, while their appreciation is relatively slower than the city average. No considerable demographic change is found in the neighborhoods.

Unassigned

The unassigned tracts have not experienced any remarkable changes in demographics or housing markets. The neighborhood has been stable with unnoticeable change, yet this does not necessarily mean that there is no need for extra care compared to other neighborhoods with assigned types. This neighborhood may call attention to more care of what is actually going on the ground. Planners need to engage with the communities to make sure the neighborhood is stable while aligning with community needs and desires.

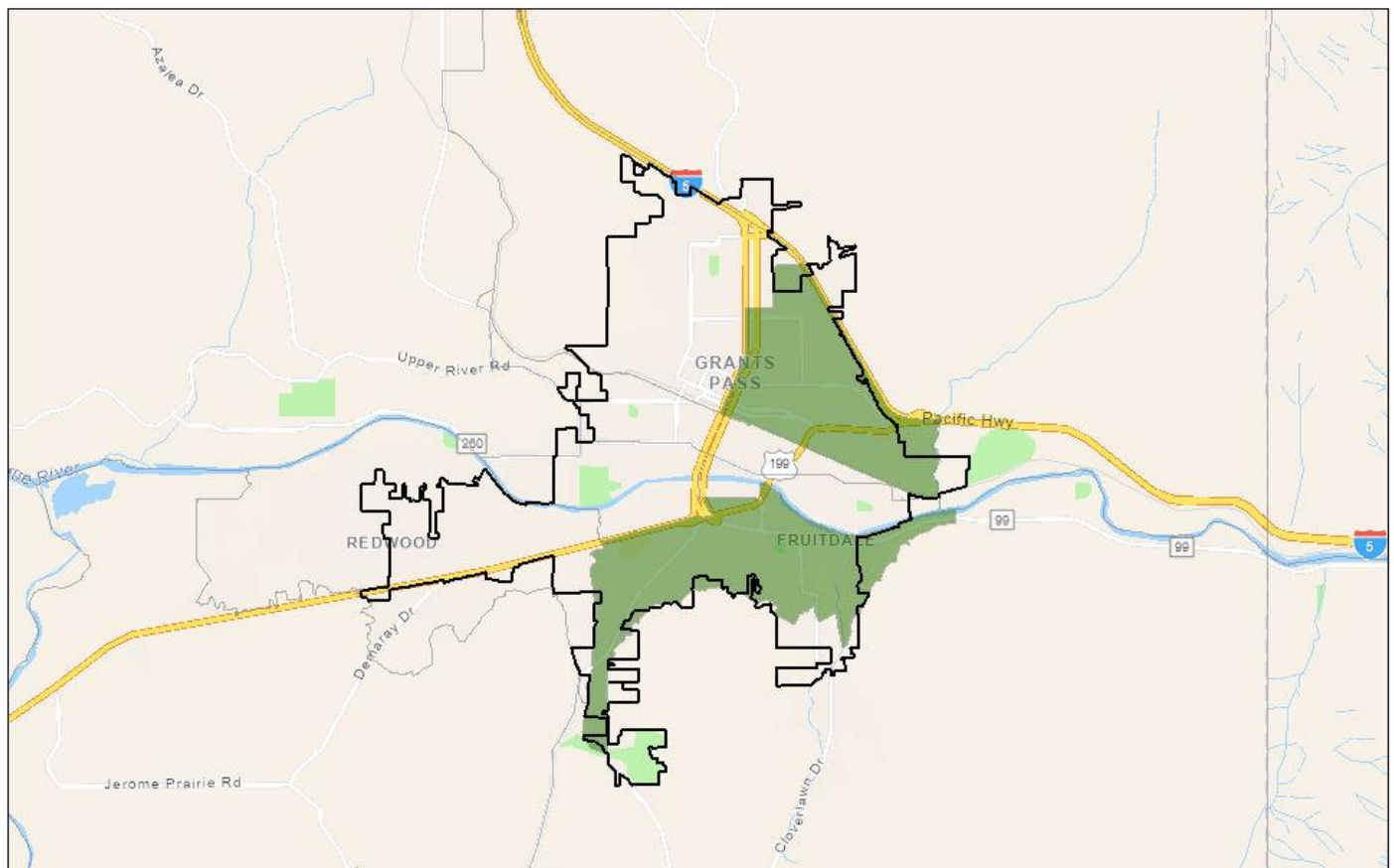


Nighborhood Types Present Within the Proposed CFA

As proposed, the candidate CFA for Grants Pass currently lies within a census tract 11 of Jospheine County, which is identified by the neighborhood type: **Affordable and Vulnerable**, see the following map.

Map 6. DLCD Anti-Displacement Map:

Grants Pass Anti-Displacement Map



5/26/2023

City Limits
 Advanced exclusive

Anti_Displacement_Typologies_2022

Affordable and vulnerable

1:108,185

0 0.5 1 2 mi

0 1 2 4 km

Oregon State Parks, State of Oregon GEO, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc., METI/NASA, USGS, Bureau of Land Management.



Suggested Strategies

Referring to DLCD’s housing productions strategies, which can be found [here](#), RVCOG has identified the following strategies to ensure that a climate friendly areas acts as an equitable community. In selecting strategies RVCOG prioritized strategies color coded as green for the **Affordable and Vulnerable** neighborhood type for their likeliness to generate little to no adverse impact, factoring in local context and feasibility as well.

Category A: Zoning and Code Changes

A09: Short-Term Rental Regulations

Redevelopment of the proposed downtown CFA area could result in an attractive location for short term rentals within Grants Pass. Carefully addressing how such rentals should be allowed may prevent developments guising as mixed-use when in reality their use functions more akin to a hotel.

A14: Re-examine Mandated Ground Floor Use

This strategy the City of Bend determined that while lively streetscape in a dense environment is a worthy goal, mandating that ground floors be occupied by commercial uses when the surrounding market forces can’t support such a use can contribute to decreased development or loss of area for dwelling units.

Category B: Reduce regulatory Impediments

B10: Public Facility Planning

Factoring that some of the proposed CFA sites are largely vacant, assisting in providing public facilities could make these sites more attractive for development. Furthermore, assisting in the providing public facilities may enable the city to prioritize key connections or better plan for expansion in the future.

B07: Flexible Regulatory Concessions for Affordable Housing

Considering that cities within the 10,000-24,999 are in one of the lower ranges for prescriptive CFA standards, enabling affordable housing to move into some of the upper thresholds could present a unique advantage further attract affordable housing. Furthermore, this strategy enables a CFA to evolve directly in response to its City’s population growth, possibly resulting in a CFA pre-emptively meeting the next threshold’s requirements.

B19: Survey Applicant on Development Program Decision-Making

User feedback can help illustrate frustrations or pitfalls in the planning process not seen by staff. Utilizing a survey as litmus test for ease of development within a CFA can serve as valuable asset not only to the CFA, but the City’s Planning department as a whole.





Category C: Financial Incentives

C01: Reduce or exempt SDC's for needed housing.

SDC's are often seen as necessary yet prohibitive cost associated with new development. Affording exemptions for needed dense and affordable housing helps clear the way for development, while commercial developers seeking to capitalize on attractive areas by constructing recreational or properties can bear part of the burden.

C04: Incentivize Manufactured and Modular Housing.

Manufactured and modular housing could be a popular option in vacant CFA areas as it can be constructed for less cost and added on to as a larger population occupies the CFA. Modular housing also supports the owned rather rented housing, a notion that could ensure a CFA acts as equitable community for permanent residents and doesn't become an area merely for vacation rentals.

Category D: Financial Resources

D01: Community Development Block Grant

Applying for Community Development Block Grants (CDBG's) enable cities to not only fund new, accessible development in affordable and vulnerable neighborhoods, but can also fund vital services such counselling, social services, and rent assistance. Such funds can help protected classes stay in their current homes rather be forced into new affordable ones.

D08: Demolition Tax

A demolition tax can ensure that new development within a CFA introduces a greater density than the existing structure or be forced to be pay a tax to fund a housing trust fund. Demolition taxes help mitigate the effects of higher density, aging housing being replaced by lower density, newer, market-rate homes, which could occur if the CFA is sited in a more historic area of a community or the introduction of the CFA regulation introduce more affluent populations seeking close proximity to mixed uses.

D09: Construction Excise Tax

Seeing as the CFA's are located on vacant land, a construction excise tax seems to be an apt solution to ensure development of a CFA accrues funds for affordable housing projects both within the CFA and elsewhere.

D10: Tax Increment Financing (TIF) Set-Aside

The city of Portland has experienced success using tax increment financing to help set aside funds for housing projects within Urban Renewal Areas. Using a similar strategy within the City of Grants Pass could help accelerate housing production within these targeted Urban Renewal Areas.



D14: Eviction Prevention Programs

Implementing eviction prevention programs may help actively combat rising property and rent values if existing housing is becoming priced out by CFA redevelopment. This factor makes contextual sense for should the Grants Pass CFA’s redevelopment have economic effects that span beyond its bounds.

Category E: Tax Exemption and Abatement

E03: Vertical Housing Development Zone Tax Abatement

This housing production strategy authorized ORS 307.841 directly aligns with the live work environment that’s meant to appear within CFA’s and is natural candidate to assist in mixed use development. The effectiveness of this strategy could be somewhat bound by a CFA’s respective height limits but coupled with affordable housing density bonuses could be quite effective.

E07: Homestead Tax

Should high-rise style mixed use development begin to appear within the proposed Grants Pass CFA, a homestead tax on secondary homes could be used to help fuel affordable housing development in other areas within the CFA or the city at large.

E10: Delayed tax Exemptions

Delayed tax exemptions can be seen as a viable strategy to allow new development recoup construction costs and establish a profitable base before falling below 80% AMI. This strategy could benefit initial developments in CFA’s, and later assist them in serving a new economic bracket when the area becomes more developed.

Category F: Land, Acquisition, Lease, and Partnerships

F12: Surplus Land for Affordable Housing

Surplus land owned by Grants Pass presents one of the best opportunities to directly influence the production of affordable housing. Such land can be sold to an affordable housing developer or be deed restricted to help ensure equitable housing opportunities across the city. Moreover, the sale of land itself can fund further affordable housing opportunities elsewhere.

F17: Designated Affordable Housing Sites

Designating CFA’s partly or entirely as affordable housing sites can ensure the best use of the land in the future. While price control measures may ward off developers initially, highlighting tax exemptions and streamlined planning process coupled with the relative newness of the CFA regulations may highlight these areas as feasible location for affordable housing.

F19: Affordable Housing Preservation Inventory



Identifying and inventorying areas currently hosting affordable housing enables staff to examine what contextual factors have led them to appear in their community, and also informs areas to proceed with caution when expanding the CFA.

City staff are encouraged to review and evaluate the list of strategies when it comes time for phase 2 zoning reform.



Appendix A

Acronyms to Remember:

Regulatory:

- LCDC = Land Conservation & Development Commission
- DLCD = Department of Land Conservation & Development
- OAR = Oregon Administrative Rules
- CFA = Climate Friendly Area
- CFEC = Climate Friendly & Equitable Community

Technical:

- HNA = Housing Needs Assessment
- HCA = Housing Capacity Analysis
- NDA = Net Developable Area
- HUC = Housing Units Captured
- MF = Multifamily Housing
- SF = Single Family Housing



Climate Friendly Areas Study

City of Grants Pass, OR

June, 2023



Rogue Valley
Council of Governments

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Northern Rogue Climate Friendly Areas Study

Community Engagement Report

June 30, 2023

I. Introduction

By the end of 2024, communities – including Central Point, Eagle Point, and Grants Pass - are required by state law to study, identify, and designate “Climate-Friendly Areas” (CFAs)). CFAs are intended to be places where people can meet most of their daily needs without having to drive. These places may be urban mixed-use areas such as downtowns and main streets.

The CFA process requires centering voices of underserved populations and working towards equitable outcomes. While some may see Climate Friendly Area designation as a benefit, others may fear gentrification-caused displacement. As this planning effort may generate significant public interest, the Oregon Department of Land Conservation and Development (DLCD) enlisted a consultant to provide public engagement assistance to these jurisdictions and help ensure the public is engaged in the decision-making process and the voices of underserved populations are heard.

This report describes the community engagement efforts carried out for the CFAs project by the cities of Central Point, Eagle Point, and Grants Pass with support from 3J Consulting. This document outlines the methodologies employed to engage traditionally underserved populations and the broader public, the strategies employed for disseminating information, the channels utilized for gathering feedback, and the plans for integrating the received input into the study.

II. Objectives

The objectives of the study’s community engagement program were to:

- Help the community identify preferred location(s) of climate-friendly areas.
- Center the voices of traditionally underserved populations, particularly those disproportionately harmed by past land use and transportation decisions and engage with those populations to develop key community outcomes.
- Give all potentially affected interests an opportunity for input.
- Actively seek participation of potentially affected and/or interested agencies, individuals, businesses, and organizations.
- Provide meaningful community engagement opportunities and demonstrate through a reporting back process how input has influenced the decisions.
- Clearly articulate the process for decision-making and opportunities for input or influence.
- Explore partnerships between your city, county, Council of Governments and other agencies and organizations, for overcoming potential barriers to plan implementation.
- Help the public to understand how this fits into other planning processes local governments are undertaking.
- Comply with Title VI of the Civil Rights Act and Environmental Justice rules and the Climate-Friendly and Equitable Communities community engagement requirements in OAR 660-012-

0120 through 0135. The outreach process will promote the fair and meaningful involvement of all people regardless of race, color, national origin, disability, gender, sexual orientation, housing status, primary language, immigration status, age, or income. No person shall be excluded from participation or subjected to discrimination on the basis of these factors.

- Ensure the community engagement process is consistent with applicable state and federal laws and requirements, and is sensitive to local policies, goals, and objectives.

III. Scope and Approach

The project scope outlined the creation of a community engagement plan to guide this first phase of the Climate-Friendly Area study and designation work, and to support the cities in conducting meaningful community involvement.

Outreach Activities and Materials were planned according to a three-round schedule:

Round 1

During Round 1, the key engagement goals revolved around informing the public about CFEC rules and generating interest in the initiative. The focus was on answering important questions such as why these rules were adopted, what exactly is meant by Climate-Friendly and Equitable Communities (CFEC), what the CFEC guidelines are, and understanding the process and timeline involved. Additionally, the aim was to encourage public participation and provide a platform for general feedback on CFA designation. As part of the engagement activities and materials, customized CFA identification handouts were prepared along with draft webpage content and PowerPoint (PPT) presentations. Furthermore, there was a virtual meeting and stakeholder interviews. The intention was to share proposed local goals or guiding principles and, where applicable, introduce local city zones that already met the CFA requirements.



Round 2

During Round 2, the key engagement goals were to share details of the CFA analysis process, present possible areas for CFA designation and explore ways to narrow down the areas. The aim was to compare the goals and guiding principles to the proposed locations, ensuring alignment and suitability. Additionally, the project sought to collect valuable input and feedback from the public regarding these locations. To facilitate the engagement process, in-person public meetings were organized, providing an opportunity for face-to-face discussions and interactions. Furthermore, online questionnaires were made available, enabling wider participation and gathering input from a broader audience. These engagement activities and materials were implemented to ensure comprehensive and inclusive decision-making.

Round 3

In Round 3, the key engagement goals were to present the narrowed down CFA designations. The focus was on providing the public with an understanding of the potential effects and implications of CFA designation. Moreover, this round aimed to create an opportunity for stakeholders to provide their comments and feedback on the potential designations, ensuring their perspectives were taken into account. To facilitate this engagement process, focus group meetings were conducted, providing a platform for in-depth discussions and exchange of ideas. Additionally, the online questionnaire was continuously available to gather input from a wider audience, making the engagement process more accessible and inclusive. These engagement activities and materials were implemented to foster transparency, collaboration, and informed decision-making.

IV. Key Findings

Round 1

In February 2022, a region-wide virtual meeting was held to inform the public of the recently enacted Climate-Friendly and Equitable Community (CFEC) rules and the related local efforts. The meeting was led by the Rogue Valley Council of Governments (RVCOG), which was responsible for the CFA technical analysis. RVOG representatives described roles for the cities, RVCOG, and consultant, reviewed the project schedule, and listed the ways in which people will be able to participate. Representatives from DLCD provided an overview of CFEC requirements and timelines.

An overall discussion was held where community members could ask City staff questions specific to their community. Questions and concerns raised during the public meeting revolved around how CFA what financial support exists to implement this program, how this program would support transit growth, and how the parking reductions may impact folks who rely on personal vehicles. This question-and-answer session served as a starting point for the community leader and stakeholder interviews and focus groups held soon after this meeting.

Following the virtual meeting, several interviews and focus group meetings were conducted with community leaders and stakeholder groups in order to gather input on how to best engage underserved populations. The interviewees were asked two categories of questions: general engagement and CFA-specific discussion. The following highlights some key findings from these conversations:



- Language inclusive and accessible discussions allow for meaningful engagement.
- Equitable events offer childcare, transportation, and food incentives.
- A mixture of event types and the opportunity for continuous feedback allows for more successful information exchange.
- Visually appealing and easy-to-read project information ensures the intended message is portrayed to the widest possible audience.

Round 2

During the second round of engagement, from January through May 2023, in-person public meetings were held in each city. The purpose of these meetings was to present and get public feedback on CFA candidate areas. RVCOG representatives provided an overview of how CFEC rules apply to each city, then described each of the CFA candidate areas. Following the presentation, community members participated in an open-house style discussion providing comments on each of the CFA candidate areas.

An online questionnaire was made available for those who could not attend the in-person meeting or preferred to participate through that tool. The questionnaire sought to receive feedback from the community regarding the proposed Climate-Friendly Areas. The results of the questionnaire provided insight into each of the communities' opportunities and challenges regarding the proposed CFA designations. Specifically, folks expressed concerns regarding the potential increase in congestion and

the current lack of infrastructure to support development, while also expressing interest in the potential for a self-sustaining community and the promotion of local businesses.

Round 3

The final round of community engagement consisted of some additional focus groups and continued feedback through the online questionnaire.

V. Conclusion

As a result of the community feedback, the Cities will continue to vet and refine their current proposed Climate-Friendly Areas. Specifically, Central Point's larger area afforded more opportunities for potential CFA locations. City Staff highlighted the importance of preserving the small scale and semi-historic pine street downtown. Rather, staff encouraged the technical analysis team to examine areas prime for redevelopment. Of the two eastern scenarios presented, the members of the public expressed support for the more compact version of the two. Central Point staff affirmed the final boundary will largely depend on public input from their elected and appointed officials.

Eagle Point opted to hold their public engagement event in the form of a study session with both their Planning Commission and City Council. Because of their limited size, and the unlikelihood for redevelopment of the Walmart site zoned business park, staff highlighted the conducive zoning of the downtown area as an ideal CFA candidate.

Public feedback from the Grants Pass community was largely against the regulations, despite their existing zoning code allowing for such development to occur already. Community members expressed frustration at taxpayer dollars being expended for a project so grounded in theory, and as a result could not give any positive or affirming recommendation for adjustments to the CFA's boundary. Largely, the community suggested City Staff refuse to designate a CFA and not comply with DLCD's regulations.

VI. Attachments

- A. Central Point Interview Summary
- B. Eagle Point Interview Summary
- C. Grants Pass Interview Summary
- D. Grants Pass Questionnaire Data

Climate-Friendly and Equitable Communities – Central Point Community Leader Interview Summary

Background and Purpose

The Oregon Land Conservation and Development Commission adopted the Climate-Friendly and Equitable Communities (CFEC) rules on July 21, 2022. As part of these new rules, local governments are required to study, identify, and designate climate-friendly areas by December 31, 2024.

“Climate-friendly areas” are intended to be places where people can meet most of their daily needs without having to drive by having housing located near a mix of jobs, businesses, and services. This means that some cities and urban areas across Oregon may see a higher intensity of development over time. This will most likely occur in existing downtowns that have or can implement high-quality pedestrian, bicycle, and transit infrastructure. The first phase of the process is to study and determine potential locations of climate-friendly areas by the end of 2023. The second phase is to adopt development standards for these areas by the end of 2024.

3J Consulting has been employed by the Department of Land Conservation and Development (DLCD) to assist local cities in public outreach for this project. Due to the effects that potential, high-intensity redevelopment may have on gentrification and displacement in certain areas, the project includes a strong focus on ensuring the voices of underserved communities are centered in the engagement process. The first step is conducting interviews with key community leaders to better understand how their community would like to be engaged in this process. These interviews will inform the community engagement plan and activities we conduct with the community over the next two years. These activities will focus on identifying potential locations for these “climate-friendly areas” and discussing the burdens and benefits of each.

Additional Resources

- [Climate-Friendly and Equitable Communities webpage](#)
- [Climate-Friendly Areas summary](#)
- [One-Page Summary of Climate-Friendly and Equitable Communities Rulemaking](#)

Key Themes

The initial round of community engagement offered jurisdictional specific feedback to help inform the upcoming engagement efforts. The stakeholder interviews and focus groups were asked two categories of questions: general engagement and Climate Friendly Area specific discussion. The following highlights some key findings from these conversations:

- **Language inclusive and accessible discussions allow for meaningful engagement.**
- **Equitable events offer childcare, transportation, and food incentives.**

- **A mixture of event types and the opportunity for continuous feedback allows for more successful information exchange.**
- **Visually appealing and easy-to-read project information ensures the intended message is portrayed to the widest possible audience.**

General Engagement

- **When there is an opportunity for your community to engage in a local project or process, what makes them feel like their participation was meaningful?**
 - Follow-up, you never see what the outcome is.
 - Chucking information into smaller quantities and allowing more time for feedback also helps to build more meaningful interactions.
- **What can we do to have a larger number of community members participate in this process? Ideas or solutions could include food and childcare during activities, for example.**
 - Accessibility for elderly and family friendly.
 - Food and music, have some form of entertainment.
 - Childcare. Maybe partner with schools to help facilitate this since there is trust there.
 - Many of our clients face food insecurity and are on limited income which lessens their ability to enjoy costly snack items. A simple meal or hearty snack is greatly appreciated.
 - Childcare is needed by our younger clients with disabilities and by our seniors who are the primary caregivers for their grandchildren.
- **What challenges/problems have you and your community experienced engaging in projects?**
 - Marketing is difficult, making sure accurate information is being shared.
 - Weather and fire.
 - Walkability and safety in terms being able to get to these events.
 - We get the same group of older retirees.
 - We need to figure out a way to engage younger folks, the families, the working class.
 - There could be issues with public comment, so laying ground rules due to the political climate.
 - Transportation to/from location.
- **What has worked well?**
 - It's a small town, so a lot of events are tradition.
 - Centrally located events, the town shuts down streets.
 - Relying on a visibility.
 - Having events in the evenings.
 - Having options to submit input.
 - Centralized meeting location such as Medford or Grants Pass and transportation assistance for those living in outlying areas.

- **How do you go to your community to share information and receive their input? What methods/channels work best for informing people about community projects?**
 - Parks and Recreation guide that goes out to everybody in their zip code.
 - Newsletter in the water bill.
 - Social media is a hit or miss, there is a community Facebook page that has been helpful.
 - Speaking to and accessing the businesses.
 - School website and newsletter, monthly board meetings.
 - There could be an opportunity to partner with schools.
 - PTA.
 - Hard copies of materials mailed.
 - Paid media segments on local TV stations, paid advertising in newspapers like the Daily Courier, and paid advertising at local theaters.
 - Table at many community events.
 - Flyers/posters at Senior Centers, Aging and People with Disabilities offices in Medford and Grants Pass, and community bulletin boards at senior living facilities.
- **Are there any specific types of activities that work well?**
 - An event that specifically benefits children.
 - County Expo grounds are a popular, central location.
 - Sporting events.
 - Thinking about the market, having an event in the evening.
 - Received best value out of focus groups and surveys.
 - For surveys you need multiple versions to needle in on the issues.
 - Simple printed surveys.
 - Interviews, focus groups, and public meetings.
- **Online or in-person?**
 - In-person is much more received by the community.
 - Virtual options are nice to have, but for this process it may not be a place to start.
 - We always offer a hybrid format.
- **(If applicable) – Translation or interpretation needed?**
 - Spanish interpretation; specific schools.
 - There is a Spanish population.
 - Interpretive services – either language interpretation in their primary language or American Sign Language
 - Hearing Enhancement such as a hearing loop or using a space that has good acoustics and microphone amplification.
 - Hold the event in ADA accessible spaces for those who utilize mobility devices.

Climate Friendly Areas

- **From the information we have shared today, are there any questions that you have, or your community might have, about the climate-friendly area process?**
 - Overall impact to the different areas of the community.
 - How will this affect our transportation?
 - Make sure people know what's going on.
- **How can we make sure we have information that is easy to understand and easy for your community to provide comments about?**
 - Simplify as much as possible.
 - Think about the wording, review the marketing strategy for Southern Oregon.
 - Use large print for printed materials, utilize colors that are easy to read for aging eyes, and utilize simple language (5th grade level).
- **What elements of this process might your community be interested in engaging around? What are some key topics of concern for your community?**
 - Location of these areas.
 - Timeline.
 - The overall goal for the community and how it affects the individual.
 - Concerns will be around these rules are forcing certain lifestyles.
 - Really highlight local control, that it is the City decision making as the final word.
 - Housing.
- **Any red flags or major concerns that you see in this overall process? How do those concerns affect your sense of community, safety, and belonging to this place?**
 - Who is doing this and why?
 - How is this going to affect my livelihood?
 - The public doesn't know about these rules, people are going to view this as more regulation.
 - People will say we aren't Portland, Eugene, Salem...
 - Using Climate wording is going to put people off and viewed with suspicion and lack of trust.

Climate-Friendly and Equitable Communities – Eagle Point Community Leader Interview Summary

Background and Purpose

The Oregon Land Conservation and Development Commission adopted the Climate-Friendly and Equitable Communities (CFEC) rules on July 21, 2022. As part of these new rules, local governments are required to study, identify, and designate climate-friendly areas by December 31, 2024.

“Climate-friendly areas” are intended to be places where people can meet most of their daily needs without having to drive by having housing located near a mix of jobs, businesses, and services. This means that some cities and urban areas across Oregon may see a higher intensity of development over time. This will most likely occur in existing downtowns that have or can implement high-quality pedestrian, bicycle, and transit infrastructure. The first phase of the process is to study and determine potential locations of climate-friendly areas by the end of 2023. The second phase is to adopt development standards for these areas by the end of 2024.

3J Consulting has been employed by the Department of Land Conservation and Development (DLCD) to assist local cities in public outreach for this project. Due to the effects that potential, high-intensity redevelopment may have on gentrification and displacement in certain areas, the project includes a strong focus on ensuring the voices of underserved communities are centered in the engagement process. The first step is conducting interviews with key community leaders to better understand how their community would like to be engaged in this process. These interviews will inform the community engagement plan and activities we conduct with the community over the next two years. These activities will focus on identifying potential locations for these “climate-friendly areas” and discussing the burdens and benefits of each.

Additional Resources

- [Climate-Friendly and Equitable Communities webpage](#)
- [Climate-Friendly Areas summary](#)
- [One-Page Summary of Climate-Friendly and Equitable Communities Rulemaking](#)

Key Themes

The initial round of community engagement offered jurisdictional specific feedback to help inform the upcoming engagement efforts. The stakeholder interviews and focus groups were asked two categories of questions: general engagement and Climate Friendly Area specific discussion. The following highlights some key findings from these conversations:

- **Language inclusive, experience focused, and culturally aware discussions allow for meaningful engagement.**
- **Equitable events offer childcare, transportation, and monetary incentives.**

- A mixture of event types and the opportunity for continuous feedback allows for more successful use of information.
- Visually appealing and easy-to-read project information ensures the intended message is portrayed to the widest possible audience.

General engagement

- **When there is an opportunity for your community to engage in a local project or process, what makes them feel like their participation was meaningful?**
 - When fears are lessened in terms of what a process is going to change.
 - Reoccurring invites to events or engagement activities.
- **What can we do to have a larger number of community members participate in this process? Ideas or solutions could include food and childcare during activities, for example.**
 - By showing the opportunities available.
- **What challenges/problems have you and your community experienced engaging in projects?**
 - The city struggles with its vision for the future, so it's difficult to plan when there isn't a solid plan.
- **What has worked well?**
 - Making the subject matter applicable to people.
- **How do you go to your community to share information and receive their input? What methods/channels work best for informing people about community projects?**
 - Depending on the event, all the above.
 - Chamber website, some Facebook, mailing list newsletter, and mailing flyers.
- **Are there any specific types of activities that work well?**
 - A mixture of all types, online and printed.
- **Online or in-person?**
 - A mixture works well depending on the need.
- **(If applicable) – Translation or interpretation needed?**
 - Unsure.

Climate Friendly Areas

- **From the information we have shared today, are there any questions that you have, or your community might have, about the climate-friendly area process?**
 - Is the county involved in this process?
 - Why would I want to move downtown if there aren't those services ready?
- **How can we make sure we have information that is easy to understand and easy for your community to provide comments about?**
 - Communicate through local organizations.
 - Explain how this will help the city to grow and develop a sense of place.

- **What elements of this process might your community be interested in engaging around? What are some key topics of concern for your community?**
 - Downtown housing.
 - The option to have services nearby housing where you wouldn't have to drive.
 - How this would create a more vibrant city.
- **Any red flags or major concerns that you see in this overall process? How do those concerns affect your sense of community, safety, and belonging to this place?**
 - Concern about the amount of land available for promoting this type of development.
 - Concern about the amount of interest in living in a mixed-use area.

Next Steps

- **Any other ideas, suggestions, or recommendations as we plan for engagement on climate-friendly areas?**
 - The chamber is happy to put out information through their mediums.

Climate-Friendly and Equitable Communities – Grants Pass Community Leader Interview Summary

Background and Purpose

The Oregon Land Conservation and Development Commission adopted the Climate-Friendly and Equitable Communities (CFEC) rules on July 21, 2022. As part of these new rules, local governments are required to study, identify, and designate climate-friendly areas by December 31, 2024.

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- A mixture of event types and the opportunity for continuous feedback allows for more successful use of information.
- Visually appealing and easy-to-read project information ensures the intended message is portrayed to the widest possible audience.

General engagement

- **When there is an opportunity for your community to engage in a local project or process, what makes them feel like their participation was meaningful?**
 - When people are engaging in the beginning, taking the time to talk to people and making sure people are really listened to. If they are spending hours speaking to what they need and but then that is not reflected in the process document, that is frustrating.
 - When we have working groups, focus groups, and stakeholder engagement groups, the ability for community members voices to be heard.
 - The ability to have continuous engagement, action is on the agenda.
 - People are looking for a tangible thing they can point at.
 - For designated areas, what are the actual changes that will take place.
 - How does this affect my ability to use my property?
 - In the UGB expansion work, some of the consultants came off as arrogant and it made people really upset.
 - Making sure the messengers are knowledgeable about the project and the community.
- **What can we do to have a larger number of community members participate in this process? Ideas or solutions could include food and childcare during activities, for example.**
 - A combination of trying what you can.
 - Passion gets people there, so trying to lean into that interest.
 - Ways to reduce the burden of having to take off work.
 - Gift cards, incentives that support local businesses.
 - Food.
 - Going to organizations' preset meetings.
- **What challenges/problems have you and your community experienced engaging in projects?**
 - There is a preconceived idea that all the outcomes are pre-determined. So, you only get the attention of those who are adamant either way.
 - The inability to provide incentives, especially for folks that are experiencing poverty.
 - Community members wanting to be involved in helping these processes but leads to burn-out from lack of incentives and action.
 - The challenge of communicating the details of the process to those who would have a positive impact.
 - If it seems like decisions have been made, people will feel misled.
- **What has worked well?**

- Most people are getting used to virtual opportunities.
- The ability to have smaller group meetings.
- Well-organized events.
- Times of day, having alternate times.
- Know the community.
- Have a messenger that understands local politics.
- The UGB expansion engagement work was successful, but minorly over communicative which may have contributed to its difficult path.
- **How do you go to your community to share information and receive their input? What methods/channels work best for informing people about community projects?**
 - Chamber newsletter, daily courier, people will look for outlets that meet their views.
 - Ask county commissioners where they get their city news.
 - Outside of busses, Public works would be happy to help set that up (Scott).
 - Visit GP newsletter, social media, weekly news flyer, website updating, some materials at the visitor's center.
 - A combination of online and physical methods.
 - The city had a lot of response to Social Media in the past.
 - High school and church downtown.
- **Are there any specific types of activities that work well?**
 - Rogue valley MPO hybrid meeting; open online first and allow for initial opinions and comments.
 - For survey links, make sure there is a deadline.
 - Smaller groups, focus groups.
 - Smaller groups can be much more effective.
 - Interactive activities.
- **Online or in-person?**
 - A mixture of both.
 - Both, but in-person is well received.
 - Combination of types.
- **(If applicable) – Translation or interpretation needed?**
 - A need for Spanish.

Climate Friendly Areas

- **From the information we have shared today, are there any questions that you have, or your community might have, about the climate-friendly area process?**
 - People are concerned that this entire project is trying to control their lives, so making sure you are clear what we are trying to accomplish – community development to help people drive less and save time and money.
 - What is the intent?
 - How does my involvement affect this process?

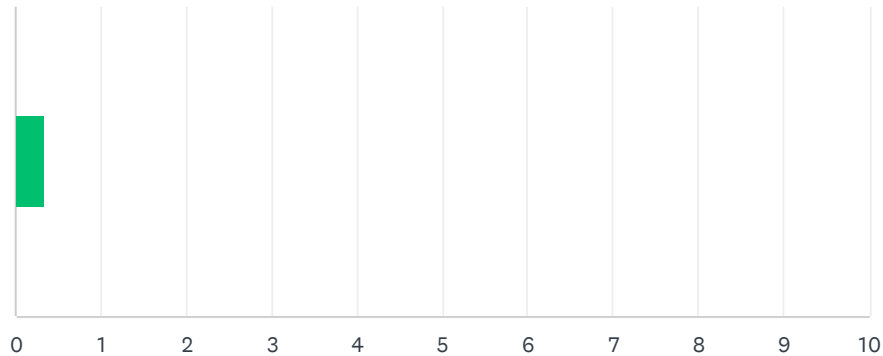
- Is there additional funding after the areas are designated?
- How does this affect my personal property?
- Does this benefit my property?
- Explaining the criteria that was used to display the information in a way that helps the community that their contributions aren't unheard.
- **How can we make sure we have information that is easy to understand and easy for your community to provide comments about?**
 - People are going to get it or not.
 - Frame it in a way that helps people understand how this benefits them.
 - Awareness of the process and the rules themselves.
 - People that take public transit regularly, Josephine Transit District (Scott Chancey)
- **What elements of this process might your community be interested in engaging around? What are some key topics of concern for your community?**
 - Where these areas are going to be located.
 - The benefits of being designated a CFA.
 - Transit-oriented.
 - Business-owners.
 - How this is purely an option.
 - How this improves mobility and service access.
 - This benefits all of us in terms of reducing traffic, increasing access.
- **Any red flags or major concerns that you see in this overall process? How do those concerns affect your sense of community, safety, and belonging to this place?**
 - The focus on the climate-friendly verbiage, community development with a focus on the fact that it is not just increase in density. If you bring up transit, people just think of "those people" regardless of the truth. They are building a transit hub downtown, and some residents are adamant that public transportation isn't what their "clienteles" needs.
 - There is going to be an issue with climate wording, people would immediately be turned off.
 - The messaging needs to be clear that this doesn't remove single-family housing or rural living but is just an option to provide to people.

Next Steps

- **Any other ideas, suggestions, or recommendations as we plan for engagement on climate-friendly areas?**
 - Visit Grants Pass would like to be kept in the loop, they can offer space in their industry newsletter.
 - 2-block area downtown that could benefit from removing vehicular access.

Q1 On a scale from 'Do Not Support' to 'Strongly Support' how do you feel about this conceptual area?

Answered: 3 Skipped: 0



ANSWER CHOICES	AVERAGE NUMBER	TOTAL NUMBER	RESPONSES
		0	1
			3
Total Respondents: 3			

#		DATE
1	0	6/25/2023 1:41 PM
2	1	5/11/2023 5:45 AM
3	0	5/7/2023 10:54 PM

Q2 What are the challenges and opportunities you see for this conceptual area?

Answered: 2 Skipped: 1

#	RESPONSES	DATE
1	It's already had to navigate through this area. It will cause additional congestion for those who drive and currently live in these areas. We are losing business due to the homeless and the economy, and this only add to those struggles. Also, our other infrastructures, internet, power, water, etc. need to be looked at as they will not handle additional growth. The urban growth boundary should be reconsidered. Areas where families can raise animals and gardens for food is very important. Not only that, but children need more ways to be outside and away from the pull of social media and other negative stressors.	5/11/2023 5:45 AM
2	Waste of Tax dollars.	5/7/2023 10:54 PM

Q3 Did we miss any areas you think should be considered?

Answered: 2 Skipped: 1

Climate Friendly & Equitable Communities - City of Grants Pass Climate Friendly Areas

#	RESPONSES	DATE
1	In theory this is a wonderful idea. I'd like to see it as an area that is also self-sustaining. Small gardens and areas that are inviting to animals and insects (honey bees) that are vital to our food chain and survival. I would need to see more studies done on how this area will be a benefit to all citizens in our county, not just a few. Studies need to be done on our current infrastructure, how will the chemicals in the building materials affect the tenants and the outside wildlife. So many things sound wonderful until you go further into the plan. Solar and electric vehicles all sound like the perfect answer to our energy needs. However, where do the materials for the solar panels and batteries come from? What is the climate cost and carbon footprint for these items? What is the cost to dispose of them when they are no longer usable? They are not biodegradable and the chemicals are toxic. This area does sound like it could be a nice community, but please do the research before proceeding. Also, will materials for everything be purchased from locally owned businesses and use only made in the USA appliances and other materials? We push local so if we can do our best to follow this practice would be great. I know not everything can be done this way, but as long as we are making the effort. Thank you.	5/11/2023 5:57 AM
2	Most people live in Grants Pass because they like it the way it is/was. They do not want CFEC! Yazeed, are you going to move there? I doubt it.	5/7/2023 11:11 PM

Q4 If you would like to be added to the City of Grants Pass email list for updates on this project, please add your name and email below.

Answered: 1 Skipped: 2

ANSWER CHOICES	RESPONSES	
Name	100.00%	1
Company	0.00%	0
Address	0.00%	0
Address 2	0.00%	0
City/Town	0.00%	0
State/Province	0.00%	0
ZIP/Postal Code	0.00%	0
Country	0.00%	0
Email Address	100.00%	1
Phone Number	0.00%	0

#	NAME	DATE
1	Kym	5/11/2023 5:57 AM

#	COMPANY	DATE
	There are no responses.	

#	ADDRESS	DATE
	There are no responses.	

#	ADDRESS 2	DATE
	There are no responses.	

Climate Friendly & Equitable Communities - City of Grants Pass Climate Friendly Areas

#	CITY/TOWN	DATE
	There are no responses.	
#	STATE/PROVINCE	DATE
	There are no responses.	
#	ZIP/POSTAL CODE	DATE
	There are no responses.	
#	COUNTRY	DATE
	There are no responses.	
#	EMAIL ADDRESS	DATE
1	bopeep286@gmail.com	5/11/2023 5:57 AM
#	PHONE NUMBER	DATE
	There are no responses.	