



**Department of Land
Conservation and Development
Affordable Housing Work Group**

MINUTES

Meeting 5

September 15, 2008

9:00 AM – 11:30 AM

Agriculture Building (DLCD)

635 Capitol St NE, Salem

Basement Hearing Room

Work Group Members Present

John VanLandingham, LCDC (Work Group Chair)
Janet Byrd, Neighborhood Partnership Fund
Jon Chandler, Oregon Building Industry Association
Bob Gillespie, Oregon Housing and Community Services
Ann Glaze, Citizen Involvement Advisory Committee
Jana Jarvis, Oregon Association of Realtors
Allen Johnson, Johnson & Sherton PC
Nick Lelack, City of Redmond (by telephone)
Mary Kyle McCurdy, 1000 Friends of Oregon
Martha McLennan, Northwest Housing Alternatives
Larry Medinger, Oregon Housing Council
Don Miner, Oregon Manufactured Housing Association
Greg Mott, City of Springfield
Gregory Winterowd, Winterbrook Planning (by telephone)
Ken Yates, Oregon Bankers Association

DLCD Staff Present

Gloria Gardiner, Urban Planning Specialist
Bryan González, Rules, Records and Policy Coordinator
Bob Rindy, Senior Policy Analyst/Legislative Coordinator

Meeting Materials

[Agenda](#)

[Affordable Housing Draft Legislative Concept](#)

[1991 Goal 10 Report](#)

Agenda Item 1 – Opening Remarks from the Chair

Chair VanLandingham convened the meeting at 9:10 a.m. and welcomed the work group.

Bob Rindy and Chair VanLandingham briefly addressed the department's draft legislative concept, which would create exceptions for voluntary inclusionary zoning for pilot projects. Chair VanLandingham stressed that the concept may not be needed, that the current form was a draft only, and that the work group would not be bound by anything prepared by legislative counsel.

Agenda Item 2 – Review Minutes from Previous Meeting

The work group agreed to review the minutes and forward any additions or edits to staff.

Agenda Item 3 – Review Work Group Meeting Schedule

Chair VanLandingham reminded the work group its next meeting is scheduled for Monday, October 27, 9:00 a.m. to 11:30 a.m., at the department.

Agenda Item 4 – Discussion of Proposed Criteria for Determining Nature of Pilot Project

Larry Medinger began discussion by questioning how to encourage work force housing. He suggested that the department focus on the larger Goal 10 issues over time, work with the Oregon Housing and Community Services (OHCS) assistance team, and base housing needs on a jurisdiction's daytime population (to account for people who work, but do not live, within the jurisdiction). Finally, he suggested that the work group focus on height/density requirements, housing over parking lots, and major employer housing.

Chair VanLandingham explained that mobile home parks are generally considered affordable regardless of the income of occupants. He also highlighted that both Rindy options 1a and 1b now include the language "all or partly," as discussed at the last meeting.

Mary Kyle McCurdy suggested that the work group also consider how to encourage affordable housing on land already within existing UGBs, due to the lower life cycle costs and no impact to resource lands. She also discussed the problems being experienced in Bethany, where the market and costs are hindering the development of affordable housing.

Bob Rindy confirmed that land swapping is including in Rindy options 1a and 1b. He also reminded the work group that land outside of UGBs is not necessarily isolated or less suitable for development than land inside of UGBs.

Jana Jarvis suggested that the work group look for ways to expedite the development process because processing time increases costs for developers. She further suggested that the work group speak with developers to better understand the challenges developers face. She also stated that rental housing is more transient and that people now change jobs more than they change housing.

Jon Chandler responded by recommending the work group speak with developers Jeff Cish and Mike Foote.

Bob Gillespie provided OHCS's income guidelines for affordable housing: 40 percent of rental units at 60 percent of income and owned units at 80 to 120 percent of income (based on statewide income levels).

Chair VanLandingham responded that work group should include both rental and owned units in its recommendation to LCDC.

Janet Byrd advised that land use can address the cost of land but that additional tools, such as subsidies, are needed to lower rates. She and Nick Lelack agreed with the guidelines provided by Bob Gillespie for defining affordable housing.

Larry Medinger suggested that the work group focus on ways to allow people to afford housing close to their employment because, in Ashland, people leave the city in order to achieve home ownership.

Mary Kyle McCurdy suggested that the work group still consider ways to make Goal 10 work better, including auditing city codes to identify and address impediments to affordable housing (such as bans on accessory units) or design standards. Jon Chandler agreed that many city codes have the effect of preventing affordable housing. Chair VanLandingham stated that Goal 10 issues are included under option 5d (other).

Agenda Item 5 – Continued Discussion and Narrowing of Pilot Project Options

Bob Rindy questioned whether infill projects are captured in the options. Martha McLennan responded that Rindy option 1a includes infill projects via land swapping and Bob Gillespie confirmed that infill include redevelopment.

Larry Medinger suggested that the department work to provide a guidebook for assistance in developing/encouraging affordable housing. Bob Rindy responded that the Transportation Growth Management program provides limited technical assistance.

Doug Parker suggested that the work group consider allowing the waiver of transportation system development charges for affordable housing infill along transportation corridors as a way to create a market incentive for affordable housing development. Larry Medinger responded that such a waiver may not be much of an incentive due to the small amount of money. Martha McLennan responded that some cities already provide assistance through the waiver/reduction of system development charges.

Al Johnson suggested providing cities that do not want to expand their UGBs relief from ORS 197.296, which requires meeting specific targets.

Agenda Item 6 – Next Meeting Agenda, Wrap Up and Adjourn

Chair VanLandingham suggested inviting Ed Sullivan to speak at the next meeting about other states' efforts to encourage affordable housing and inviting affordable housing developers to speak about issues they face. He adjourned the meeting at 10:30 a.m.

Public Comment

None

Member Tasks (not necessarily due at next meeting)

Jon Chandler and Mary Kyle McCurdy

- Compile list of common code impediments to affordable housing

Bob Gillespie

- Provide statewide median income

John VanLandingham

- Invite Ed Sullivan to speak about other states' efforts to encourage affordable housing
- Revise criteria and pilot project options