

WEBVTT

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00:00:00.750 --> 00:00:15.360

Stephen Sloan - SOU & R3V: Just to make them available for the Community so okay so we're going to be talking about land availability, today we have a wonderful panel which I will introduce in just a couple minutes, but I wanted to give you a quick update on what's going on with our 3D.

2

00:00:16.920 --> 00:00:17.609

Stephen Sloan - SOU & R3V: Of course.

3

00:00:18.720 --> 00:00:27.450

Stephen Sloan - SOU & R3V: You know, we have been looking at what are you know our operational plan for 2022 and we're deep in conversation with the It rg around.

4

00:00:29.160 --> 00:00:44.760

Stephen Sloan - SOU & R3V: Around the potential of kind of joining forces and making one recovery efforts and that sort of thing so that's all being discussed and designed and enacted in various ways, and it feels like the right thing for interaction at this point.

5

00:00:46.350 --> 00:00:53.430

Stephen Sloan - SOU & R3V: And it's a will this work will continue these conversations will continue all of that will be the same thing, why duplicate overhead and that sort of thing.

6

00:00:54.570 --> 00:01:02.640

Stephen Sloan - SOU & R3V: We are working groups are we have to one is housing and in this conversation comes out of that and we're really looking at attainable housing is.

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00:01:03.000 --> 00:01:10.170

Stephen Sloan - SOU & R3V: Missing kind of middle but also kind of that that part of the market is not really very well served right now in the rogue Valley.

8

00:01:10.710 --> 00:01:16.560

Stephen Sloan - SOU & R3V: And we're looking a lot of Atlanta availability, which is our topic today The other thing that we're doing is really looking at.

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00:01:17.400 --> 00:01:26.010

Stephen Sloan - SOU & R3V: The fire as an opportunity to rebuild our community in slightly different way, maybe a little bit more inclusive a little bit more equitable a bit more efficient in the way that we do things.

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00:01:26.400 --> 00:01:29.610

Stephen Sloan - SOU & R3V: And so we have a few projects going on around that especially.

11

00:01:30.240 --> 00:01:40.650

Stephen Sloan - SOU & R3V: we're working with in with the Latin Community around Spanish adult literacy and kind of coordinating conversations between the university in the library system and and the Latin community to.

12

00:01:41.010 --> 00:01:50.400

Stephen Sloan - SOU & R3V: To make that a reality and that's going really well and also working with access at some of their client communities and making sure there are no barriers to entry for people who are.

13

00:01:51.060 --> 00:02:01.140

Stephen Sloan - SOU & R3V: who are qualified for services there, but maybe a little bit concerned about their immigration status or other situations and opting out before they even get the services that are available to them, so.

14

00:02:01.650 --> 00:02:09.540

Stephen Sloan - SOU & R3V: that's what we're we've been working on and, of course, supporting zone captains program through firebrand right we.

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00:02:09.990 --> 00:02:18.540

Stephen Sloan - SOU & R3V: are three He has done a lot of work kind of quietly in the background to help facilitate that happening, and that is really starting to bear fruit in the Community and really interesting way so.

16

00:02:19.380 --> 00:02:24.120

Stephen Sloan - SOU & R3V: Please always watch out for emails from zone Captain so lots of good things happening.

17

00:02:25.050 --> 00:02:34.920

Stephen Sloan - SOU & R3V: So that's that's the quick update what i'd like to do is today's conversation is around the topic of land availability like we need more land for.

18

00:02:35.430 --> 00:02:42.570

Stephen Sloan - SOU & R3V: Housing to be built upon, and we have urban growth boundary right, so we have certain limitations and we have zoning rules, all that sort of thing.

19

00:02:43.260 --> 00:02:55.290

Stephen Sloan - SOU & R3V: But how is a Community can we come together and help find those pieces of land and those land owners who may have a higher purpose that they'd like to serve with their land and how do we kind of.

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00:02:55.860 --> 00:03:07.890

Stephen Sloan - SOU & R3V: create a mechanism or a process where the Community can start finding pieces of land and putting them in front of developers who share our values and share our commitment to making attainable and affordable housing.

21

00:03:08.760 --> 00:03:19.770

Stephen Sloan - SOU & R3V: For the people of our Valley, the really exciting thing happened today we had our first conversation with a landowner and a developer and there's going to be a property walk on Monday so.

22

00:03:20.460 --> 00:03:29.280

Stephen Sloan - SOU & R3V: they're the came to you know overall terms very, very quickly, and so this can be a very exciting the beginning of this process so.

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00:03:29.910 --> 00:03:39.540

Stephen Sloan - SOU & R3V: yeah we're we're excited about so on our panel, today we have break homes, from thousand friends, I saw you joined us great, thank you for being here, we have Margaret bandleader.

24

00:03:41.340 --> 00:03:48.870

Stephen Sloan - SOU & R3V: And we have from trillium advisors and was also involved with the state for many years Jason llc.

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00:03:50.520 --> 00:04:00.450

Stephen Sloan - SOU & R3V: And when when we first guess, we can introduce ourselves when we first go and then we have the emory alfre from our the code.

26

00:04:01.290 --> 00:04:13.980

Stephen Sloan - SOU & R3V: is with us, we have Darren Murphy a developer was with Commonwealth, for many years and now working on his own projects jack mercer, who is also a developer with H plus.

27

00:04:14.610 --> 00:04:26.940

Stephen Sloan - SOU & R3V: And joshua bombard from dlc D, so I will ask our first question, which is can because this we're talking to the wider community here and trying to get them to.

28

00:04:27.360 --> 00:04:40.080

Stephen Sloan - SOU & R3V: See you know activate their minds around how what land do I blend or do I know and how might be kind of connect them with with the communities need for housing and can why don't we start with.

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00:04:41.610 --> 00:04:49.440

Stephen Sloan - SOU & R3V: With you Jason because you're kind of closest to this in our region, what is the challenge that you face with with land availability.

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00:04:52.830 --> 00:04:59.160

Jason Elzy - H.A. Jackson Cty: Thanks David I appreciate you having me again, my name is Jason lc i'm the Executive Director of the housing authority of Jackson county.

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00:05:01.320 --> 00:05:01.740

Jason Elzy - H.A. Jackson Cty: I.

32

00:05:02.760 --> 00:05:19.830

Jason Elzy - H.A. Jackson Cty: Land availability is a huge barrier for development of housing, especially i'll speak to my arena development of affordable rental housing and yet is a big factor as to where we develop when we develop and whether we develop in any particular community.

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00:05:21.900 --> 00:05:25.800

Jason Elzy - H.A. Jackson Cty: The barrier exists, more so in certain municipalities and others.

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00:05:27.060 --> 00:05:30.300

Jason Elzy - H.A. Jackson Cty: I think a big a big thing to understand about.

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00:05:31.830 --> 00:05:39.900

Jason Elzy - H.A. Jackson Cty: housing development affordable rental housing development when looking for land is the understanding that developers are looking for.

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00:05:40.440 --> 00:05:57.750

Jason Elzy - H.A. Jackson Cty: In the most for the most part, adequately zoned land adequately zone land that is buildable that is near or adjacent to the required services infrastructure utilities public transportation.

37

00:05:59.550 --> 00:06:04.170

Jason Elzy - H.A. Jackson Cty: And I think that the in our experience over the last 20 plus years is.

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00:06:05.700 --> 00:06:16.110

Jason Elzy - H.A. Jackson Cty: Often the barrier exists, as I said, more so in some municipalities and other used to be 15 years ago when when I was developing that was true in any municipality.

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00:06:17.280 --> 00:06:21.420

Jason Elzy - H.A. Jackson Cty: And some municipalities i'll point to the city of medford who's done a very good job at.

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00:06:22.560 --> 00:06:35.220

Jason Elzy - H.A. Jackson Cty: A few years back, they looked at a comprehensive land use, study and they looked at their inventory of lands and they looked at where they're needed was for housing for commercial for.

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00:06:36.090 --> 00:06:43.920

Jason Elzy - H.A. Jackson Cty: Industrial and they started looking also at where are their undeveloped lots are underdeveloped lots.

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00:06:44.340 --> 00:06:54.930

Jason Elzy - H.A. Jackson Cty: And then starting to plug in the holes and taking upon initiatives, and that was in concert with the LCD see josh can talk a lot more extensively about that than I can but they looked at.

43

00:06:56.550 --> 00:07:11.550

Jason Elzy - H.A. Jackson Cty: Up zoning their their glove what they call up my upper comprehensive plan to start taking upon their that initiative to up zone those properties, so there, there is a more adequate supply of differently zone properties.

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00:07:12.780 --> 00:07:19.440

Jason Elzy - H.A. Jackson Cty: That could be developed with different land uses, including multifamily residential That was a game changer for us when they did.

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00:07:20.640 --> 00:07:29.760

Jason Elzy - H.A. Jackson Cty: In fact we're currently have two properties under in our pipeline, as we speak, and that are actively being developed for the purpose of.

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00:07:31.290 --> 00:07:43.410

Jason Elzy - H.A. Jackson Cty: Housing with a preference for fire survivors those properties were made, because they were made the possible and we were able to fast track them because they were in our inventory with the proper zoning.

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00:07:44.100 --> 00:07:54.720

Jason Elzy - H.A. Jackson Cty: Whereas other municipalities we've found it just a lot more difficult because there isn't that that that inventory of land with a zoning intact that's buildable.

48

00:07:55.830 --> 00:08:02.100

Jason Elzy - H.A. Jackson Cty: So this conversation is hugely relevant and looking at how to overcome some of those barriers.

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00:08:02.670 --> 00:08:14.490

Jason Elzy - H.A. Jackson Cty: and to make sure that there's adequate supply for housing and also to incentivize developers to actually go look within those communities, I think it's important to note that communities or or.

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00:08:14.850 --> 00:08:29.460

Jason Elzy - H.A. Jackson Cty: developers are off often looking at opportunities and they're looking at a path of least resistance, so if they can look in a community that has that adequate zoning that's ready to go versus jumping through all the hoops to get it zone to bring in.

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00:08:30.600 --> 00:08:35.280

Jason Elzy - H.A. Jackson Cty: infrastructure to bring in utilities and whatnot they're always going to take that path of least resistance.

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00:08:38.520 --> 00:08:50.490

Stephen Sloan - SOU & R3V: Thank you Jason I want to jump to it there, and you know so once you get the zoning in place a lot of cities in Oregon have up zoned and you know there's density allowed but is there also another barrier in terms of.

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00:08:51.600 --> 00:08:56.460

Stephen Sloan - SOU & R3V: Having people consider selling their property or like making that property available on the market.

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00:09:01.290 --> 00:09:04.320

Daryn Murphy: Certainly yeah and thanks David for for having me today.

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00:09:06.210 --> 00:09:18.090

Daryn Murphy: yeah I mean I think Jason hit the nail on the head, you know if you look at the listings that are that are active today almost none of those are zoned for multifamily you see a lot of commercial listings you see a lot of.

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00:09:19.140 --> 00:09:23.670

Daryn Murphy: Industrial listings you see very few listings that are suitable for housing.

57

00:09:26.190 --> 00:09:32.190

Daryn Murphy: You know, in terms of getting property owners to a point where they want to sell.

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00:09:33.390 --> 00:09:45.420

Daryn Murphy: Again, I think a lot of property owners take the path of least resistance to use Jason's analogy, where you know they'll look for a buyer that can close as quickly as possible right in our world world the Jason I work in.

59

00:09:46.560 --> 00:09:58.080

Daryn Murphy: The projects we undertake have a long time frame, so we have to obviously do some feasibility, we have to put a team together, and then the most important thing is, we have to go secure the funding through.

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00:09:58.440 --> 00:10:08.670

Daryn Murphy: A public competitive process which takes many, many months, and so you're often asking the landowner to kind of sit and wait, while you do that and.

61

00:10:09.300 --> 00:10:24.030

Daryn Murphy: In a market like Jackson county and all over the state, for that matter, a lot of property owners don't want to wait that that timeline out so you're hopeful that, when you initiate conversations with a property owner that they have a an altruistic.

62

00:10:26.010 --> 00:10:39.060

Daryn Murphy: You know mindset and maybe you can convince them that this is the right thing to do, and that waiting is going to be beneficial to the Community, but not everybody unfortunately has that has that outlook so it's it's often very challenging to get owners to to cooperate.

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00:10:40.050 --> 00:10:47.160

Stephen Sloan - SOU & R3V: So i'm curious, I want to open it up to anybody in the group, but especially our other other panelists.

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00:10:48.060 --> 00:11:02.430

Stephen Sloan - SOU & R3V: How can we as a Community work to find those own those owners who are not just looking to sell at market rate, but who have this additional purpose right this this social benefit as well anybody have any thoughts on that.

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00:11:04.440 --> 00:11:05.520

Stephen Sloan - SOU & R3V: Were experienced with that.

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00:11:13.590 --> 00:11:21.720

Stephen Sloan - SOU & R3V: i'm going to call on you jack because i'm curious if you've had any other developments or pieces of land that have come come into you.

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00:11:30.930 --> 00:11:31.770

Stephen Sloan - SOU & R3V: check marks were here.

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00:11:34.770 --> 00:11:35.700

Stephen Sloan - SOU & R3V: How about Greg.

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00:11:37.200 --> 00:11:40.470

Stephen Sloan - SOU & R3V: You have any experience with this you've been at this game for a while.

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00:11:42.630 --> 00:11:53.880

Greg Holmes (he/him): No that's that's not part of what my part of my experience sorry I can talk about a couple other things related to having land available but that's a different question.

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00:11:54.360 --> 00:11:54.870

Stephen Sloan - SOU & R3V: mm hmm.

72

00:11:55.740 --> 00:11:56.070

Okay.

73

00:11:57.780 --> 00:11:59.910

Carrie Borgen, ACCESS: Margaret Margaret was ready to go.

74

00:12:00.270 --> 00:12:01.770

Margaret Van Vliet: hi carrie, thank you for looking at.

75

00:12:02.970 --> 00:12:04.110

Stephen Sloan - SOU & R3V: I didn't see your microphone.

76

00:12:04.110 --> 00:12:05.280

Margaret Van Vliet: it's all right, Stephen.

77

00:12:06.450 --> 00:12:12.750

Margaret Van Vliet: So, two things that come to mind and I had some experience with.

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00:12:14.040 --> 00:12:36.030

Margaret Van Vliet: In California, in the last few years were fraternal orders, like the elks and the I don't know what all the fraternal orders are but they own property, the club used to like they had club houses and buildings and those are often a resource that.

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00:12:37.080 --> 00:12:47.940

Margaret Van Vliet: They don't feel like they need to own property anymore, and so those kinds of organizations can be a good resource and often they're very well located.

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00:12:48.300 --> 00:13:05.580

Margaret Van Vliet: did a churches and other faith faith based organizations, and so I think there are there are categories of property owners who may be in a position to repurpose land and be willing to be friendly to alternate uses so.

81

00:13:06.900 --> 00:13:09.900

Stephen Sloan - SOU & R3V: Thank you, Margaret and I see Jason you have your hand up.

82

00:13:11.340 --> 00:13:27.780

Jason Elzy - H.A. Jackson Cty: yeah just a couple ideas that come to mind on that and Margaret is absolutely right we've actually developed properties that were sold to us i'm often below market value sold to us by a foundation told to us by a church and multiple occasions.

83

00:13:28.830 --> 00:13:36.660

Jason Elzy - H.A. Jackson Cty: So that's one way to kind of start to look at you know owners that may be be sitting on land that's under utilized.

84

00:13:38.250 --> 00:13:46.410

Jason Elzy - H.A. Jackson Cty: A couple of things that to kind of go to expand on your conversation on how do we incentivize owners that are sitting on land.

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00:13:46.950 --> 00:13:57.900

Jason Elzy - H.A. Jackson Cty: A couple things that have come to mind is in one that i'm hoping we can put push a little bit in this state legislative Lee is a capital gains tax credit for private.

86

00:13:58.950 --> 00:14:11.310

Jason Elzy - H.A. Jackson Cty: landowners that might be willing to sell their property in exchange for selling to an affordable housing developer, most likely a non for profit or housing authority, for example, they would receive a tax credit.

87

00:14:11.760 --> 00:14:23.100

Jason Elzy - H.A. Jackson Cty: equivalent to a capital gains on their property, just as a small way to incentivize owners to let go of their property and and make it financially viable.

88

00:14:26.340 --> 00:14:27.390

Stephen Sloan - SOU & R3V: bill for Nike have.

89

00:14:27.720 --> 00:14:28.320

Stephen Sloan - SOU & R3V: Your hand up.

90

00:14:30.240 --> 00:14:30.990

Bill Thorndike: Thanks Stephen.

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00:14:32.490 --> 00:14:35.280

Bill Thorndike: As a third generation rogue valley resident.

92

00:14:36.300 --> 00:14:51.720

Bill Thorndike: i've seen a tremendous change in our valley floor and when I think of all of the land kicker between medford out towards phoenix talent owned by either the novice family, the root family or Harry and David.

93

00:14:53.070 --> 00:15:01.410

Bill Thorndike: which was its marginal agricultural land, but of course it was agricultural lands so that's probably how it is owned and originally.

94

00:15:02.460 --> 00:15:22.470

Bill Thorndike: assessed, is there any effort to come together in the valley and try and look again at lands that were traditionally parent peach orchards, and are now going to transition into something else either industrial or residential because it seems to me, when I look at.

95

00:15:23.640 --> 00:15:33.240

Bill Thorndike: The huge amount of land often garfield are going all the way out to soundstage that that's a wonderful opportunity, but how do we engage and properly.

96

00:15:34.470 --> 00:15:46.890

Bill Thorndike: figure out how to move that because I know that you know people like to novices the roots and Harry and David are also interested in developing the economy of our value going forward so How does that fit in.

97

00:15:50.790 --> 00:15:55.440

Stephen Sloan - SOU & R3V: i'm I think Greg Holmes might have an interesting perspective on that canvas up and.

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00:15:56.040 --> 00:15:56.850

Stephen Sloan - SOU & R3V: we'll go to josh.

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00:15:58.200 --> 00:16:04.170

Greg Holmes (he/him): yeah I think josh and I probably both have some ideas on that, and this is kind of a.

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00:16:06.960 --> 00:16:12.780

Greg Holmes (he/him): have to throw a little bit in the answer that question, but I had sort of a transition out of the last topic to that I wanted to contribute to.

101

00:16:14.010 --> 00:16:18.270

Greg Holmes (he/him): I think Jason made a great point at the beginning of his conversation and.

102

00:16:19.200 --> 00:16:32.220

Greg Holmes (he/him): This isn't just about getting more land but it's more land in the right places that can be served with utilities, and that is near the services and the other and amenities that people need.

103

00:16:32.970 --> 00:16:42.240

Greg Holmes (he/him): In their life and it's also about what's available what's allowed to be built on that land so in partial response to the last question.

104

00:16:43.380 --> 00:16:55.440

Greg Holmes (he/him): This region went through a 12 year regional planning process, called the regional planning process or RPS which concluded in 2012 and that looked at.

105

00:16:56.550 --> 00:17:07.740

Greg Holmes (he/him): figuring out where the cities need to expand in order to meet all of their needs for the next 50 or so years going out to the 2016 s or a doubling of the population, roughly.

106

00:17:08.250 --> 00:17:18.450

Greg Holmes (he/him): And some of the land that bill just mentioned actually is in the inventories that we're dedicated as urban reserves.

107

00:17:19.170 --> 00:17:23.730

Greg Holmes (he/him): In that process and are slated to win the city's need it.

108

00:17:24.510 --> 00:17:41.610

Greg Holmes (he/him): be moved into urban growth boundaries medford just did a large urban growth boundary expansion, a few years ago and they're slowly starting to annex and move into that land now, but you can just open it all up at once, or you get chaos and really probably extreme difficulty of providing.

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00:17:42.930 --> 00:17:51.840

Greg Holmes (he/him): The utilities and other infrastructure that you need to support the development in there, so that's part of an answer to that and then, I just wanted to mention.

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00:17:52.950 --> 00:17:59.550

Greg Holmes (he/him): Also, in relation to the conversation about who owns the land and getting it turned over.

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00:18:00.540 --> 00:18:17.760

Greg Holmes (he/him): and made available for housing there's been a few changes in the legislature in the last couple of sessions that have opened up some possibilities here I think probably everybody knows about house bill 2001 past and which basically.

112

00:18:18.960 --> 00:18:29.850

Greg Holmes (he/him): ends the prohibition that most of us have had on most of their residential land for for building anything other than single family detached housing that's been just.

113

00:18:30.870 --> 00:18:42.060

Greg Holmes (he/him): cities like medford and well all of the cities in the rogue valley have had something like 60 to 75% of all of the residential is on land restricted the single family housing types.

114

00:18:42.720 --> 00:19:00.510

Greg Holmes (he/him): For decades, and that has created some of the problems in having choice and what type of housing, the can be building Jason mentioned something that medford did a few years ago to open some of that up and up zone some of that land but soon it built hospital.

115

00:19:02.850 --> 00:19:14.190

Greg Holmes (he/him): opened that up further to for cities over 10,000 basically eliminating the prohibition on other types of housing on certain other types of housing in single families.

116

00:19:17.220 --> 00:19:25.680

Greg Holmes (he/him): senate bill for 58 which passed in 2021 actually increases homeownership opportunities for homes that are built.

117

00:19:27.120 --> 00:19:45.570

Greg Holmes (he/him): Under that so duplexes triplex is in town homes and whatnot can now be divided in ownership in the ways that weren't possible before and that that's a potential help, and then the last thing I wanted to mention right now is senate bill eight which was passed in.

118

00:19:48.270 --> 00:20:04.380

Greg Holmes (he/him): allows the development of housing on land that zoned commercial or that's owned by religious institutions or public entities without requiring a zone change and that's something that Jason was talking about earlier to.

119

00:20:05.520 --> 00:20:10.410

Greg Holmes (he/him): You know, when you get a great piece of property, but its own commercial say.

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00:20:11.580 --> 00:20:18.630

Greg Holmes (he/him): The challenges or zone single family, the challenges of getting that result it can take a long time and be.

121

00:20:20.010 --> 00:20:21.480

Greg Holmes (he/him): A detriment to building.

122

00:20:22.620 --> 00:20:27.690

Greg Holmes (he/him): And finally, the last thing I wanted to mention was house bill, which also passed in 2021.

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00:20:28.260 --> 00:20:41.220

Greg Holmes (he/him): which requires an inventory cities to do an inventory of all their surplus public lands and that that inventory be held in our state registry now, which is publicly available and that way.

124

00:20:42.210 --> 00:20:51.300

Greg Holmes (he/him): Entities can like like housing authorities or housing developers can look and see what land is potentially out there.

125

00:20:51.600 --> 00:21:11.040

Greg Holmes (he/him): that's public and surplus and know about it before they get a 30 day notice that it's on sale, that is being disposed up so Those are a few things that are happening at the state level that changed the groundwork for what land is available, and what you can do with it.

126

00:21:12.150 --> 00:21:17.220

Greg Holmes (he/him): And might help with some of this situation it's not the answer to all of it, but it might help.

127

00:21:19.110 --> 00:21:21.750

Stephen Sloan - SOU & R3V: With great great Thank you, thank you for all of that.

128

00:21:24.180 --> 00:21:38.850

Stephen Sloan - SOU & R3V: i'd love to hear anybody else this on this idea of what else you know how the Community can help but also how other communities are are handling this how other companies handle this branches, yesterday I had a conversation with.

129

00:21:40.020 --> 00:21:52.440

Stephen Sloan - SOU & R3V: Ellen media Galloway who runs the eugene land back so since the 70s eugene has been buying property that they then can result in turn into housing we haven't done that here.

130

00:21:53.880 --> 00:22:06.750

Stephen Sloan - SOU & R3V: But you know we don't really have the capital to do that, but does anybody has anybody heard of other other approaches to land banking or this kind of inventory list that Greg just mentioned.

131

00:22:11.220 --> 00:22:20.880

Margaret Van Vliet: Steve and I could talk a little bit about some things that we worked on and tried with varying degrees of success in sonoma county.

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00:22:20.910 --> 00:22:22.590

If that would be helpful.

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00:22:24.420 --> 00:22:32.580

Margaret Van Vliet: So for many of you, I know, for those I haven't met before i'm Margaret families, I am.

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00:22:33.930 --> 00:22:40.410

Margaret Van Vliet: used to be the head of Oregon housing and community services some years ago decade or so ago, give or take.

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00:22:42.300 --> 00:22:43.860

Margaret Van Vliet: And when I left.

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00:22:45.930 --> 00:22:55.260

Margaret Van Vliet: actually went to sonoma county to run their housing authority so think of it as I had jason's job in sonoma county came in wine country.

137

00:22:57.090 --> 00:23:05.790

Margaret Van Vliet: And so I was there for one year and then the north Bay wildfires occurred.

138

00:23:06.360 --> 00:23:16.110

Margaret Van Vliet: And so the city of Santa Rosa and the county of sonoma loss together about 5300 homes, so the skin and was urban right, so the scale is really.

139

00:23:16.530 --> 00:23:27.120

Margaret Van Vliet: familiar to what you all went through about a year and a half ago, so I was the housing director for the counters a little bit different but kind of jason's job with some adjustments.

140

00:23:28.170 --> 00:23:29.490

Margaret Van Vliet: So county official.

141

00:23:31.290 --> 00:23:42.540

Margaret Van Vliet: So a couple of things that we did that I think are potentially interesting for the rogue Valley, one is and i'll put a link to the report in the chat.

142

00:23:43.440 --> 00:23:57.390

Margaret Van Vliet: there's an organization in California, called the Council of infill builders it's mostly developers but it's also public agencies and other leaders, including a couple of legislative assembly people.

143

00:23:58.410 --> 00:24:13.140

Margaret Van Vliet: Who are really interested in kind of using infill properties wisely and for all the reasons we understand and the Greg talked about in you know efficiency of infrastructure next to services.

144

00:24:14.130 --> 00:24:26.220

Margaret Van Vliet: And, and the this Council of infill builders really helps local jurisdictions kind of figure out that landscape, we don't have the corollary in in Oregon.

145

00:24:26.730 --> 00:24:43.650

Margaret Van Vliet: But we've got a lot of the parts and pieces and I think the report that they did a for Santa Rosa might be illustrative it talked about kind of developer interests, what are some of the barriers Santa Rosa is a little bigger than medford but in terms of.

146

00:24:45.870 --> 00:24:48.450

Margaret Van Vliet: You know it's a similar kind of a market.

147

00:24:49.500 --> 00:24:57.120

Margaret Van Vliet: Not the bay area but but still very expensive and out of control sort of growth and rental price increases and on and on.

148

00:24:57.480 --> 00:25:05.550

Margaret Van Vliet: So so engaging statewide coalition that was partly government but frankly more developers, I think, was interesting and that they.

149

00:25:05.850 --> 00:25:20.520

Margaret Van Vliet: They can have conversations with developers about specific barriers and it's not just about reduce the fees, but about other kinds of things that the municipalities can do to sort of set the table for new development.

150

00:25:21.300 --> 00:25:34.350

Margaret Van Vliet: And a couple of the pieces had to do with how the cities and the county might offer publicly owned land to developers in exchange for some policy goods.

151

00:25:34.860 --> 00:25:48.210

Margaret Van Vliet: And I know we don't have a lot of that that would be well located or well serve you know well suited to housing, but again I think there's some illustrative things that we can look to our neighbors to the south, so i'll stop there, I think there's.

152

00:25:50.370 --> 00:25:57.660

Margaret Van Vliet: You know lot lots of lots I know many of you have been learning a lot from our neighbors to the south, and this is just one piece, I want to put in the mix.

153

00:25:59.100 --> 00:26:08.130

Stephen Sloan - SOU & R3V: Thank you, Margaret we have a couple of other people on the on the panel or on the call with a kind of a statewide perspective i'm wondering if there any other models.

154

00:26:09.600 --> 00:26:13.710

Stephen Sloan - SOU & R3V: kind of land banking or inventory listing or.

155

00:26:15.270 --> 00:26:22.290

Stephen Sloan - SOU & R3V: Ways of attracting or finding those kind of purposeful buyers or sellers of land.

156

00:26:23.910 --> 00:26:25.260

Stephen Sloan - SOU & R3V: anybody else have a.

157

00:26:27.210 --> 00:26:27.960

Stephen Sloan - SOU & R3V: sense of that.

158

00:26:34.050 --> 00:26:46.140

Daryn Murphy: Stephen i'll jump in there not entirely related to your question, but it's another example, similar to what Margaret that conveyed but and I, this is something I emailed you about yesterday, but there was a.

159

00:26:47.370 --> 00:26:55.050

Daryn Murphy: group in Colorado and I did a fair amount of work in that state it's called the congregation land campaign, maybe worth mentioning that for a minute here but.

160

00:26:57.180 --> 00:26:59.820

Daryn Murphy: What they found this is a group.

161

00:27:01.170 --> 00:27:09.150

Daryn Murphy: It was centered around a nonprofit architecture, firm and they went out and surveyed faith groups and found out that in the Denver metro area faith groups owned.

162

00:27:09.600 --> 00:27:15.180

Daryn Murphy: Over 5000 acres of developable land, and so they they took it a step further and.

163

00:27:16.050 --> 00:27:25.080

Daryn Murphy: They really worked with these faith groups and provided some technical assistance about what does it mean to develop housing How does that work, who needs to be a part of the team.

164

00:27:25.530 --> 00:27:29.100

Daryn Murphy: What is the timeline what are all the mechanics of getting that done.

165

00:27:29.940 --> 00:27:39.840

Daryn Murphy: So it was real valuable exercise and they generated a lot of leads a lot of interested faith groups that eventually partnered with developers to develop their surplus land.

166

00:27:40.320 --> 00:27:48.000

Daryn Murphy: And I think having the technical components of that really helped kind of move that needle so the architecture piece, the land use planning piece.

167

00:27:48.900 --> 00:27:57.870

Daryn Murphy: In kind of the education component, because a lot of faith groups have not historically been involved in housing development and may not know where to start, but having those those professionals on.

168

00:27:59.280 --> 00:28:07.860

Daryn Murphy: On a kind of a volunteer basis walking them through it was was extremely valuable and out of that they should become a lot of new development that campaign.

169

00:28:11.310 --> 00:28:16.230

Stephen Sloan - SOU & R3V: that's great Thank you that's that's a really interesting interesting model and.

170

00:28:18.660 --> 00:28:25.380

Stephen Sloan - SOU & R3V: i'm wondering, so you know that that was a nonprofit architecture firm kind of leading that effort right.

171

00:28:26.610 --> 00:28:32.070

Stephen Sloan - SOU & R3V: But i'm wondering here in our Valley, who might lead this kind of an organization.

172

00:28:33.270 --> 00:28:46.230

Stephen Sloan - SOU & R3V: And I know I don't want to put you on the spot too much and Marie but you know, obviously rv Kong is one potential place who could group who could hold a list right, but so ready is probably as another potential.

173

00:28:47.250 --> 00:28:52.680

Stephen Sloan - SOU & R3V: organization that could do that are there any other thoughts i'm just curious but anybody with a sense of the valley.

174

00:28:53.820 --> 00:28:58.440

Stephen Sloan - SOU & R3V: Or you know emery if you have a sense of you know how that might work.

175

00:28:59.610 --> 00:29:02.340

Stephen Sloan - SOU & R3V: Through our because we're not what the concerns are.

176

00:29:05.910 --> 00:29:06.720

Ann Marie Alfrey, RVCOG: Somebody.

177

00:29:06.990 --> 00:29:10.110

Stephen Sloan - SOU & R3V: Somebody needs to hold a conversation and hold the list right go ahead and.

178

00:29:10.140 --> 00:29:23.040

Ann Marie Alfrey, RVCOG: Right so some feedback after our conversation yesterday I reached out to rv cogs principal and use planner and are contracted GIs expert.

179

00:29:23.580 --> 00:29:34.470

Ann Marie Alfrey, RVCOG: Who both informed me that that is a much larger project than it sounds like so essentially and josh may have some input on this as well.

180

00:29:35.040 --> 00:29:51.000

Ann Marie Alfrey, RVCOG: That you know we have many of our local jurisdictions have recently gone through a UDP update they have lists of their you know buildable land inventories, but at this point they're all separate little lists or pieces.

181

00:29:52.080 --> 00:30:00.810

Ann Marie Alfrey, RVCOG: Some are more current than others they're not necessarily focused on housing, you know, and I think that's the thing when you.

182

00:30:01.230 --> 00:30:12.000

Ann Marie Alfrey, RVCOG: go through the land use process you're you're looking at everything, not just a certain subset so there's another layer that we would want to focus on obviously but.

183

00:30:12.690 --> 00:30:24.540

Ann Marie Alfrey, RVCOG: They both indicated, this would be a really large undertaking so well, I think there's value I think if we're looking at pulling our our.

184

00:30:25.140 --> 00:30:41.790

Ann Marie Alfrey, RVCOG: Public jurisdictions together the the cities and counties it really would be a large project and i'm not sure where it could land, I know you know you could look at our because are so ready is kind of holding that data, but I think.

185

00:30:43.470 --> 00:31:00.210

Ann Marie Alfrey, RVCOG: Getting the data put together and feeding it to whoever's going to hold it is, is a larger task than what it might sound like and i'm open to either terrell and and josh kind of lending their their opinions of that but.

186

00:31:02.040 --> 00:31:13.020

Ann Marie Alfrey, RVCOG: The feedback I got I know our our land use planner is really overwhelmed right now and we're actually looking at potentially trying to add some more land use planning.

187

00:31:14.040 --> 00:31:31.080

Ann Marie Alfrey, RVCOG: bandwidth there are some other things coming down the Pike so we're recruiting we're looking for people, I know, everybody has had that difficulty with recruiting so I know we're not the only one who is running a little short staffed and pretty much every single department right now.

188

00:31:34.380 --> 00:31:38.010

Stephen Sloan - SOU & R3V: Is I want to give joshua terrelle a chance, and then I have a question.

189

00:31:39.480 --> 00:31:42.120

Stephen Sloan - SOU & R3V: There jump in if you either of you would like to.

190

00:31:42.300 --> 00:31:54.750

Josh LeBombard: yeah sure sure I can add a little when emery said I think my first instinct or my gut instinct with something like this is to not have it be led by a governmental organization.

191

00:31:55.110 --> 00:32:12.060

Josh LeBombard: And having worked for the government for most of my professional life, you know I realized that we interact with the general populace in a different way, then you know and nonprofit organizations or other organizations do and to be quite honest, if.

192

00:32:13.230 --> 00:32:21.780

Josh LeBombard: there's going to be a lot of outreach into the Community as there should be with something like this reaching out into you know to like as.

193

00:32:22.230 --> 00:32:29.790

Josh LeBombard: You know Darren was saying earlier, reaching out to him to see the religious community and looking at what kind of land holdings, they have, I think.

194

00:32:30.180 --> 00:32:38.850

Josh LeBombard: there's probably more receptivity to dealing with a nonprofit or and non governmental organization, but at least that's my that's my perspective on it.

195

00:32:39.510 --> 00:32:52.260

Josh LeBombard: And I think what emery was saying about the the magnitude of this this this topics come up before you know in different contexts, even before the wildfires and.

196

00:32:53.220 --> 00:33:00.030

Josh LeBombard: That was my instinct it sounds like it's maybe not that big of a deal to put a database like this together.

197

00:33:00.510 --> 00:33:10.260

Josh LeBombard: I mean sure we can we can pull from the work that the cities have done with their buildable land inventories and their housing needs analysis and things like that.

198

00:33:10.800 --> 00:33:21.480

Josh LeBombard: But that's the easy part getting the maps together is the easy part the harder part is actually going out and doing the outreach on a parcel by parcel basis.

199

00:33:22.110 --> 00:33:27.690

Josh LeBombard: or putting in putting list together and kind of sorting that to figure out who you're going to outreach to so.

200

00:33:28.620 --> 00:33:39.060

Josh LeBombard: I think I guess the the my recommendation is to kind of know what this group would be getting into first and making sure that you do it right, instead of just.

201

00:33:39.360 --> 00:33:47.790

Josh LeBombard: You know, trying to do something and doing something that's meaningless or just sits on a shelf somewhere and nobody utilizes so then i'll stop there.

202

00:33:50.100 --> 00:33:59.670

Stephen Sloan - SOU & R3V: yeah but that's a that's a really good point and really interesting and you know I think i'm not sure if Tucker is on the call or not, but the you know firebrand.

203

00:34:01.140 --> 00:34:10.830

Stephen Sloan - SOU & R3V: resiliency collective formerly remake talent, is deeply involved with the environmental studies department of so you now so there's a day of workers and.

204

00:34:11.220 --> 00:34:20.940

Stephen Sloan - SOU & R3V: crossing over a lot of resources there and that might be an interesting place where you could get some of the mapping done and then design some kind of an outreach through a nonprofit that.

205

00:34:21.960 --> 00:34:34.920

Stephen Sloan - SOU & R3V: You think that's an excellent point josh Thank you, and it could create some interesting opportunities for young people to reach out into the Community and kind of really get to know which I know the university is really interested in doing right.

206

00:34:36.180 --> 00:34:36.510

Stephen Sloan - SOU & R3V: there.

207

00:34:37.560 --> 00:34:44.820

Stephen Sloan - SOU & R3V: For everything I know about, so you these days that they want to blur the line between the university and the world in the valley so.

208

00:34:46.140 --> 00:34:48.780

Stephen Sloan - SOU & R3V: vince if you want to jump in on that you're welcome to.

209

00:34:49.890 --> 00:34:51.270

Stephen Sloan - SOU & R3V: Or we can just leave it there.

210

00:34:52.440 --> 00:34:58.620

Vincent Smith: Either say yes, I agree that we're hoping for ways to engage your students in projects like this.

211

00:34:59.460 --> 00:35:11.580

Vincent Smith: And there are challenges in doing so, most notably that our students are around for a very short amount of time, so a large project and challenging they have to be overseen by faculty members, we have limited time.

212

00:35:12.690 --> 00:35:14.070

Vincent Smith: Yes, we'd like to try.

213

00:35:14.700 --> 00:35:19.860

Stephen Sloan - SOU & R3V: yeah exactly and that's an interesting place where local innovation works right our nonprofit to.

214

00:35:20.400 --> 00:35:33.720

Stephen Sloan - SOU & R3V: Design this local innovation lab which going to hold those kinds of multi term of projects and supports the students and doing this kind of Community level work right outside the Academy, so much the conversation that's to be had there.

215

00:35:34.950 --> 00:35:40.230

Stephen Sloan - SOU & R3V: But yes so that's that's an interesting interesting angle, and thank you for being here.

216

00:35:41.880 --> 00:35:42.420

Stephen Sloan - SOU & R3V: So.

217

00:35:44.370 --> 00:35:54.570

Stephen Sloan - SOU & R3V: If we if we're you know that that's really interesting and designing that, as a community and kind of bringing together the some of the governmental resources, maybe some something from the University someone from.

218

00:35:55.830 --> 00:36:04.050

Stephen Sloan - SOU & R3V: Some nonprofits and then really trying to engage the Community and talking to their neighbors talking to the people in their congregation etc.

219

00:36:05.610 --> 00:36:08.190

Stephen Sloan - SOU & R3V: I think that there's something interesting could happen there.

220

00:36:08.700 --> 00:36:10.620

Stephen Sloan - SOU & R3V: was another question I have is.

221

00:36:11.160 --> 00:36:28.920

Stephen Sloan - SOU & R3V: Securing the land, obviously, like a land bank like in flint Michigan or in eugene there's a set of capital and they buy land or they option, the land, because our projects in attainable or and affordable housing take some more time than it is.

222

00:36:30.600 --> 00:36:39.840

Stephen Sloan - SOU & R3V: it's comfortable for many sellers and also more time than is even allowed under some of the grants that come down from the state, I hear from Ellen.

223

00:36:40.350 --> 00:36:49.560

Stephen Sloan - SOU & R3V: Time the timeframes can be very tight five years for an affordable housing project to be resolved, and you know move through all the way through the process can be.

224

00:36:50.400 --> 00:36:55.440

Stephen Sloan - SOU & R3V: can be tight so i'm wondering if there are other ways that we can secure land so.

225

00:36:55.920 --> 00:37:09.120

Stephen Sloan - SOU & R3V: Jason, for instance i'm wondering if you ever have worked on leased land if there were land leases is that's an option in your world where if people have heard of other ways that we might be able to get control of land.

226

00:37:10.560 --> 00:37:12.990

Jason Elzy - H.A. Jackson Cty: yeah, it is an opportunity we've looked at those options.

227

00:37:14.700 --> 00:37:30.750

Jason Elzy - H.A. Jackson Cty: And that can be done by bias in here I mean this apology that wishes to maintain ownership of the land for a very long term look down the road but generally looking at 100 year lease to develop a an apartment complex I say a multi.

228

00:37:33.030 --> 00:37:41.940

Jason Elzy - H.A. Jackson Cty: Multi story building in downtown and one of the downtown's but that land being held by the city and in the form of elisa's is a very feasible option.

229

00:37:45.600 --> 00:37:45.900

Stephen Sloan - SOU & R3V: and

230

00:37:47.370 --> 00:37:57.690

Stephen Sloan - SOU & R3V: We conversation we had earlier today, with about a lease and then with a private owner is anybody have any experience with leasing, not only from the city, but from private owners as well.

231

00:38:02.490 --> 00:38:08.670

Stephen Sloan - SOU & R3V: I know, legally, this is an instrument that's used but it isn't it's not very used very commonly I understand.

232

00:38:15.090 --> 00:38:15.330

But.

233

00:38:16.680 --> 00:38:23.640

Stephen Sloan - SOU & R3V: There, and I think we talked yesterday and I looked up a bunch of stuff about Hawaii where there was a lot of leasing going on.

234

00:38:24.390 --> 00:38:34.650

Daryn Murphy: yeah I I think that's probably the most common place where it's done, I think some of the challenges we talked about with private owners in the land lease.

235

00:38:35.280 --> 00:38:50.430

Daryn Murphy: And Jason because they're only common in this too, but I I run into some inherent conflicts between some of your funding partners and a landowner with the lease and default who, if you default on the loan what happens to the lease for default at least you know so.

236

00:38:53.070 --> 00:38:59.430

Daryn Murphy: And you know again we're building now with a lens of I would say perpetual affordability.

237

00:39:00.330 --> 00:39:11.910

Daryn Murphy: You know there's covenants restricting the US for 60 years and beyond, but by and large it's these are intended to be perpetually affordable, so I don't know what the exit would be for a private landowner.

238

00:39:13.470 --> 00:39:18.390

Daryn Murphy: I guess, they can monetize the lease over 60 years and and recoup the value of the land.

239

00:39:19.410 --> 00:39:26.700

Daryn Murphy: But as far as getting out of that at the end it's probably be more challenging versus a municipal organization governmental organization would.

240

00:39:27.360 --> 00:39:36.690

Daryn Murphy: would probably prefer to see that buildings day and operate as it was intended to for for a long period of time, so I think it would just be a little bit more challenging for the private landowner.

241

00:39:44.250 --> 00:39:50.790

Stephen Sloan - SOU & R3V: Is there anything else anybody else have other questions about land availability and how we might.

242

00:39:52.920 --> 00:40:03.180

Stephen Sloan - SOU & R3V: find some some land that might not be on the open market, but might be moved into developable territory through at least or to another some other mechanism.

243

00:40:04.800 --> 00:40:11.790

Stephen Sloan - SOU & R3V: Somebody else have other questions, so I want to open up another bigger question before we before we close.

244

00:40:18.690 --> 00:40:23.490

Stephen Sloan - SOU & R3V: Okay, so I wanted to ask now about.

245

00:40:25.440 --> 00:40:39.180

Stephen Sloan - SOU & R3V: A bigger question, I think, Margaret you brought this up in our last conversation on housing in the fall, which is you know, in the United States, we haven't looked at how they how we do housing in a couple of generations.

246

00:40:39.210 --> 00:40:39.630

Really.

247

00:40:41.310 --> 00:40:51.180

Stephen Sloan - SOU & R3V: And and Jason I think you mentioned kind of the idea of housing as infrastructure, which certainly off on a whole intellectual adventure of research.

248

00:40:52.770 --> 00:41:00.870

Stephen Sloan - SOU & R3V: Over the last couple of months so Margaret can you kind of TEE up a conversation for us around what are the elements of this.

249

00:41:01.020 --> 00:41:03.000

Margaret Van Vliet: The way we do, housing and.

250

00:41:03.090 --> 00:41:05.580

Stephen Sloan - SOU & R3V: Thinking of housing, maybe in a totally different way.

251

00:41:05.910 --> 00:41:12.720

Margaret Van Vliet: yeah I think I think there's a couple of places where you know we're really ready for innovation.

252

00:41:13.830 --> 00:41:29.940

Margaret Van Vliet: And certainly it's in the kind of product type that our our housing delivery systems are accustomed to and we're seeing more interest in modular in you know smaller units in.

253

00:41:31.170 --> 00:41:42.480

Margaret Van Vliet: compact and dense development because people understand that and and there are you know folks from multiple generations willing to live in.

254

00:41:42.990 --> 00:42:04.350

Margaret Van Vliet: Slightly tighter quarters if they can be near vibrant downtown or their school or what have you, so I think I think there's room for innovation in product type and and modular and manufactured and the quality of manufactured housing that's being produced today compared to certainly.

255

00:42:05.430 --> 00:42:08.310

Margaret Van Vliet: And even 10 years ago, I think, is really.

256

00:42:09.660 --> 00:42:21.780

Margaret Van Vliet: really important gains in quality and energy efficiency, but those still have a bit of a stigma attached to them, so I think that there's room for innovation there I think there's room for innovation in.

257

00:42:22.320 --> 00:42:35.340

Margaret Van Vliet: In financing and the way public financing again sort of sets the table to invite private investment, whether that's banks.

258

00:42:36.090 --> 00:42:48.330

Margaret Van Vliet: Making mortgage loans or construction loans or equity investors we've become very attached in the affordable arena that Jason knows very well.

259

00:42:49.080 --> 00:43:00.240

Margaret Van Vliet: We didn't come very attached to the low income housing tax credit and there's a whole industry that does things a particular way and there's it's all wrapped in competitions and.

260

00:43:01.260 --> 00:43:05.490

Margaret Van Vliet: But while everybody's protecting their risk.

261

00:43:06.210 --> 00:43:19.470

Margaret Van Vliet: They make it harder and harder and harder on Jason and at a certain level, you know that I think this was where I was sort of saying, could we all just lift our heads up and say what risk are we protecting ourselves against.

262

00:43:19.860 --> 00:43:27.360

Margaret Van Vliet: Including, including the public sector, you know county one of the things we did in sonoma county when I was there is that we took.

263

00:43:27.870 --> 00:43:43.020

Margaret Van Vliet: land owned by the water agency of the county was really well located fully serve nearby park and schools and we we bought it my housing authority bought it from the county's.

264

00:43:45.090 --> 00:43:51.540

Margaret Van Vliet: Water agency and then offered it to dip for development and we we sort of negotiated.

265

00:43:51.930 --> 00:44:05.910

Margaret Van Vliet: A long term lease on very favorable terms, the more you meet our policy goals so more density more affordability right, so we tied the compensation, we were willing to get to the achievement of policy goals.

266

00:44:06.480 --> 00:44:12.930

Margaret Van Vliet: And we we asked them to give us an equity share if we were going to leave some money in.

267

00:44:13.230 --> 00:44:21.210

Margaret Van Vliet: Well we've we said to developers will you do this and we got you know, three out of 12 developers responding to our rfp said oh that's interesting.

268

00:44:21.480 --> 00:44:39.000

Margaret Van Vliet: So we were able to pick one so it's just you know just different ways of thinking about how do you leverage the public dollar to attract private interests, I think there's a lot of room for innovation and you know if I was queen for a day or a month or a year.

269

00:44:40.530 --> 00:44:50.250

Margaret Van Vliet: I would, I would love to change kind of bank regulatory practices and appraisal practices in particular because appraisals, and the need for.

270

00:44:50.970 --> 00:45:09.810

Margaret Van Vliet: Any mortgage loan or construction loan to be tied to comparable values and comparable rents, they get very risk averse when there is no COMP for a modular unit or small studio downtown or.

271

00:45:10.830 --> 00:45:22.710

Margaret Van Vliet: You know stacked at us right any alternative product doesn't have there's not comps until then that drives the spiral of risk aversion so.

272

00:45:24.390 --> 00:45:26.850

Margaret Van Vliet: I could go on and on, but I will stop there.

273

00:45:26.910 --> 00:45:31.710

Stephen Sloan - SOU & R3V: that's really interesting the whole appraisal process as limiter of innovation.

274

00:45:32.190 --> 00:45:32.610

Margaret Van Vliet: mm hmm.

275

00:45:34.440 --> 00:45:34.770

So.

276

00:45:36.660 --> 00:45:37.110

Stephen Sloan - SOU & R3V: Any.

277

00:45:38.580 --> 00:45:45.420

Stephen Sloan - SOU & R3V: Any thoughts Jason i'd love to and josh to everybody i'd love to hear your thoughts on this idea of.

278

00:45:48.510 --> 00:45:49.980

Stephen Sloan - SOU & R3V: Housing its infrastructure.

279

00:45:51.960 --> 00:45:58.770

Stephen Sloan - SOU & R3V: And you know just this kind of fundamental paradigm shift in American you know Margaret you were talking about having private investment.

280

00:45:59.040 --> 00:46:08.040

Stephen Sloan - SOU & R3V: But not everybody does it that way, and how, how would we we don't have so much private investments in freeways, for instance in some areas we do.

281

00:46:08.400 --> 00:46:09.600

Stephen Sloan - SOU & R3V: right around here.

282

00:46:11.040 --> 00:46:21.780

Stephen Sloan - SOU & R3V: What would that look like if we were if we were doing housing as infrastructure actually before we take that question let's have Karen asked her question, do you still have it.

283

00:46:24.480 --> 00:46:26.670

Caryn Wheeler-Clay, JCCLTRG (she/her or they/them): it's so much a question, but I mean.

284

00:46:26.880 --> 00:46:38.100

Caryn Wheeler-Clay, JCCLTRG (she/her or they/them): Housing as infrastructure, when we look at it from the public health perspective, like its primary it's central to everything you're looking for when you're looking at improving health outcomes.

285

00:46:38.430 --> 00:46:50.910

Caryn Wheeler-Clay, JCCLTRG (she/her or they/them): and health outcomes are the major driver of economic vitality, so I just I think this conversation has been.

286

00:46:52.890 --> 00:47:01.230

Caryn Wheeler-Clay, JCCLTRG (she/her or they/them): teed up for a while now, and now I wonder where those action points are, and so I really appreciate those sort of buckets that you provided Margaret.

287

00:47:03.150 --> 00:47:10.530

Caryn Wheeler-Clay, JCCLTRG (she/her or they/them): Because I know I think we lost nope Sam angles there right like Sam and I have been having this conversation for a decade.

288

00:47:11.160 --> 00:47:24.360

Caryn Wheeler-Clay, JCCLTRG (she/her or they/them): rate that you can't improve the outcomes in our valley until you deal with the central issue and it's what we're seeing in the long term recovery group to write the number one unmet need is housing.

289

00:47:25.890 --> 00:47:36.960

Caryn Wheeler-Clay, JCCLTRG (she/her or they/them): And so, at a certain point it's it's less about the ideology and the grandiosity of housing and more like okay so who's putting.

290

00:47:37.560 --> 00:47:57.060

Caryn Wheeler-Clay, JCCLTRG (she/her or they/them): hammers and nails together, where is the foundation and being laid where is the where's the pipeline what's the trajectory of getting folks House so that we can meet all of the needs in our Community that are not new they're just exacerbated and laid bare through fire.

291

00:47:58.170 --> 00:48:12.330

Stephen Sloan - SOU & R3V: And I will add to that Karen that it's not just about health and fire recovery it's about burdens and wealth generation as well, if you have a mortgage burden or or red burden that family is not able to get ahead.

292

00:48:13.470 --> 00:48:17.670

Stephen Sloan - SOU & R3V: So Jason I see you thinking are curious about your thoughts on this.

293

00:48:18.150 --> 00:48:22.590

Jason Elzy - H.A. Jackson Cty: I think it's a it's a matter of perspective when we're talking about housing, I think that.

294

00:48:23.790 --> 00:48:33.510

Jason Elzy - H.A. Jackson Cty: You know, we run into when we talk about developing housing, especially on the affordable spectrum we run into a lot of Nimby that's true in this area that's true anywhere but.

295

00:48:35.340 --> 00:48:42.690

Jason Elzy - H.A. Jackson Cty: Then, on the other, on the other, so token, we all know that housing as needed but you start running into conversations will, why should.

296

00:48:43.170 --> 00:48:53.610

Jason Elzy - H.A. Jackson Cty: Why should my neighbor get subsidized housing when I you know my mortgages X or what Why do I care about this housing issue, and when you frame it as a discussion of infrastructure.

297

00:48:54.330 --> 00:49:01.380

Jason Elzy - H.A. Jackson Cty: Karen just hit it on the nail head when it comes to health and when it comes to use the hospitals, as an example.

298

00:49:03.270 --> 00:49:11.850

Jason Elzy - H.A. Jackson Cty: it's a matter of it's a matter of not just health, we know that when we house families, when we have as individuals, it stabilizes their lives, including their health.

299

00:49:12.450 --> 00:49:19.200

Jason Elzy - H.A. Jackson Cty: that's an investment paid forward into the healthcare system, but also when we have a housing shortage, we have CFO was of.

300

00:49:20.010 --> 00:49:29.070

Jason Elzy - H.A. Jackson Cty: Hospitals they can't employ nurses at a steady enough rate to keep to keep up with the current levels that's an infrastructure that's an infrastructure issue.

301

00:49:29.550 --> 00:49:35.460

Jason Elzy - H.A. Jackson Cty: When we look at the Community justice arena, we know that housing is a heck of a lot.

302

00:49:36.240 --> 00:49:43.560

Jason Elzy - H.A. Jackson Cty: less expensive than jail beds when you're criminalize homelessness you're putting undue burden on on the system.

303

00:49:44.220 --> 00:49:59.550

Jason Elzy - H.A. Jackson Cty: versus housing alleviates a lot of those issues, I can go on and on and on, but you can look at how housing if it's looked at as infrastructure across the board, it provides economic development, it provides employee.

304

00:50:00.600 --> 00:50:05.820

Jason Elzy - H.A. Jackson Cty: An employee base that would otherwise not exist we're seeing that right now in our Community.

305

00:50:06.330 --> 00:50:22.110

Jason Elzy - H.A. Jackson Cty: you're reducing the number of emergency room visits are you reducing the number of return visits, there are revolving door into the health care system because people are going home or not going home at all or going home to unsafe unsanitary.

306

00:50:23.670 --> 00:50:28.800

Jason Elzy - H.A. Jackson Cty: under house conditions that are just creating more havoc on that person's health.

307

00:50:30.000 --> 00:50:38.880

Jason Elzy - H.A. Jackson Cty: When we look at housing and how it benefits our community as a whole, as a community whole that's when light bulbs are going off.

308

00:50:39.600 --> 00:50:50.520

Jason Elzy - H.A. Jackson Cty: Where the constituents of this Community start going, we need to we want our decision makers to start making the investments into putting housing on the ground on every on every affordability spectrum.

309

00:50:54.360 --> 00:51:00.660

Stephen Sloan - SOU & R3V: I think you know, I think, putting it in Community terms for the economic terms is really interesting and I think there's also.

310

00:51:01.860 --> 00:51:10.740

Stephen Sloan - SOU & R3V: there's an ontological terms we if we say we are, we are Americans, we are in the richest.

311

00:51:10.860 --> 00:51:13.290

Stephen Sloan - SOU & R3V: Countries in the history of all humanity.

312

00:51:14.730 --> 00:51:20.610

Stephen Sloan - SOU & R3V: And we have people camping all along, I five all the way up to portland is to drive their big camps.

313

00:51:21.450 --> 00:51:39.420

Stephen Sloan - SOU & R3V: And it's just a little bit it's it's sad and it's embarrassing to say, well, we really haven't figured this out, so I think, and that is for me personally that's that's a it's a powerful motivator to say we, we are better than this as a society and others inside of me different.

314

00:51:40.500 --> 00:51:52.470

Stephen Sloan - SOU & R3V: Different choices right in the city of Vienna we you know if you ever been lucky enough to visit the city of La it's lovely that city owns they decided back in the 20s the 1920s.

315

00:51:53.580 --> 00:52:00.870

Stephen Sloan - SOU & R3V: To start buying housing and deep they realized that housing was infrastructure, I think the city and now on 700,000 housing units there.

316

00:52:01.680 --> 00:52:09.870

Stephen Sloan - SOU & R3V: And they keep building more right and so and it's not it's not a gift to people who've made poor choices in their life or poor people, or whatever.

317

00:52:10.200 --> 00:52:21.840

Stephen Sloan - SOU & R3V: But it's everybody it's middle class people live in housing it's owned by the city, and so we, in this country have made some interesting choices as a society that have led us to this moment.

318

00:52:22.260 --> 00:52:29.370

Stephen Sloan - SOU & R3V: margaret's question I think it's really fascinating, how do we now what how what's next right josh do you have thoughts on this.

319

00:52:32.010 --> 00:52:37.530

Josh LeBombard: yeah I think what I was going to say it's about it's about funding right, I mean when you think about how.

320

00:52:38.190 --> 00:52:48.720

Josh LeBombard: Governments deal with other infrastructure right they put together a capital Improvement Plan every year every couple years and that capital Improvement Plan itemizes.

321

00:52:49.140 --> 00:53:06.450

Josh LeBombard: Though the necessary needs infrastructure needs in that Community whether its water sewer or whatever it is stormwater and then it What it does is itemize the funding sources that are available to pay for those improvements over the duration of the plan.

322

00:53:07.590 --> 00:53:21.660

Josh LeBombard: So that's that's coming from federal money and that's coming from state money that's coming from system development charges which comes from private developers when someone's developing their they're paying a share into that improvement Program.

323

00:53:23.760 --> 00:53:31.500

Josh LeBombard: And this, I don't operate in this world so many of you can probably speak more intelligently than I can about it, but the way that I see it, is right now.

324

00:53:31.830 --> 00:53:43.530

Josh LeBombard: So many of our funding streams have such tight parameters on them that they're not allowed to be used for things, even though you know, maybe Sam has some money in healthcare.

325

00:53:44.160 --> 00:53:50.850

Josh LeBombard: That he thinks obviously could be put to good use and housing, he might not be able to free that up to do that so.

326

00:53:51.330 --> 00:54:02.010

Josh LeBombard: I think, putting I mean, obviously we would treat it as infrastructure, you need to put together basically a housing plan, like the capital Improvement Plan.

327

00:54:02.250 --> 00:54:11.400

Josh LeBombard: And then you need to have to itemize that figure out the funding sources to put there and I think that's going to be the hard part and I think a lot of.

328

00:54:11.820 --> 00:54:22.470

Josh LeBombard: The change that would need to happen would be to create more flexible funding streams from different you know different sources of revenue to be able to allow that to happen.

329

00:54:28.200 --> 00:54:28.530

Stephen Sloan - SOU & R3V: So you said.

330

00:54:29.790 --> 00:54:45.000

Stephen Sloan - SOU & R3V: I don't know if I misread that's what I read about some of the call, I think the fair cloth amendment which limits the number of units that can be built in certain types of jurisdictions is, are you limited and in total number of units that you can hold as quote unquote public housing.

331

00:54:47.010 --> 00:54:47.430

Jason Elzy - H.A. Jackson Cty: No.

332

00:54:48.690 --> 00:54:51.300

Jason Elzy - H.A. Jackson Cty: Okay now i'm not aware of any type of statue.

333

00:54:52.050 --> 00:54:52.410

Okay.

334

00:54:55.500 --> 00:54:58.290

Stephen Sloan - SOU & R3V: Anyway, any other thoughts on this question of of.

335

00:55:02.550 --> 00:55:11.340

Stephen Sloan - SOU & R3V: housing is infrastructure and kind of making different value choices around how we invest and how we finance these kinds of things.

336

00:55:12.270 --> 00:55:23.040

Stephen Sloan - SOU & R3V: I know there's been a lot going on in the in the chat if anybody has a question that you'd like to drop in here, please do that I wasn't able to kind of surface all of those so feel free to jump in.

337

00:55:32.610 --> 00:55:32.940

Stephen Sloan - SOU & R3V: So.

338

00:55:34.830 --> 00:55:38.550

Stephen Sloan - SOU & R3V: josh you know you're talking about the funding, you know the.

339

00:55:39.150 --> 00:55:52.890

Stephen Sloan - SOU & R3V: mechanisms like you know some of the obstacles that are there and how we might kind of move in this direction, right through the capital Improvement Plan kind of model and just slide out over to get the housing what, what are the constraints, why, why are we doing.

340

00:55:55.410 --> 00:55:57.870

Stephen Sloan - SOU & R3V: funding mechanism as part of it sure.

341

00:55:59.100 --> 00:56:06.900

Josh LeBombard: I think i'd probably defer to Margaret on that one or or maybe Jason I you know I doubt ideal more land use planning and zoning and.

342

00:56:07.350 --> 00:56:11.730

Josh LeBombard: Developing long term plans for communities, you know so it's laying down the.

343

00:56:12.060 --> 00:56:24.810

Josh LeBombard: I was gonna say infrastructure but that's the bad use of that term laying down the foundation for you know housing to be developed, but I don't work in the House on the housing side of things, so I don't really feel like I can answer that but maybe Margaret.

344

00:56:27.000 --> 00:56:28.860

Margaret Van Vliet: And I might be at a loss as well.

345

00:56:31.860 --> 00:56:35.880

Stephen Sloan - SOU & R3V: You know I get it, but it's a it's a huge question I know.

346

00:56:36.000 --> 00:56:37.860

Stephen Sloan - SOU & R3V: You know i'd be curious Greg if.

347

00:56:37.860 --> 00:56:47.760

Stephen Sloan - SOU & R3V: you're still here I don't see you on my screen, but maybe you're still here if because you work at this kind of very multi generational thinking about land use in our state.

348

00:56:49.440 --> 00:56:52.920

Stephen Sloan - SOU & R3V: If you have any any thoughts on this or.

349

00:56:54.720 --> 00:57:01.170

Greg Holmes (he/him): I guess, I have a couple and one is the experience that we went through in.

350

00:57:02.250 --> 00:57:14.670

Greg Holmes (he/him): Somebody might have to help me remember about 2017 2018 somewhere in there when medford created its construction excise tax and then again recently when grants pass tried to pass or didn't pass one.

351

00:57:16.140 --> 00:57:30.690

Greg Holmes (he/him): This is a tax that have an extra fee that goes on to the based on the value of a construction project it's happening and it's very, very small and the funds that are collected go into a pool, which then the city's us to.

352

00:57:31.590 --> 00:57:51.090

Greg Holmes (he/him): As part of grant or loan programs to to encourage info affordable housing and so that is primarily money that's coming into the government, but then being paid out to private developers rather than Government doing the developing itself, but just some of the.

353

00:57:53.310 --> 00:58:01.710

Greg Holmes (he/him): feedback and blowback that the city council's got during those processes of putting those programs in place.

354

00:58:03.150 --> 00:58:07.020

Greg Holmes (he/him): we're really you know, mistrust and government anti government.

355

00:58:08.040 --> 00:58:15.330

Greg Holmes (he/him): That sort of thing and we also related to that and I think the other thing that was coming to my mind when you asked that question.

356

00:58:16.740 --> 00:58:18.330

Greg Holmes (he/him): had to do with just sort of the.

357

00:58:20.130 --> 00:58:20.460

Greg Holmes (he/him): The.

358

00:58:22.980 --> 00:58:28.830

Greg Holmes (he/him): I don't want to sound i'm not quite sure how to phrase this first of all I also don't want to sound like i'm way to hell out there i'm not but.

359

00:58:30.000 --> 00:58:37.230

Greg Holmes (he/him): Just sort of the the the total buy in to the mythology of the rugged individual and the.

360

00:58:40.020 --> 00:58:48.630

Greg Holmes (he/him): capitalist system that we're supposedly operating under which isn't really a true capitalist system, but has it's called that and we think of it that way.

361

00:58:49.230 --> 00:59:06.480

Greg Holmes (he/him): Just people really being anti I mean I mean people wanting or believing that this is a function of private market and something that should be done there, I think I wouldn't underestimate the power of that in.

362

00:59:07.530 --> 00:59:17.130

Greg Holmes (he/him): Trying to change the model to encourage more of what the kinds of things we're talking about right now I think there's going to be some pretty significant.

363

00:59:18.630 --> 00:59:26.310

Greg Holmes (he/him): pushback based on that that philosophies hold still on how people think about how things are supposed to happen.

364

00:59:28.320 --> 00:59:31.440

Greg Holmes (he/him): I think that was born out with the construction excise tax hearings.

365

00:59:33.420 --> 00:59:42.210

Stephen Sloan - SOU & R3V: it's so fascinating right the two I studied economic history, I studied ladies planning as an undergraduate right, this was my world and.

366

00:59:44.340 --> 00:59:50.610

Stephen Sloan - SOU & R3V: And I was it was the 80s right i'm dating myself, but it was the 80s and you know the invisible hand was a real thing.

367

00:59:51.480 --> 01:00:03.420

Stephen Sloan - SOU & R3V: But I was talking to somebody earlier today about how it's possible to the invisible hand got slammed in the door right because the market has not been meeting the needs of.

368

01:00:04.590 --> 01:00:16.740

Stephen Sloan - SOU & R3V: Working people of businesses who need employees of society who needs people who have a healthy home to go home to and and heal from their surgery or whatever right and.

369

01:00:17.430 --> 01:00:34.080

Stephen Sloan - SOU & R3V: it's a it's a very interesting time right in in our capitalist society that is not so capitalist right because we, we all have free ways and we have corporate you know big big companies getting subsidies in various ways.

370

01:00:35.400 --> 01:00:39.780

Stephen Sloan - SOU & R3V: yeah anyway it's a fascinating moment in our history joshua, what do you have to add.

371

01:00:41.610 --> 01:00:45.960

Josh LeBombard: Well, getting kind of getting back to the funding piece, I was just thinking about it.

372

01:00:46.890 --> 01:00:52.560

Josh LeBombard: You know if you really think about where our values lie, you have to look at the funding to a certain degree.

373

01:00:52.830 --> 01:01:05.460

Josh LeBombard: You think about an organization like oh dod you know our Department of Transportation has about 5000 employees my department, we do land use we've got about 80 employees.

374

01:01:06.330 --> 01:01:24.900

Josh LeBombard: When you start to think about how much money we spend on transportation infrastructure, I mean we won't we'll spend 4060 100 million dollars to reduce the wait time at a stoplight by Point two five seconds, you know.

375

01:01:26.580 --> 01:01:36.690

Josh LeBombard: I really think there's a grand opportunity to take advantage of the amount of money that's in the transportation sector and the public sector.

376

01:01:37.050 --> 01:01:44.550

Josh LeBombard: To be able to funnel towards things like creating more housing opportunities around areas.

377

01:01:45.210 --> 01:01:55.260

Josh LeBombard: or in places where people aren't going to be needing to get onto the freeway system or to drive their own vehicles there's a ton of opportunity there, but I think just to back up.

378

01:01:55.860 --> 01:02:13.590

Josh LeBombard: And how I started is, we have to look at really follow the money to figure out where our value system lies, right now, and I think it's unfortunate, you know that we will spend \$100 million to build an interchange to you know, reduce congestion bye bye and just this tiny amount.

379

01:02:15.990 --> 01:02:19.500

Stephen Sloan - SOU & R3V: You reminded me of something really important here, because I know you've been really.

380

01:02:21.240 --> 01:02:29.970

Stephen Sloan - SOU & R3V: really involved in the creation of the rfp for the the traffic growth management plan that's going on our study that's going on and i'm you know.

381

01:02:31.110 --> 01:02:44.550

Stephen Sloan - SOU & R3V: i'm wondering about how housing related and density related relates to kind of where that's headed and where, if you can give us kind of a sense of where we are with that and kind of how that might play into this whole conversation.

382

01:02:46.320 --> 01:02:55.320

Josh LeBombard: yeah sure I mean Greg I think you hit on a number of really good points that the legends this the state of Oregon the legislature has made some really big changes.

383

01:02:55.650 --> 01:03:03.240

Josh LeBombard: To our land you system over the past couple years they made accessory dwelling units and outright permitted use in most communities.

384

01:03:03.570 --> 01:03:10.320

Josh LeBombard: They required to communities over 10,000 to allow duplexes in all their single families zones.

385

01:03:10.770 --> 01:03:19.020

Josh LeBombard: and communities over 25,000 they need to allow duplexes try plexus and four plex is in most of their single families zones.

386

01:03:19.740 --> 01:03:25.620

Josh LeBombard: were one of the only states in the country that really well, we are the only state in the country has really done away with single families zoning.

387

01:03:26.250 --> 01:03:34.500

Josh LeBombard: out right and that's a big deal as far as reducing inequities there's been a lot of racial inequities that our land use systems created over time.

388

01:03:35.490 --> 01:03:44.190

Josh LeBombard: And you know what you mentioned really reduces people's generational wealth, so those changes are very, very significant.

389

01:03:45.120 --> 01:03:52.080

Josh LeBombard: Another thing that our department is engaging in right now with the Department of Transportation is what we're calling our climate.

390

01:03:52.980 --> 01:03:58.140

Josh LeBombard: climate friendly and equitable communities rulemaking and essentially what we're doing right now.

391

01:03:58.710 --> 01:04:07.890

Josh LeBombard: not to get too into the weeds but we're rewriting the transportation planning rule to to put a lot more emphasis on.

392

01:04:08.310 --> 01:04:23.550

Josh LeBombard: Reducing the emphasis on auto oriented development and infrastructure that infrastructure improvements that are designated for only the automobile, to put it in, to put it elsewhere.

393

01:04:24.780 --> 01:04:31.920

Josh LeBombard: As part of that to what we're doing is, we will be requiring communities to designate climate friendly areas.

394

01:04:32.340 --> 01:04:42.750

Josh LeBombard: And that's going to be the size of those are going to be dependent upon the Community, but essentially these climate friendly areas are going to have to meet certain density and other requirements.

395

01:04:44.190 --> 01:04:54.000

Josh LeBombard: And then, what you alluded to, which is just a more localized effort, we will be embarking in the not too distant future, on a bear creek.

396

01:04:54.870 --> 01:05:13.200

Josh LeBombard: highway 99 and bear creek cord or study essentially what what we'll be looking at is where we can create some efficiencies along the corridor and along bear creek to be able to essentially to create more mixed use development more multifamily and mixed in middle housing housing types.

397

01:05:16.320 --> 01:05:28.080

Stephen Sloan - SOU & R3V: Right it's all all good stuff in fact in terms of the infill and the density and taking the single family home is lot and making into a duplex or multi unit.

398

01:05:28.560 --> 01:05:34.560

Stephen Sloan - SOU & R3V: We to promote the because these rules are here and a lot of Homeowners don't know about them yet.

399

01:05:34.800 --> 01:05:44.550

Stephen Sloan - SOU & R3V: We created a page on our 3D site that kind of promotes the idea of building an EDU and tries to make it a little bit easier, so I put a link there in the sight of that can be.

400

01:05:45.420 --> 01:05:52.080

Stephen Sloan - SOU & R3V: Please distribute that widely, and we will be promoting it as well, but it really kind of tease up that whole opportunity it's a massive.

401

01:05:53.010 --> 01:06:05.310

Stephen Sloan - SOU & R3V: Actual it's actually a massive giveaway to single family lot owners right it's a big opportunity to add income that to your own property that you already own so.

402

01:06:06.510 --> 01:06:10.590

Stephen Sloan - SOU & R3V: Anyway, so that's there anything else that we should talk about in terms of.

403

01:06:11.790 --> 01:06:26.940

Stephen Sloan - SOU & R3V: This so so you are just to confirm josh that as part of this look at 99 between ashland and self medford I guess it is, is the scope of the thing there you're looking at more density they're more housing along the highway.

404

01:06:29.040 --> 01:06:33.870

Josh LeBombard: yeah definitely I mean that's was the That was the impetus you know, as many of us know.

405

01:06:34.380 --> 01:06:46.800

Josh LeBombard: You know that live here, you know driving up and up and down highway 99 before the fire, it was definitely inefficient development, it was a hodgepodge of different uses it could have Stan you know it could have definitely improved.

406

01:06:48.000 --> 01:06:53.760

Josh LeBombard: The the upside of having a lot of those businesses in homes destroyed.

407

01:06:55.200 --> 01:07:00.180

Josh LeBombard: Using the glass half full perspective is really that it creates more of a clean slate.

408

01:07:00.840 --> 01:07:07.620

Josh LeBombard: So there are there's still there's a lot of opportunity along that corridor for redevelopment and that's really what we want to do we want to engage the Community.

409

01:07:08.100 --> 01:07:15.120

Josh LeBombard: And figure out, you know what what the type of uses are that makes sense there and focus on the ones that are more efficient.

410

01:07:16.110 --> 01:07:25.050

Josh LeBombard: And one of the things I do want to add I think i've said this before is we are going to be paying people for participating in that process to try to get people.

411

01:07:25.740 --> 01:07:35.130

Josh LeBombard: Who typically don't participate in these type of processes to participate, so you know get the you know same old folks showing up yeah.

412

01:07:35.850 --> 01:07:45.360

Stephen Sloan - SOU & R3V: that's great that's really great and yeah just such an amazing actually that stretch of 99 is so transit rich right, you have the bus line already there, and you have the greenway.

413

01:07:45.660 --> 01:07:51.960

Stephen Sloan - SOU & R3V: bike bike route and if you are working person, you could bike to work in talent or ashland and it would be.

414

01:07:53.130 --> 01:07:54.990

Stephen Sloan - SOU & R3V: huge savings, you know and and.

415

01:07:56.340 --> 01:07:58.500

Stephen Sloan - SOU & R3V: works on so many levels anyway.

416

01:07:59.640 --> 01:08:02.430

Stephen Sloan - SOU & R3V: Anything else any other comments from anybody questions.

417

01:08:06.180 --> 01:08:07.500

Stephen Sloan - SOU & R3V: But yes, Sam angle.

418

01:08:08.040 --> 01:08:13.800

Sam Engel: I i'm going to i'm going to preface this by saying I don't actually know about the thing i'm about to say.

419

01:08:15.390 --> 01:08:19.770

Sam Engel: Which, which is why I want to say it, because it kind of drives me crazy.

420

01:08:20.940 --> 01:08:36.450

Sam Engel: That I keep hearing the same thing over and over like the project will pencil between the land, the cost of construction and and then the loans and the financing and if there is public money available that brings the cost up for all kinds of reasons, like prevailing wages and.

421

01:08:37.680 --> 01:08:46.590

Sam Engel: And then often it's really difficult to braid all of those different restricted funding streams and the capital part of it seems to be really challenging there's a couple folks that folder that that out.

422

01:08:47.130 --> 01:08:52.290

Sam Engel: But those tend to be restricted dollars for very limited for a Community are very competitive.

423

01:08:53.580 --> 01:09:00.030

Sam Engel: The the problem, the part of it that I don't understand is if rents are frequently higher than mortgages.

424

01:09:04.560 --> 01:09:16.710

Sam Engel: Where is the risk that the lender is seeing that brings some of those those rates up so high we're looking at getting a construction loan for a nonprofit project and it would be like 13%.

425

01:09:17.400 --> 01:09:25.350

Sam Engel: interest to get that project started it was it was an astronomical number that would have made it not function, and I understand charging a high.

426

01:09:27.060 --> 01:09:35.880

Sam Engel: charging high interest when when the risk is going to be very high for the letter, but if housings gotta be a sure bet in this economy.

427

01:09:36.600 --> 01:09:43.200

Sam Engel: So why is it so difficult to find money for housing, if you don't already have several million dollars that you're sitting on to get started.

428

01:09:43.920 --> 01:09:53.400

Sam Engel: And it's it's a rhetorical question unless anybody has the answer, and I would be happy to take it offline and i'm just gonna i'm just like blowing up my ignorance right now.

429

01:09:56.100 --> 01:10:00.270

Sam Engel: Because I feel like there's an answer out there, but I sure don't know where to start.

430

01:10:04.920 --> 01:10:14.550

Margaret Van Vliet: So i'm going to just say that if you've got a lender offering you a construction loan for 13% interest rate that's Probably not.

431

01:10:16.500 --> 01:10:18.720

Margaret Van Vliet: It may not be a regulated.

432

01:10:20.520 --> 01:10:21.180

Margaret Van Vliet: bank.

433

01:10:23.070 --> 01:10:25.680

Margaret Van Vliet: Maybe a you know.

434

01:10:27.120 --> 01:10:36.990

Margaret Van Vliet: A different source of funding that has different expectations, but a regular i've no I haven't heard of a regulated lender charging 13% in.

435

01:10:38.400 --> 01:10:50.580

Margaret Van Vliet: Since I started construction lending in the late 80s so i'm a former banker I probably know enough to be dangerous, so that seems weird the place where it's not a sure bet is that, even though.

436

01:10:52.170 --> 01:11:06.960

Margaret Van Vliet: rents seem so high, in fact, higher than many people's mortgage payments, but the problem is, can it are they high enough to pay all the operating expenses and the mortgage with a margin.

437

01:11:08.790 --> 01:11:23.850

Margaret Van Vliet: And that's the basic does it pencil and the problem is as high as our rents are expenses are going up and debt is expensive, the debt service so it's so it's, it is a math problem.

438

01:11:25.110 --> 01:11:40.260

Margaret Van Vliet: And so the question is how do you layer in cheaper money into what we call the capital stack the debt to equity, the public money and and try to make those public monies less complicated.

439

01:11:42.660 --> 01:11:44.670

Margaret Van Vliet: So that you're both.

440

01:11:46.770 --> 01:11:50.610

Margaret Van Vliet: Lowering how much the mortgage payment is and.

441

01:11:52.110 --> 01:11:59.910

Margaret Van Vliet: here's a term that I love to hate de risking the transaction for the private lender.

442

01:12:02.040 --> 01:12:12.120

Margaret Van Vliet: But we've made all the sources of public money so bloody hard to get and use and keep track of that it's now its own industry of.

443

01:12:13.770 --> 01:12:16.350

Margaret Van Vliet: lawyers and specialists and accountants.

444

01:12:19.140 --> 01:12:22.860

Sam Engel: Thank you very much yeah, and this may not have been the right place to ask that question.

445

01:12:23.820 --> 01:12:39.300

Sam Engel: But you just you just definitely hit on something else that that may be a really interesting policy shift, which would be figuring out a way to simplify a lot of those public funding streams and I imagine a lot of the complexity in this public funding streams, is there.

446

01:12:40.470 --> 01:12:45.840

Sam Engel: Because at some point in history, it was abused and one of the things that we've seen and.

447

01:12:47.070 --> 01:12:54.840

Sam Engel: we've seen this and medicaid dollars, the relatively flexible medicaid dollars that we had to spend on services, five years ago, have gotten more restrictive every year.

448

01:12:55.230 --> 01:13:06.480

Sam Engel: Because admitting somebody has a good idea for like we should refine this or we should prevent this broken part of the system and I and has been around a lot longer, and so my assumption is that the same thing has happened it's been you know.

449

01:13:06.720 --> 01:13:08.250

Sam Engel: yeah awesome the camel.

450

01:13:08.820 --> 01:13:16.230

Margaret Van Vliet: it's it's both it's both fraud, the the risk of fraud somebody's cheating but it's also the kind of the.

451

01:13:18.090 --> 01:13:29.730

Margaret Van Vliet: Are you sure you're serving the most needy people right, and so you see in in the state of oregon's funding priorities and many cities as well.

452

01:13:30.360 --> 01:13:41.430

Margaret Van Vliet: The blower the poor and the people are that you intend to serve which i'm all about that we probably all are like yes get people off the streets, yes, what stabilized for working families.

453

01:13:41.730 --> 01:13:53.670

Margaret Van Vliet: Yes, let's get seniors and people disabilities, where they can live comfortably on fixed incomes, but if you drive to the to the lowest income people.

454

01:13:55.380 --> 01:14:09.480

Margaret Van Vliet: And, and the bureaucrats, I say that lovingly I am a former public servant most of my life and want to make sure they're really spending the dollars well and so so there's this.

455

01:14:10.290 --> 01:14:19.110

Margaret Van Vliet: Being beholden to the rule book and true to the sort of mission of poorest of the poor getting served first and all of that.

456

01:14:19.530 --> 01:14:27.780

Margaret Van Vliet: complicates and then you're accountable to the public, whether it's a city council or accounting Commission or a State legislator or a hud.

457

01:14:28.140 --> 01:14:40.770

Margaret Van Vliet: Like there's all kinds of people as a public funder looking over your shoulder saying now now now be fair don't screw it up don't serve the wrong people also don't tolerate any fraud.

458

01:14:41.490 --> 01:14:43.290

Sam Engel: So that is a philosophical point.

459

01:14:43.710 --> 01:14:44.070

Margaret Van Vliet: yeah.

460

01:14:44.160 --> 01:14:51.390

Sam Engel: With policies and systems if the system has been carefully unintentionally redesigned to serve in crisis.

461

01:14:51.660 --> 01:15:04.590

Sam Engel: Right, that means that the best way to get services to get into crisis first, and it would be wonderful if we could treat housing more like preventative health, where we really, really nice to find out if you've got colon polyps well before you've got colon cancer.

462

01:15:05.190 --> 01:15:11.190

Sam Engel: and similarly be really nice to wrap some supports around a struggling household well before they're in crisis.

463

01:15:11.550 --> 01:15:16.920

Margaret Van Vliet: tell you what when they make me queen for a day i'll bring you on my team okay we're just we're going to do.

464

01:15:18.360 --> 01:15:18.660

Sam Engel: Okay.

465

01:15:19.020 --> 01:15:19.980

Margaret Van Vliet: fix it all.

466

01:15:20.400 --> 01:15:22.020

Sam Engel: Thank you i'm off my soapbox I.

467

01:15:22.620 --> 01:15:24.120

Sam Engel: I do appreciate the moment so.

468

01:15:24.900 --> 01:15:34.260

Stephen Sloan - SOU & R3V: I know, Sam that's great and I and you're reminding me of something I think that Peter haley said in the fall and one of our calls about a State bank of some kind right where you.

469

01:15:34.260 --> 01:15:51.930

Stephen Sloan - SOU & R3V: cut out some of the margins, and I mean we're all getting whatever we get on our savings less than 1% would you take two or three right and and put it towards and know that that was going to be funded into mortgages on affordable housing right.

470

01:15:54.540 --> 01:15:57.150

Stephen Sloan - SOU & R3V: Anyway, this is an interesting question.

471

01:15:58.380 --> 01:16:04.830

Stephen Sloan - SOU & R3V: And I know there's all kinds of regulation around that I wonder if it's regulation that has kept it from being able to happen, I.

472

01:16:08.850 --> 01:16:20.220

Stephen Sloan - SOU & R3V: I will drop any other questions or comments I know there's been a lot of chatter night sorry I haven't been able to follow it all in the in the chat, but please anybody surface, something that you saw that was.

473

01:16:21.330 --> 01:16:22.680

Margaret Van Vliet: Interesting so.

474

01:16:23.400 --> 01:16:38.610

Margaret Van Vliet: I just would point out that there is more there's more money for affordable housing development in this in the state in the country than I have ever seen, and I have been doing this work for 30 years literally since the mid 80s.

475

01:16:39.690 --> 01:16:41.400

Margaret Van Vliet: So now, you know how old I am.

476

01:16:44.250 --> 01:16:52.470

Margaret Van Vliet: i've never seen this much money and the legislature is gonna about to give even more for the housing cause.

477

01:16:53.250 --> 01:17:04.950

Margaret Van Vliet: So the question for advocates may become okay we've got all of them like we've been waiting for this money for all this money to rain down on the system Jason can vouch for him for this.

478

01:17:05.400 --> 01:17:19.950

Margaret Van Vliet: question is, can you can we also have some is there a movement towards simplification and i'm you know that's not a loaded some of you know, I have worked for the State as a contractor, as well as an employee.

479

01:17:20.760 --> 01:17:34.680

Margaret Van Vliet: But so that's not not loading that's not a loaded sort of statement but it's just like it's for at this moment we can't get the money out the door because it's too too bloody hard, what are we doing like people are suffering right now so.

480

01:17:37.230 --> 01:17:45.030

Stephen Sloan - SOU & R3V: Jason what what are your thoughts in terms of the complexity of some of the restrictions that you find what we're could we lift.

481

01:17:46.650 --> 01:17:57.450

Jason Elzy - H.A. Jackson Cty: Well i'm I mean that's that's right, I mean every year there's more regulation layered upon the regulation, they nobody ever goes back and says well what regulation could we remove because this doesn't make sense anymore.

482

01:17:58.590 --> 01:18:03.900

Jason Elzy - H.A. Jackson Cty: And I keep my comments to the more of the local level now, because this is a Community forum, I think.

483

01:18:04.830 --> 01:18:18.390

Jason Elzy - H.A. Jackson Cty: Some of the complexities goes back to the need for the public well i'll give you an example i'm not picking on anybody, this is just the way it is we're trying to build 100 unit complex right now, and because of the way it's situated, and because of.

484

01:18:19.620 --> 01:18:27.480

Jason Elzy - H.A. Jackson Cty: Land Use regulations and local policy i'm needing to put in more than \$2 million worth of street improvements, just to get this housing in.

485

01:18:28.260 --> 01:18:45.780

Jason Elzy - H.A. Jackson Cty: Because that's the way it is because the city has street grid requirements, because that's how the regulations are required, because when you put it on the streets now you have to put in all the utilities and and condo it to go with it, so in order to build this this the site out.

486

01:18:47.010 --> 01:18:54.930

Jason Elzy - H.A. Jackson Cty: it's more than \$2 million of road improvement, yes, the road improvement probably should be taken place but they're doing it on the back of affordable housing.

487

01:18:55.530 --> 01:19:00.630

Jason Elzy - H.A. Jackson Cty: there's an there's an investment that the Community could make to say let's get out of the way.

488

01:19:01.260 --> 01:19:11.280

Jason Elzy - H.A. Jackson Cty: So that this housing can get on the ground now because people are sleeping in motels and cars, but we don't do that because you go back and you lovingly i'll use the word bureaucrat.

489

01:19:12.030 --> 01:19:19.950

Jason Elzy - H.A. Jackson Cty: because those are the roles that are given to them, they didn't write those roles down those are the those are the hundred years worth of roles that they're now required to.

490

01:19:20.700 --> 01:19:32.430

Jason Elzy - H.A. Jackson Cty: uphold because those are the rules if we really want to see a shift locally start looking at some of those regulations and policies to say get out of the way we want housing, though now.

491

01:19:34.350 --> 01:19:45.510

Stephen Sloan - SOU & R3V: So that's an excellent segue into I just dropped in a chat to a link to a paper as we've been talking about this i've been making notes and trying to make sense of it in my brain i'm a little bit like Sam right just trying to wrestle with these.

492

01:19:45.750 --> 01:20:00.810

Stephen Sloan - SOU & R3V: Issues like what are we doing here, and one of the ideas that we came up with was I worked with a student named Katherine Herbert was exceptional student and one of the things we came up with this can we just.

493

01:20:02.130 --> 01:20:06.000

Stephen Sloan - SOU & R3V: We need to promote the idea of yes in my backyard that's part of it right.

494

01:20:07.440 --> 01:20:14.250

Stephen Sloan - SOU & R3V: You don't have to wrestle with neighbors who say, well, not it's great idea, but now here, but also to to kind of.

495

01:20:14.790 --> 01:20:21.270

Stephen Sloan - SOU & R3V: Like we call it cutting cutting the Gordian knot right it's like there's a not that's keeping us from building, especially attainable housing.

496

01:20:21.540 --> 01:20:34.500

Stephen Sloan - SOU & R3V: Jason you have a lot in the pipeline a lot work money coming, but then we have this whole other tear that needs to be built as well, which will relieve some of the pressure on affordable, because people will be able to move out into you know the next level unit.

497

01:20:35.790 --> 01:20:50.610

Stephen Sloan - SOU & R3V: So we put together some ideas are a lot of great ideas on the table for the regional home housing needs assessment program in a process that I think Jason your agency or maybe it's, which is that but.

498

01:20:51.660 --> 01:20:59.580

Stephen Sloan - SOU & R3V: Anyway, we've got to figure out some way to say cut through some of those regulations get the system development charges right that you.

499

01:21:00.270 --> 01:21:09.660

Stephen Sloan - SOU & R3V: That you had to pay \$2 million for us some of some of this money coming down to cover some of that to make it really possible to make these things pencil.

500

01:21:10.380 --> 01:21:16.890

Stephen Sloan - SOU & R3V: Sam was saying right at any rate, so there are some ideas there, they are, as I say, there's lots of disclaimers in there.

501

01:21:17.370 --> 01:21:25.020

Stephen Sloan - SOU & R3V: i'm not an expert at all and just a person who's been listening for a little while and reading some stuff and trying to come up with something, how do we move forward.

502

01:21:25.440 --> 01:21:42.810

Stephen Sloan - SOU & R3V: How do we change the slope of the curve because right now it's going to take us years and years and years to build the inventory, that we would need somebody said we can't build our way out of this problem that's that's another whole other challenge, I know Jason you're trying.

503

01:21:44.340 --> 01:21:45.210

Stephen Sloan - SOU & R3V: Your very best.

504

01:21:46.320 --> 01:21:54.390

Stephen Sloan - SOU & R3V: and any other comments we're just about out of time there's so many good things in the chat we will publish this chat we will publish the recording.

505

01:21:56.040 --> 01:22:01.890

Stephen Sloan - SOU & R3V: But this has been a rich conversation any closing comments from any of our any of our guests here.

506

01:22:04.020 --> 01:22:11.190

Stephen Sloan - SOU & R3V: panelists or or others don you had maybe you were clapping earlier for something Margaret said or did you have your hand up.

507

01:22:16.290 --> 01:22:26.760

Don Bruland (he, him, his): Oh no Andrew purse I I always have to put in my two cents, which is always and as we're building this housing let's make it.

508

01:22:27.840 --> 01:22:49.140

Don Bruland (he, him, his): Accessible adaptable or we're going to be dealing with a whole other set of costs in terms of care of people who we could avoid if they could boats do it themselves and are we weren't funding in terms of health care, finding when they break their hip are they.

509

01:22:50.160 --> 01:23:06.930

Don Bruland (he, him, his): leg and stuff and I know I i'm working with some organizations on that rebuilding together rogue valley and some others on that whole concept that we have two and one through cog, which is the life.

510

01:23:08.010 --> 01:23:18.690

Don Bruland (he, him, his): Lifelong housing, but we have to also think, once again it all fits together that's I think what we heard loud and clear throughout this.

511

01:23:19.920 --> 01:23:33.570

Don Bruland (he, him, his): You can't develop business, if you don't have a place for employees to stay you can't interact deploy employees and you mentioned the healthcare every time we talk with health care, our big providers.

512

01:23:34.680 --> 01:23:44.400

Don Bruland (he, him, his): Their biggest issue is they have people come in here that they're going to pay a pretty good salary to in fact a good salary to but they can't find housing.

513

01:23:45.870 --> 01:23:52.080

Don Bruland (he, him, his): So it it all fits together, this has been fascinating for me because i'm.

514

01:23:53.460 --> 01:24:00.570

Don Bruland (he, him, his): only partially and then i'll have to check what Margaret said about sonoma because my son works for the sonoma county.

515

01:24:02.490 --> 01:24:03.000

Don Bruland (he, him, his): and

516

01:24:05.790 --> 01:24:11.670

Don Bruland (he, him, his): i've taught we've had some discussions about it, but we have an opportunity here is the thing.

517

01:24:12.930 --> 01:24:24.810

Don Bruland (he, him, his): Now that we're looking at filling in let's not waste that opportunity by continuing to build our situation back into the same problems we had before I guess.

518

01:24:25.170 --> 01:24:26.010

Stephen Sloan - SOU & R3V: So done I.

519

01:24:26.340 --> 01:24:37.110

Stephen Sloan - SOU & R3V: made this great point that you know the situation we have with worker housing, right now, demographically it's going to slide into senior housing shortage which we already have it's just going to get worse.

520

01:24:37.320 --> 01:24:40.260

Stephen Sloan - SOU & R3V: In well years if we don't build accessibly now.

521

01:24:40.860 --> 01:24:42.750

Don Bruland (he, him, his): And, and I is a senior.

522

01:24:43.980 --> 01:24:50.670

Don Bruland (he, him, his): But what I have to say most much of the housing that's being built now is for seniors moving into our area.

523

01:24:51.780 --> 01:25:05.370

Don Bruland (he, him, his): Is they're the only ones who can afford the housing and i'm you know this has been a big retirement area, and I understand that and I have relatives who who have retired here into some of that.

524

01:25:06.780 --> 01:25:09.420

Don Bruland (he, him, his): 300 \$400,000 housing.

525

01:25:10.860 --> 01:25:14.010

Don Bruland (he, him, his): So I understand the attraction to the builders, but.

526

01:25:15.150 --> 01:25:35.790

Don Bruland (he, him, his): I think the other that really hit me hard is we've got to figure, a way of financing of putting money cheaper money into it, as well as finding the land and and having some flexibility and Jason that was very helpful you talking about the 2 million.

527

01:25:37.620 --> 01:25:40.350

Don Bruland (he, him, his): To cost for the infrastructure and.

528

01:25:42.060 --> 01:25:51.780

Don Bruland (he, him, his): We all know the reason they they've gone with that approach that we really need to rethink it because it's in the cities and interest.

529

01:25:53.190 --> 01:26:03.330

Don Bruland (he, him, his): That that low income housing be built it's in the Community, our interests, and so we need to figure out is there are there carve outs.

530

01:26:04.470 --> 01:26:07.860

Don Bruland (he, him, his): or certain types of housing, which could be a tremendous incentive.

531

01:26:09.570 --> 01:26:14.280

Don Bruland (he, him, his): To building that so anyway i've talked about well.

532

01:26:14.370 --> 01:26:23.310

Stephen Sloan - SOU & R3V: that's great Thank you summed it up nicely me, we have one minute left any closing comments from anyone anybody need the last word.

533

01:26:26.340 --> 01:26:35.190

Stephen Sloan - SOU & R3V: And I will take it, I will say thank you to all of our panelists and the whole Community everybody who's here, because this is such an important conversation, and this was a fascinating.

534

01:26:35.880 --> 01:26:51.360

Stephen Sloan - SOU & R3V: For me kind of multifaceted look at the question, so thank you and watch the space we will we will be talking more about land availability what we might actually do about it in the coming weeks, thanks so much everybody, thank you for all your good work.