

The meeting was called to order at 3:07pm, a quorum was present

1. Roll call of committee members present.

- a. All members present and we have a Quorum

2. Motion to amend the agenda by Committee member Jillian Bandes

- a. A request to add item YIMBY for document revisions and allocated time to incorporate some of the language/verbiage that was discussed during the previous meeting
- b. Committee Chair Macdonald requested clarification on agenda item 4C. Is it related to latest state level bills? Mr. Derek Kilborn stated its in reference to City related items.
- c. The Chair requested to add how it applies under 4C to state level requirements as part of the agenda

3. A motion was made to approve the agenda amendments by Vice-Chair Ken Rush, and seconded by Committee member Trevor Mallory

- a. All were in favor

4. Approval of minutes from the June 16, 2020 meeting

- a. Committee member Jack Humburg and seconded Committee member Lindsay Boswell
- b. The minutes from the June 16, 2020 meeting were approved as written by a consensus vote
- c. No one opposed

5. Summary of incentives for review

- Allowance of Flexibility in densities for affordable housing and the reduction of parking and setback requirements
- Mr. Kilborn discussed overview of slides as part of agenda

6. Incentive – The reduction of parking and setback requirements

- a. Mr. Kilborn provided slides which detailed the 2019 code changes which provide for reduced parking for Multi-family properties, properties that construct certified Workforce Housing Units or Senior Units, and properties with proximity to high frequency transit.

7. Incentive – Allowance of flexibility in densities for affordable housing

- a. Mr. Kilborn provided slides which detailed the 2019 code changes which increased the size of the density bonus awarded in several zoning districts the construction of Certified Workforce Housing.

8. Questions related to Mr. Kilborn’s presentation

- a. Committee Member Mallory asked question about converting garage to livable dwellings adjusted/change. Can you convert “downstairs” to a third unit?
- b. Mr. Kilborn stated it is a question related to NTM Zoning of which is a bit different than what is being discussed today, but he discussed that under NTM, recent changes have been made and there are some changes possibly to take place regarding specifics to the question asked by Committee member Mallory
- c. Vice-Chair Rush stated it is nice to have the changes to parking restrictions. He asked specifically how do you calculate the “0.25” parking limitations number

because for example, you don't have a "quarter of a car" or does it apply to square footage of the space.

- d. Mr. Kilborn responded that 0.25 would round down and 0.5 would round up. Ms. Elizabeth Abernathy, Director of Planning added that there is specific information in the city code on how to handle the rounding of numbers related to this issue. For example, 1.25 would round down.
- e. Mr. Humburg wanted to thank the city for the changes to the parking reduction standards and it has been helpful in Boley's most recent development and saved a considerable amount of money in the development process.
- f. Chair Macdonald also supported the parking reduction changes in their development as well, overall. He discussed that these changes have assisted with a streamlined approach and less bureaucratic entanglements or process requirements to make the development work.

9. Ms. Bandes discussed the YIMBY further regarding the previous meeting discussion and items any committee members would like to address/discuss

- a. Vice-Chair Rush asked were there some numbers that were going to change as provided by city staff. Committee member Bandes provided the figures that were provided to her by Housing staff regarding unit counts for various Housing Programs.
- b. She asked for clarification regarding committed units listed and ones completed.
- c. Stephanie Lampe, Sr. Housing Coordinator stated all funding sources have a role and impact any additional funding efforts will always be helpful/beneficial in addressing the greater affordable housing needs

- d. Chair Macdonald discussed that when thinking on these issues as a committee, the role is to develop incentives to better improve the affordable housing needs and additional policies. He discussed that the solutions of YIMBY is important to affordable housing needs, but supporting a whole document as provided by the YIMBY group may not all be relevant to the committee's greater incentive discussion
- e. Ms. Bandes stated AHAC maybe should just keep the committee support of YIMBY general and Chair Macdonald replied that he is comfortable making a motion that the Affordable Housing Advisory Committee is in support of some of the policies as described in the YIMBY movement
- f. Chair Macdonald stated that he is not interested in changing the document provided as it is not the committee's document
- g. Assistant City Attorney Brad Tennant asked for clarification and if that was an official motion.
- h. Chair Macdonald stated No.
- i. Vice-Chair Rush said that he supports YIMBY and agrees that the impact solely government funding is assisting with is minor in whole due to the greater community and population needs. He stated however that many local agencies and persons without the funding provided could not survive or thrive in assisting the affordable housing community needs.
- j. Mr. Rush further stated that the strategies and solutions could continue to grow over time and evolve and will support the YIMBY message provided.

- k. Ms. Lampe further provided viewing of the strategies listed on the YIMBY handout provided by sharing the screen with the AHAC committee.
- l. Mr. Humburg stated he supports the concepts of YIMBY as listed, but supporting the document as provided in whole would not be something he could align with at this time for the committee as a whole or feel it is the committee's responsibility to do so
- m. Mr. Humburg stated there are concepts within the document worthy of additional discussion, but not sure it is this committees' role or if others would want to
- n. Chair Macdonald asked for more information about the "shared equity" arrangement as listed in the document
- o. Ms. Bandes provided an overview of the shared equity meaning/process
- p. Ms. Lampe stated that there is a single-family land trust that is ongoing with housing and that the department has worked fine so far to date with minimal work
- q. Mr. Humburg stated that Boley has examples of land trust development as well
- r. Chair Macdonald asked via the handout are the five examples YIMBY main policy decisions or is the document a small portion of YIMBY greater policy platform
- s. Ms. Bandes stated that the problem is greater than just being able to use city money and enhancing the affordable housing "problem" by thinking outside the box and this is one template for doing so
- t. Chair Macdonald makes a motion that the AHAC support YIMBY efforts to in tackling the great problem with affordable housing. Vice-Chair Rush seconded.

- u. Assistant City Attorney Tennant provided clarification that the chair can make a motion in this example.
- v. Committee member DePugh wanted the motion clarified.
- w. Chair Macdonald stated the motion is for AHAC to not endorse the document and it's detail, but in a broader sense support YIMBY efforts in tackling the greater affordable housing problem and alternative strategies and policies to encourage production.
- x. Mr. DePugh clarified a substitute motion which was to support YIMBY's concepts to create policy-based housing strategies to address the affordable housing shortage issue and Mr. Humburg seconded.
- y. All were in favor of the clarified motion/substitute and language. The Chair thanked Ms. Bades for bringing the item forward.

10. Chair Macdonald discussed recent state bill (House Bill 1339) of the state providing local jurisdictions, local governments, more leeway in approving development of affordable housing that might be proposed to be located in its residential, commercial, industrial zoning districts.

- a. Ms. Abernathy clarified that there are two provisions related to this state bill for local city council decisions and county commissioners
- b. Chair Macdonald discussed that he believes it is an important measure and one to encourages that the process be s streamlined
- c. Ms. Abernathy stated that she will be able to provide further feedback at a later date (after the HLUT Committee meeting August 13th) and that additional information will be available for the AHAC and helpful at a future meeting

- d. Chair Macdonald asked how the elected official requirement will work as listed in the bill.
- e. Ms. Lampe responded that whoever gets appointed in October will be part of the next plan due to timing limitations and requirements

11. Open Discussion/Questions/Comments/Announcements

- a. None.

12. Adjourn

- a. Meeting adjourned at 4:30pm

Note: slide presentation and attendance record are attached to minutes.