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**Ashland Housing & Human Services Commission and Planning Commission**

**Joint Study Session**

***Draft* Minutes**

**January 28, 2021**

**Call to Order**

Housing Commission Chair Rich Rohde called the meeting to order at 4:30pm via Zoom.

**Planning Commissioners Present: Housing Commissioners Present:**

Michael Dawkins Rich Rohde

Haywood Norton Echo Fields

Roger Pearce Linda Reppond

Lynn Thompson Heidi Parker

Lisa Verner Chris Mahan

Alan Harper Jackie Bachman

**Staff Present: Council Present:**

Bill Molnar Gina Duquenne

Brandon Goldman Paula Hyatt

Linda Reid

Liz Hamilton

**Presenter: Beth Goldman / Project Director Eco Northwest with Sadie DiNatale**

**Housing Capacity Analysis:**

The Analysis shows the City of Ashland’s land supply, forecasted population growth, local housing market, socio-economic characteristics of Ashland’s residents, housing affordability factors, and a forecast of housing demand. See Power Point presentation at:

<http://www.ashland.or.us/SIB/files/PPT_Ashland_HCA__Joint_PC_HHSC_-_Jan_28.pdf>

**Round Robin discussion for policies ideas:**

Beth requests a Round Robin discussion for feedback from the Commissioners about what they think is the most important policies Ashland should be looking at. Eco Northwest will incorporate this information into the development of the Strategic Action Plan.

**Jackie Bachman** – Feels affordable housing should be top priority and innovative policies.

**Gina Duquenne –** Feels implementing Construction Excise Tax (CET) and giving incentives for builders and developers for more affordable housing

**Rich Rohde –** Feels CET to fund the Housing Trust Fund to give incentives to developers and possibly inclusionary zoning.

**Alan Harper –** Feels moreInnovative Development projects. More funding for infrastructure to vacant lands

**Paula Hyatt –** Feels Vertical building can help compensate for market value of land**.**

**Chris Mahan** Feels Help with rent burden issues is high priority.

**Roger Pearce –** Focus on low and median housing. Increasing density, decreasing parking, etc.

**Heidi Parker-** Feels More ADU’s, cottage housing, manufactured housing, and more dividing of existing houses will help.

**Haywood Norton –** Feels more percentage for low income in smaller developments. Go back to vacant areas and find out why it has not been developed yet.

**Linda Reppond –** Feels Dividing Large homes into multiple units can help. Or Possibly Adding a tax for owning a 2nd home that is not in the rental market.

**Michael Dawkins -** Feels CET could helpas well as dividing larger homes into multiple units

**Lisa Verner –** Feels Ashland need to alleviate homelessness

**Lynn Thonpson –** Concerned that more families are needed in Ashland with more development of 3-bedroom units to attract families.

**Echo Fields -** Feels broader participation with the community for policy making**.**

**Discussion about on-line public open house with survey in April**

Commissioners talk about how to promote an on-line survey for policy making

**Adjournment**  Rich Rohde adjourned the meeting at 6:30p.m.

*Respectfully submitted by Liz Hamilton*