

Dayton Affordable Housing Commission

Regular Meeting—Minutes

Tuesday, June 9, 2020 at 5:00 pm

ZOOM



1. Call to Order
 - a. Chair Dain Nysoe called to order the regular meeting of the Affordable Housing Commission at 5:01 pm.
2. Roll Call and Establish Quorum

Members present: Dain Nysoe, Shawn Brown, Scott Hudson, and Garrett Warren.

Members absent: None

Staff presented: Meagan Bailey, Director of Planning and Community Development
3. Review of Minutes
 - a. May 12, 2020
 - i. *A motion was made by Hudson and seconded by Warren to approve the May 12, 2020 meeting minutes as presented; none opposed. Minutes approved.*
4. Public Comment
 - a. None presented
5. Old Business
 - a. None presented
6. New Business
 - a. Review of opportunities for incentivizing development
 - i. The commission discussed the presentation from Commerce and considered project ideas to stimulate affordable housing development in Dayton.
 1. Land surplus – staff will complete an inventory of City-owned properties in the City of Dayton and provide a list at the next

meeting. Staff will include property details, zoning, allowed uses, etc., as well as information regarding deed restrictions the City may impose, such as development time restrictions, maximum AMI, etc. Additionally, the commission will submit request to City Council for 2021 budget to allow for surveying and title work to aid in the surplus of these lands (note: surveying and title work only required on a case-by-case basis and is not anticipated to be done for every property).

2. The removal/demotion of low-quality or dilapidated housing stock was discussed and considered. Staff will research opportunities for controlled burns in the City limits to offer training for the Fire Department as well as low-cost opportunities to remove nuisance homes and free land up for future development.
 - a. Building permit fee retention/control was discussed, and the idea of waiving demolition fees was posed. The City has contracted with Columbia County for building services and does not have control over the building permit fee schedule and cannot offer waivers on the fees.
 - b. An idea was presented to allow for the recycle/scavenge of materials from homes and/or structures prior to demolition and the disposal of construction materials. Staff made comment of the City of Walla Walla's codes requiring this concept. Upon review, staff confirmed that this is for historic buildings only in Walla Walla but may be used as a guiding document for future consideration and use in the City of Dayton. *More information in [WWMC 20.146.040](#).*
 - c. The need of a marketing campaign was discussed, as Dayton has already implemented numerous incentives and

unique opportunities that developers may not be aware. It was discussed that this campaign be added as a budget request for the 2021 budget cycle as well.

7. Recommendations for City Council and/or Dayton Planning Commission

a. *A motion was made by Brown and seconded by Warren to notify the Dayton City Council of a pending 2021 budget request to allow the Affordable Housing Commission and staff to develop a marketing plan and to fund title reports and surveying to surplus appropriate city-owned properties; none opposed. Motion carries.*

i. Staff will notify the Council during the next regular council meeting and will include this request in the Department of Planning & Community Development budget requests and goals for 2021.

8. Director Report/Other items note on the Agenda

a. Staff shared comment received from a developer regarding capital facility charges. In short, capital facility charges are imposed for infrastructure development and cannot be waived, or the City may be considered allowing the gifting of public funds. There is potential for the Public Works Council Committee and Public Works Department to review these charges and consider amending, if possible. This discussion will be forwarded to the Public Works Director, Administrator, and Chair of the Public Works Committee for further discussion.

b. Staff shared a brief follow up on the Commerce Short Course from the previous meeting and thanked the commission again for hosting and attending. The Short Course was well attended by members across the State, and the recording is available online for future use and review.

9. Adjournment

a. *A motion was made by Hudson and seconded by Warren to adjourn the regular meeting of the Affordable Housing Commission at 5:47 pm; none opposed. Meeting adjourned.*

Approved on July 14, 2020

Dain Nysoe, Chair

Date

Attest:

Meagan Bailey, Director of Planning & Community
Development