



CITY OF NORMAN, OK AIM NORMAN COMPREHENSIVE PLAN HOUSING SUB-COMMITTEE MEETING

Development Center, Conference Room B, 225 N Webster Ave, Norman, OK 73069

Wednesday, September 11, 2024 at 9:00 AM

MINUTES

The AIM Norman Comprehensive Plan Housing Sub-Committee of the City of Norman, Cleveland County, State of Oklahoma, met in Regular Session in Conference Room B at the Development Center, on the 11th day of September, 2024, at 9:00 a.m., and notice of the agenda of the meeting were posted at the Norman Municipal Building at 201 West Gray, Development Center at 225 N. Webster and on the City website at least 24 hours prior to the beginning of the meeting.

Chair Richard McKown called the meeting to order at 9:00am.

ROLL CALL

SUB-COMMITTEE MEMBERS PRESENT OTHERS PRESENT

David Kinnard
Richard McKown
Cynthia Rogers
Heidi Smith
Zachary Stevens
Colton Wayman

Charlie Cowell (RDG)
Amy Haase (RDG)
Shavonne Evans – Steering Committee
Lee Hall – Steering Committee
Amanda Narin – Steering Committee
Patrick Schrank– Steering Committee

Lora Hoggatt (Staff)
Jane Hudson (Staff)
Whitney Kline (Staff)
Lisa Krieg (Staff)
Tara Reynolds (Staff)

MINUTES

1. CONSIDERATION OF APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF THE MINUTES AS FOLLOWS:

AIM NORMAN COMPREHENSIVE PLAN HOUSING SUB-COMMITTEE MEETING
MINUTES OF MAY 9, 2024.

Heidi Smith made a motion to accept the Minutes from the May 9, 2024 meeting of the Housing Sub-Committee as presented. Colton Wayman seconded. Minutes were approved unanimously.

REPORTS

2. DISCUSSION OF AIM NORMAN PROGRESS UPDATE.

Since the May 9th Housing Subcommittee meeting the AIM Steering Committee has met twice. Charlie Cowell with RDG provided an update of the multiple engagement activities that have been ongoing since the last Housing Sub-Committee meeting.

DISCUSSION ITEMS

3. CONTINUED DISCUSSION OF DRAFT HOUSING PLAN DOCUMENT REVIEW.

This is the fifth meeting for the Housing Sub-Committee. A discussion was held and it was determined that additional meetings are warranted to review the document. Possible dates include two in October with the Consultant Team attending by Zoom. A Doodle Poll will be sent out to determine the best times. A recap of the activities that have been occurring with the AIM Steering Committee was presented.

The general discussion focused on refining the Norman Housing Plan, addressing affordability issues, and ensuring the clarity of the document. Key points discussed included the affordability crisis with 72% of Norman residents unable to afford new construction and 41% of renters unable to afford \$1,250 monthly rent. The need for pre-approved/pre-reviewed plans and clear building Zoning codes was emphasized to streamline development and reduce costs. It was discussed that at least one future meeting is needed to finalize edits and ensure the plan's effectiveness in addressing housing needs.

Specifically the following Draft Document items were discussed:

General

- Add AMI ranges anywhere 2022 income ranges are used, as reference as inflation changes in the future.
- Use the word "attainable" over "affordable" unless affordable is specific to Federal rules.
- Distinguish between the different types of multi-family instead of lumping all multi-family together.
- Page 35 - Work on the formatting to focus on the Goals more than the AIM Norman Development Principles
- Page 36-39 - Reorganize the summary goals and strategies tables to be included under each Goal page
- Page 50 - Swap out the photo to a house

Findings and analysis

- Use 2022 for all the data sources if possible.
- Page 18, Figure 1.3 - Add 2022 and 2023 building permit data to the chart.
- Page 23, Figure 1.9 - See if there is a way to forecast incomes and price distribution for the housing program in the future market rather than maintain today's income and occupancy ratios.

Goal 1

- Add a metric for Strategy A that measures the number of PUDs and variances requested under the new zoning and subdivision codes.

Goal 2

- Strategy A - Remove "look-book" to ... "Acceptable building plans."
 - Ensure the language specifies developing the plans with the development community.
 - Fire and building code plot plans can be pre-approved. Engineering plans cannot be pre-approved.
 - Do not use the term "pattern zones."

Goal 3

- Add a new Strategy for 24 hour permanent shelters - ensure the City is committed to supporting this.
- Strategy B - for an Affordable Housing Fund, ensure we have language on percentage requirements for price points and level of requirements.

Goal 4

- Strategy A - Concern about a possible contradiction between "maintain" and "redevelopment" in the goal for existing neighborhoods. Look to remove "maintain" to "enhance and promote infill opportunities."
 - Provide directions on when and where strategies apply regarding redevelopment in neighborhoods. Develop a process to evaluate under market-based criteria.
 - Emphasize that home maintenance is still important.

Goal 5 - No comments

ACTION ITEMS

4. RECOMMEND HOUSING STRATEGY PLAN DATED SEPTEMBER 11TH TO AIM NORMAN STEERING COMMITTEE.

Committee was challenged to continue reviewing the Draft Document to develop any missing pieces for discussion at the next meeting.

MISCELLANEOUS COMMENTS

Chair Richard McKown thanked the subcommittee members for their participation and time to be there for the meeting.

An additional Subcommittee meeting is being added and each committee member will receive a Doodle Poll to determine the best time.

ADJOURNMENT

The meeting adjourned at 10:30 a.m.

Passed and approved this _____ day of _____ 2024.

Richard McKown, Housing Sub-Committee Chair