



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

Development Center, Room B, 225 N. Webster Ave., Norman, OK 73069
Thursday, February 15, 2024 at 9:00 AM

MINUTES

It is the policy of the City of Norman that no person or groups of persons shall on the grounds of race, color, religion, ancestry, national origin, age, place of birth, sex, sexual orientation, gender identity or expression, familial status, marital status, including marriage to a person of the same sex, disability, relation, or genetic information, be excluded from participation in, be denied the benefits of, or otherwise subjected to discrimination in employment activities or in all programs, services, or activities administered by the City, its recipients, sub-recipients, and contractors. In the event of any comments, complaints, modifications, accommodations, alternative formats, and auxiliary aids and services regarding accessibility or inclusion, please contact the ADA Technician at 405-366-5446, Relay Service: 711. To better serve you, five (5) business days' advance notice is preferred.

All AIM Sub-Committee Meetings are not regular meetings of the AIM Norman Comprehensive Plan Steering Committee, but the Steering Committee will be invited to attend, and this notice is being posted in compliance with the Oklahoma Open Meetings Act in the event of a quorum.

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

ROLL CALL

SUB-COMMITTEE MEMBERS PRESENT OTHERS PRESENT

Sally Allen	Charlie Cowell (RDG)
Karen Canavan	Amy Haase (RDG)
Francesco Cianfarani	Marty Shukert (RDG)
April Doshier	Maya Struhar (RDG)
Dave Kinnard	Shavonne Evans – Co-Chair Steering Committee
Richard McKown	Inger Giuffrida– Co-Chair Steering Committee
Cynthia Rogers	Amanda Narin – Steering Committee
Heidi Smith	Patrick Schrank– Steering Committee
Zachary Stevens	Lee Hall – Steering Committee
Colton Wayman	Leti Galizzi (Guest)
	Jane Hudson (Staff)
	Whitney Kline (Staff)
	Lisa Krieg (Staff)
	Anthony Purinton (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 JANUARY 11, 2024.

Heidi Smith made a motion to accept the Minutes from the January 11, 2024 meeting of the Housing Sub-Committee as presented. Colton Wayman seconded. Cynthia Rogers abstained due to being absent for the meeting. Minutes were approved unanimously.

UPDATES

2. AIM NORMAN PROGRESS UPDATE

Charlie Cowell and Amy Haase with RDG provided a recap of the general themes that were discussed at the February 14, 2024 Steering Committee meeting. Explained to the Housing Sub-Committee the general themes that are demonstrated such as commonalities and differences between the six boards and stated that more comprehensive notes are being prepared for distribution to the Steering Committee as well as the Sub-Committees.

3. HOUSING SUB-COMMITTEE #1 RECAP

This is the second meeting for the Housing Sub-Committee. Charlie Cowell and Amy Haase explained the differences between the tasks that the Steering Committee is charged with and what the Housing Sub-Committee is charged with. Specifically, the Steering Committee is responsible for the Land Use Plan which includes land use types and locations whereas the Housing Sub-Committee is charged with strategies and policies as they relate to housing. For example, relative densities and housing types, but not necessarily location.

The PPT presentation was utilized where Charlie pointed out using the results of the AIM question of the month regarding housing, that there is a disconnect within the public responses that indicate that a priority consideration for housing selection is affordability, yet in regards to public policies the lowest priorities are those which address affordability were ranked lower on the other questions. He explained this demonstrates that there is some disconnect with at least the general public's understanding of myths of what maybe some of the strategies and solutions might be for someone who challenges their choosing.

In review of the Housing Demand Forecast slide, a question was raised by Cynthia Rogers pertaining to the population projection being utilized. Amy and Charlie explained the methodology that was used to make the projection of a population in 2045 of 185,759 that was approved by the Steering Committee. Colton Wayman inquired regarding the 1 ½% growth rate being conservative. Charlie explained how the actual rate of growth is slowing due to the increased number of the base population which is utilized in computing the growth rate.

Charlie demonstrated how utilizing the population and housing unit needs are transitioned into actual acreage of land which is needed to support the activity relative to the density desired. At this point the slide containing the six results of the land use exercise by the Steering Committee was discussed. It was explained that this was a very high level exercise to measure where people were in terms of where they were drawing a hard line and where they were flexible. In review of the six results several of the groups basically established a hard urban development line at 48th east saying we want to concentrate development within these areas,

which is going to generate naturally higher density. Amy then explained that another example illustrated by board three, is a more market driven approach which is probably going to have a higher density, but not radically. The idea on board three was more to distribute growth to the east where it's land is available. The other thing that's important to understand is that the squares are covering up some existing constraints. So for example, between 24th and 48th East, by most people seen as being the main focus of urban services development, but there's a lot of large live stuff in there that you have to go around, flood plain, etc.

Richard then gave additional information to the Sub-Committee regarding at the four units per acre density that access to sanitary sewer is necessary, in addition he discussed how as the density increases, meaning going up, the cost also substantially increases. This demonstrated the correlation between affordability and density and how it is a balancing act to find the sweet spot depending on the specific site constraints.

Cynthia Rogers then discussed the need to diversify the housing types in Norman and how the fact is that if Norman elects to develop in an environmental and sustainable way that possibly the 23,000 additional units isn't feasible. And how do we manage the trade-offs with policy to get to the number?

Marty then explained that builders build what they are comfortable, risk wise, in building, and how that is what is limiting the diversity of housing types currently. Single family detached builders build that model, multi family developers build that model, etc. The discussion centered on how the existing policies and regulations are limiting to specific housing types.

Zach Stephens discussed an example of a 5,000 sq. ft. lot on Johnson Street and the site constraints which requires multiple approvals such as Board of Adjustment, etc. and if there was a policy change to eliminate minimum lot sizes, it would allow for a streamlined development.

Richard then brought up the pending approval of the Accessory Dwelling Unit Development Ordinance that was unanimously approved by Planning Commission in February and will be coming to City Council for Approval in March. This is the type of policy change that could lead to additional density without vast expansion of services for development. This lead to the discussion regarding storm water concerns and impacts with increasing the density within the core.

Charlie then provided several slides of terminology for the Sub-Committee to utilize so that in our discussions we will be all talking in the same context.

Charlie then explained that there is a detailed Market Analysis being completed which will detail the numbers of units based upon household income and type for both owner and renter units. This will be provided to both the Steering Committee and Housing Sub-Committee once completed.

Richard explained how over the last decade that Norman has built on average 412 single family detached units each year and using that projection, it is impossible to get to the 23,000 units projected without substantial policy changes, which means that higher density is required which will then tip the percentage of renters vs. owner occupants to more rental units due to the absence of a condo market in Oklahoma.

General discussion was held on the Sub-Committee working to develop very broad goals and strategies for obtaining those goals with the overarching theme of Affordability. Five goals were provided by RDG to begin the conversation. These were based upon common themes that have been brought up in the multiple meetings that have been held as well as the citizen input thus far. It was reiterated that these are only a starting point for discussion. Committee members provided input and edits on the first draft goal statements.

Heidi Smith brought up the point that we have a meeting scheduled for 90 minutes and over an hour was spent recapping the previous meeting and if we are going to be productive, everyone needs to come prepared for each meeting.

DISCUSSION ITEMS

4. HOUSING GOALS AND STRATEGIES

There was not enough time to cover this item.

NEXT STEPS

Sub-committee members were again asked to familiarize themselves with the reading list that Richard McKown sent out with the first meeting notice.

Sub-Committee members were asked to spend time on developing the goals for the committee to discuss at the next meeting to be held on March 13.

CLOSING COMMENTS

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

ADJOURNMENT

The meeting adjourned at 10:30 a.m..

Passed and approved on this 13th day of March 2024.


Richard McKown, Chair