



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

Development Center, Room B, 225 N. Webster Ave., Norman, OK 73069  
Thursday, May 09, 2024 at 9:00 AM

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## 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 9<sup>th</sup> day of May, 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

Sally Allen	Charlie Cowell (RDG)
Karen Canavan	Amy Haase (RDG)
April Doshier	Marty Shukert (RDG)
David Kinnard	Flavia Hauss (RDG)
Richard McKown	Amanda Narin – Steering Committee
Cynthia Rogers	Patrick Schrank– Steering Committee
Heidi Smith	
Zachary Stevens	Lora Hoggatt (Staff)
Colton Wayman	Jane Hudson (Staff)
	Whitney Kline (Staff)
	Lisa Krieg (Staff)
Cameron Brewer (Guest)	Beth Muckala (Staff)
Randy Gardner (Guest)	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 MARCH 13, 2024.

Karen Canavan made a motion to accept the Minutes from the March 13, 2024 meeting of the Housing Sub-Committee as presented. Colton Wayman seconded. Minutes were approved unanimously.

### REPORTS

## 2. AIM NORMAN PROGRESS UPDATE.

Since the March 13th 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. HOUSING GOALS AND STRATEGIES CONTINUED.

This is the fourth meeting for the Housing Sub-Committee. A discussion was held and it was determined that an additional meeting is warranted. Possible dates include June and or July in coordination with the other AIM meetings being held during the second week. A Doodle Poll will be sent out to determine the best time. A recap of the activities that have been occurring with the AIM Steering Committee was presented.

A PPT presentation was utilized where Charlie explained the broader picture of Character Areas and how they relate to the Development Principles that will help guide land use decision making in the future as well. The Character Areas build on the Development Principles, market analysis/current conditions, and community input to formulate policies tailored to the City's unique development areas. These are a big picture policy perspective. They are common policies and strategies that should guide future development and redevelopment. The current draft Development Character Areas include:

- Protected and Sensitive
- East Norman
- Development Reserve
- Contemporary Neighborhoods
- Mid-Century Neighborhoods
- Core Neighborhoods
- Mixed Use Nodes and Centers
- Local Commercial Corridors
- Regional Commercial and Job Centers
- Special Study Areas

At the March Housing Sub-committee meeting the group continued refining themes that were brought forth across the discussions with people this group. It has been discussed that affordability really bleeds through all of our goals and isn't necessarily a standalone goal, but it's all encompassing and everything. A large portion of the discussion was about regulations and process, housing alternatives, different options, infill neighborhood balance and equity. The last meeting included a discussion and then the small group activity was about really synthesizing it down to maybe four or five goals.

The results of the exercise was presented to the Subcommittee and further discussion of refining the housing goals ensued. Charlie spent time going thru the hierarchy regarding Zoning and Land Use and how they reflect and relate to each other. He also reiterated how the housing action strategy is really about the blueprint for public policy programs geared towards simulating housing conversations. This information is showing the demand for housing products and the price points needed for solutions in a context to allow for providing the basis for public education.

The goals being developed are broad statements and what we hope to accomplish strategies or approaches to achieve that goal.

1. Updated Goal 1 – Overarching Goal - Modernize development regulations to achieve consistency, efficiency and outcomes. Six of the ten Development Principles are reflected within this goal.
  - a. Strategy: Rewrite the Zoning and Subdivision Ordinances
  - b. Strategy: Develop Pattern Zoning Districts
  - c. Explore fire and building code amendments
2. Updated Goal 2 - Add variety and housing types across more densities and design approaches.
  - a. Strategy: Develop Pre-approved site plans
  - b. Mixed-use reuse and redevelopment incentives
3. Updated Goal 3 – Increase attainable, accessible, and quality housing options for all people.
  - a. Strategy: Percentage based unit requirements for large developments
  - b. Strategy: fee and Lot Waivers
  - c. Strategy: Affordable Housing Development Fund
4. Updated Goal 4 – Maintain, enhance, and infill gaps in existing neighborhoods
  - a. Strategy: Redevelopment incentives and programs for appropriate sites. Leverage existing infrastructure.
  - b. Strategy: New or revamped public/private partnerships
  - c. Strategy: vacant lot penalties
5. New Goal 5.— Have clear, understandable, and reasonable housing incentives and program procedures.
  - a. Strategy: Central information centers for property owners, renters, builders and landlords to access resources
  - b. Housing education programs
  - c. Simplify any incentive, funding, administrative approval, or other process required for these housing strategies

Committee was challenged to continue reviewing these Goals and Strategies to develop any missing pieces for discussion at the next meeting. At the next meeting the Draft Document will be available for review and discussion.

#### 4. NEXT STEPS

Charlie requested that each sub-committee member keep thinking about this exercise and send the RDG team their thoughts as they come forward.

#### **CLOSING COMMENTS**

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

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

#### **ADJOURNMENT**

The meeting was adjourned at 10:30am.

Passed and approved this 11<sup>th</sup> day of September 2024.

  
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Richard McKown, Chair