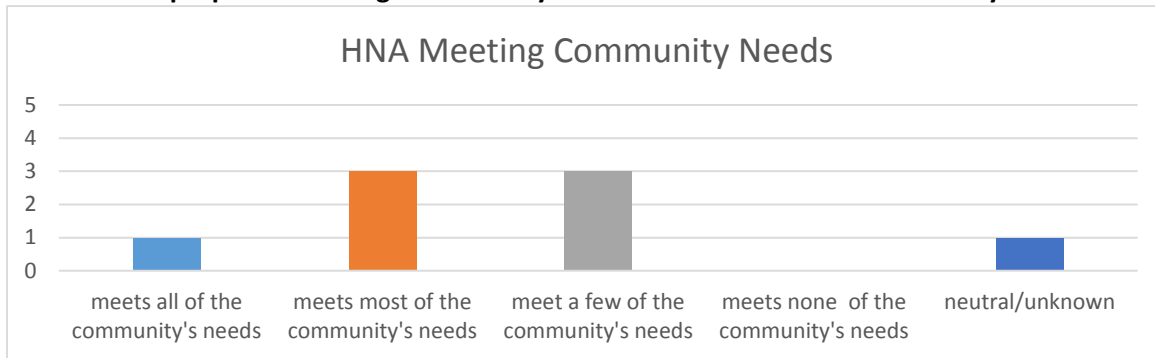


HNA Comments Summary

Current as of 1/3/2017

HNA Specific:

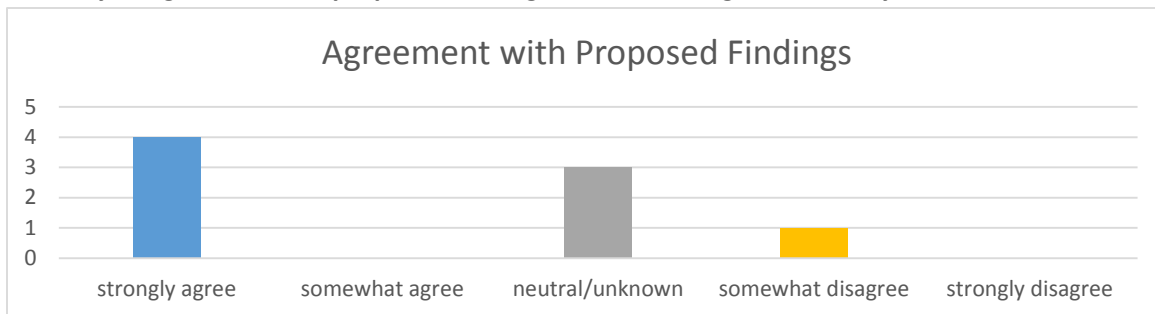
1. Does the proposed Housing Needs Analysis meet the needs of the community?



COMMENTS:

- *Low-income housing*
- *Upzoning. Moving com/ind to residential*
- *Need more info*
- *We are drastically out of land. Time is important, these fixes should happen very soon. This has been an issue already for 2-3 years*
- *Downtown live/workspace/or transform-upgrade mobile home parks*

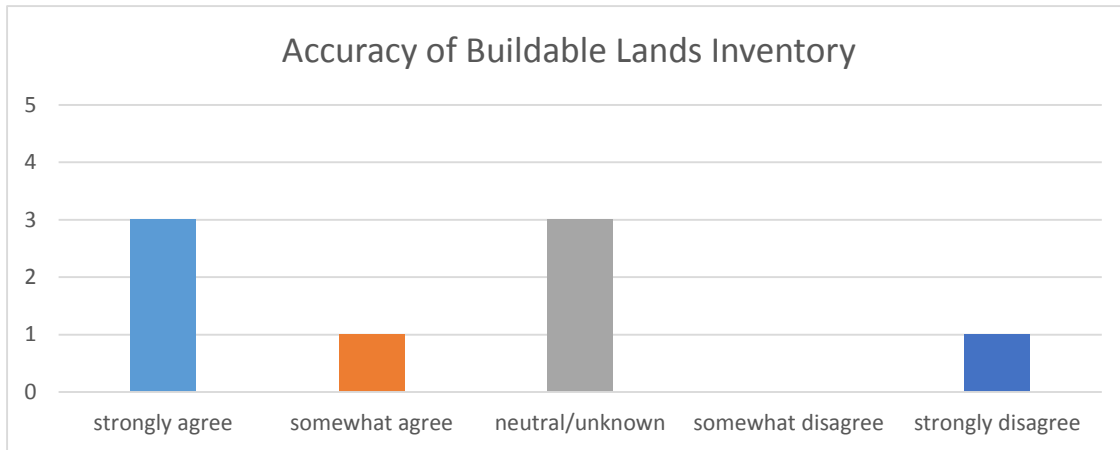
2. Do you agree with the proposed findings of the Housing Needs Analysis?



COMMENTS:

- *Yes, need more housing of all types. Less commercial, people first, then business*
- *Yes, as a local real estate broker I can tell you local residents and folks relocating cannot find dwellings to meet demand.*
- *The expansion into rural properties distant from the City core is leap frog development, does not support workforce housing and is inappropriate.*
- *We're in an emergency. House pricing is inflated due to new housing and land to build. The Demand for Talent housing of any kind is insane. I know of 12 families all wanting to buy – but can't. This lack is also increasing rental prices!*
- *Yes, need more housing to come try to create more viable downtown – attract artists with live/work project.*

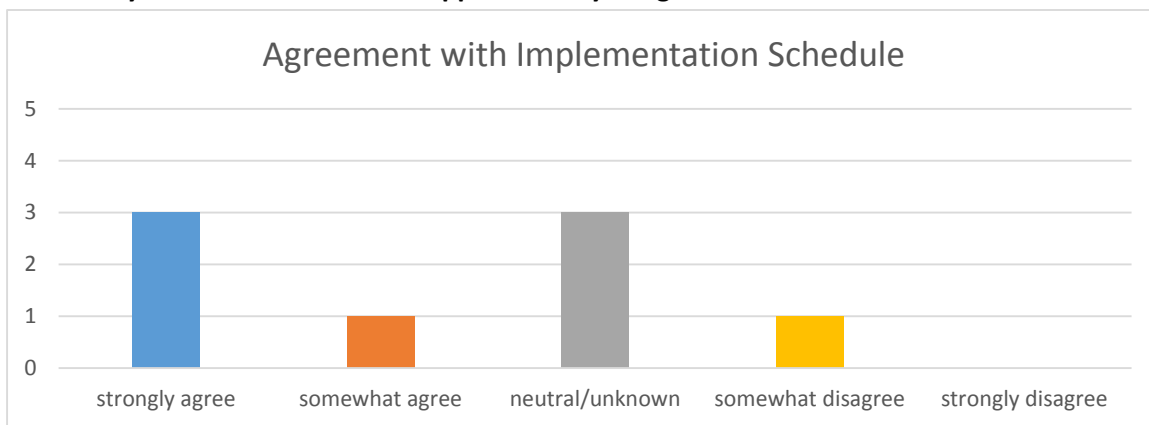
3. Do you agree the Buildable Lands Inventory accurately describes the City’s current available land?



COMMENTS:

- *It looks like a good job was done*
- *Yes, but I’m not sure many of the land owners are incentivized to develop in the near term.*
- *The DHNA does not adequately endorse rezoning of Commercial/Industrial lands – close to downtown – to residential. It also should have looked closely at upzoning the City core.*
- *We need land that’s buildable & available to build on now! Really 1-2 years ago. That’s why a new house cost \$400,000 now! The demand is so high the we’re behind in Talent. We need 20-40 homes of different size and affordability... yesterday. But today for sure!*

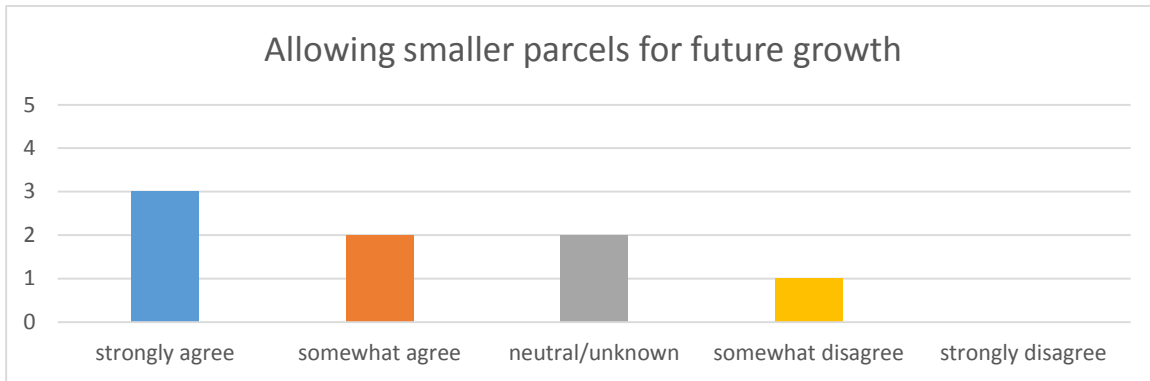
4. The implementation schedule suggests many of the proposed policies would be completed within the first 3 years of the document’s approval. Do you agree with that timeline?



COMMENTS:

- *3 years is too long. Rents & housing costs will soar higher and faster. We need 1-2 year plans. As say this as a long-time resident (homeowner) and professional*
- *I would be very surprised if the infrastructure & access issues could be addressed & implemented in the times stated. The DHNA is correct that upzoning & rezoning elsewhere should be done.*
- *Or faster. Purchase new land for residential, expand urban boundary, change some commercial to residential asap*
- *Sooner will be better.*

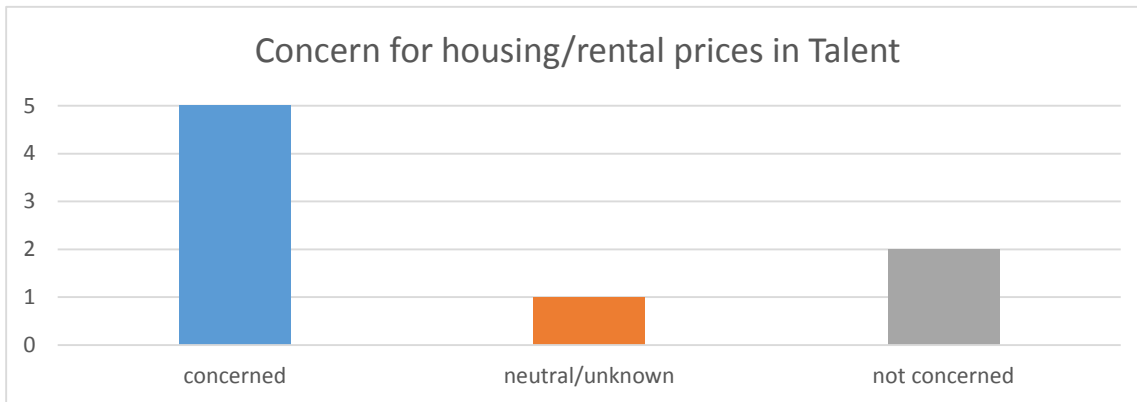
5. Do you agree Talent should allow smaller parcels to accommodate future growth?



COMMENTS:

- *Yes! Infill, zone changes, lot sizes, any way to take up the huge demand for Talent housing.*
- *The city needs to visualize/realize what people like about Talent. High density & medium density as defined in the DHNA does not seem to match.*
- *Yes, because it is inefficient to have such low densities. Densities should be increased along the bus route.*
- *Possibly*
- *For medium density, 4,400 sf too small – minimum 5,000 sf. Make smaller lots in PUD with open space.*
- *Not too small, 5,000 sf minimum*

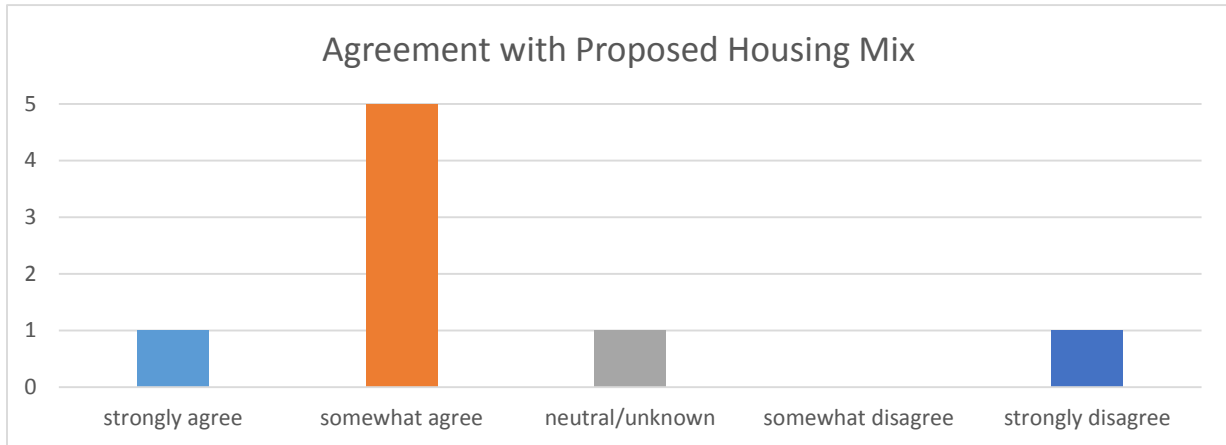
6. Are you concerned about Talent’s current/future housing and rental prices?



COMMENTS:

- *Positively concerned as a homeowner.*
- *It seems that because things are so tight in the market rents have increased very quickly.*
- *I’m concerned now. With no “new” homes or apartments, landlords can ask for anything! Rentals (studios) that were \$550 2 years ago, are now \$750-850 all in the last year. Home rentals from \$1,200 to \$1,800. Home prices to. Simple supply & demand.*
- *I didn’t see anything in the analysis addressing dramatically rising rents.*
- *We should be thinking of our proximity to unaffordable Ashland for home owners this is a plus. Be sure there is a variety of housing including affordable. Hurry up and build.*

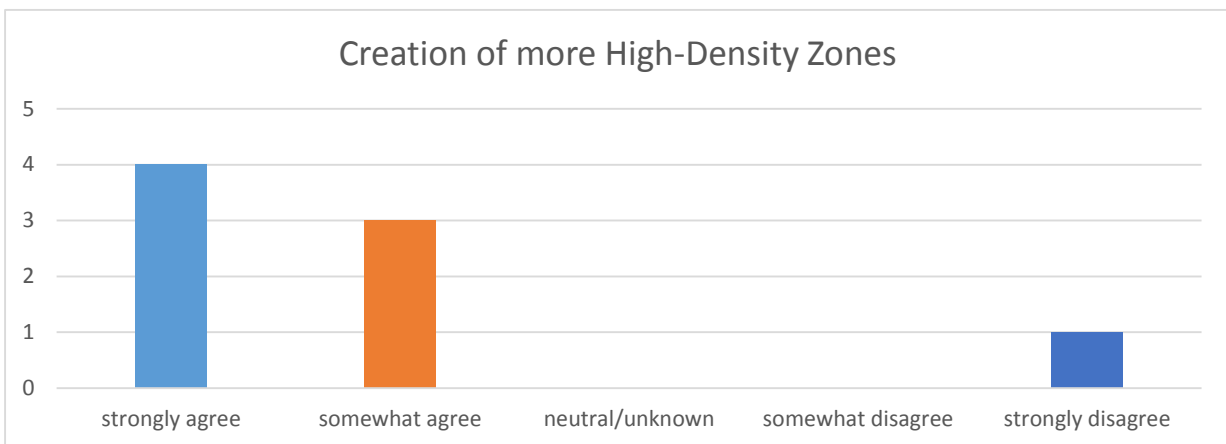
7. Talent is proposing a mix of housing to accommodate all types of housing needs. As proposed, the allocation of dwelling types is: 65% Single Family Detached, 10% Single Family Attached and 25% Multi-Family Dwelling. Do you agree?



COMMENTS:

- *It seems there is more of a need for multi-family units than the analysis recognizes.*
- *That seems accurate, but I would have some flexibility just in case the trend alters or we find but housing is #1, multiplex #2, townhouse #3.*
- *Prefer increased single family attached @ 20% and decreased detached to 55%.*
- *Want to be sure there continues to be low income housing (HUD)*

8. One way to accommodate growth is higher density. Do you agree Talent should create more high density zones?



COMMENTS:

- *With vacancy rate in apts. At an all-time low, rents are skyrocketing in the valley. It doesn't seem the valley should become home to only the high income folk who can afford homes or high rents.*
- *Yes! This could help the issue quickly. If changing zoning, could bring about building in 2017, then I strongly support it.*
- *It creates a close knit urban core.*
- *4,400 sq for medium density too small – 5,000 sf minimum*

HNA General:

9. Are there any other comments or thoughts you would like to provide?

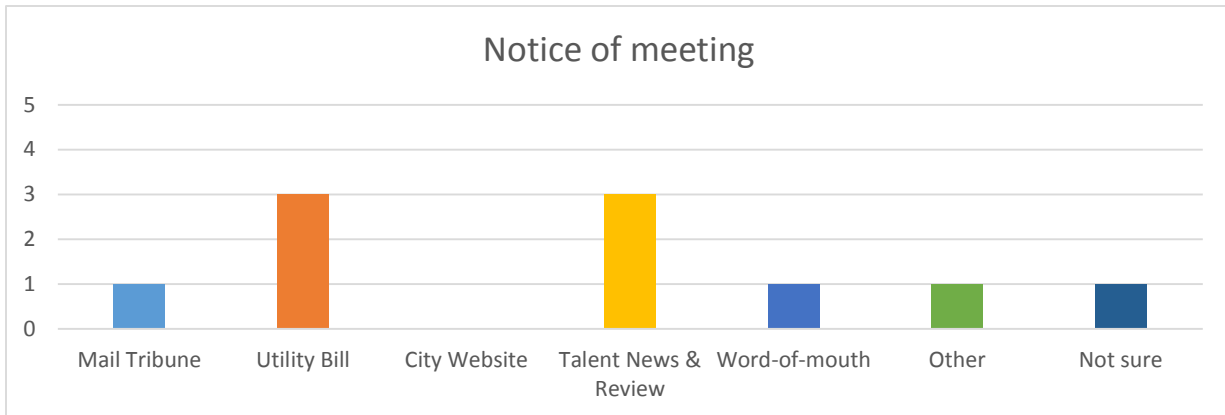
- *Wouldn't it be better to focus on higher density housing close to downtown Talent which would provide more clients for businesses and more housing for newcomers without destroying a lot of our countryside with single family homes. Seems Talent would be more desirable as a place to live if we preserve our open space and natural areas as much as possible.*
- *It is time to start a tiny house and/or smaller home community 600 sq feet or less. There are many people that would like to make a smaller imprint on the earth. Also, there are many younger & older people that would love to purchase a smaller home for economic reasons. I would think that this would bring some very positive notoriety to Talent.*
- *The fact that this has been an issue for 3-4 years for those of us on the frontlines shows we're in serious trouble. It's criminal that this wasn't done earlier. This is the reason housing cost is high & rentals are high. We price out families most of all. 4 years ago you could count the last 5 buildable lots left. Knowing it takes 2 years to get anything done, we should have planned and made choices then. The overall demand for housing (buying) & rentals is crazy high! And as buyers wait they watch homes go from \$250k, \$290k, \$320k, \$390k and nothing for them to buy. They're upset and now with rate 3.68% + 4.35% they're priced out! These new homes and their owners bring new tax revenue to Talent!*
- *Please do not utilize strategies that endanger people – such as allowing narrow streets & reducing parking requirements. No one is served by lowering standards – especially safety standards.*
- *I support this housing needs analysis and the resulting findings. As a Talent focused real estate broker and long time resident I have seen first hand the complete lack of adequate housing inventory. This is a fantastic step in the right direction.*
- *Suggest that alternative building materials be considered such as cob and strawbale and other materials that promote permaculture methods. Also reduce costs of building using alternative materials. Create housing with smaller footprints ie Tiny Houses. Could be modeled on mobile home park or other creative siting such as "mother-in-law" cottages and pocket neighborhoods. Important to maintain small town feeling of Talent. Utilize existing housing development resources such as ACCESS in Medford for appropriate housing for low-medium income people!*
- *I am concerned about the manufactured home melt. Some of the very poor quality manufactured homes could better provide new multi-family or dense single family attached to everyone's benefit. I would like to see Talent Avenue south of town zoned all residential, not commercial. Keep commercial in center of city – possible artist live-work could work here, making a draw to the area.*
- *I wanted to make sure parks are considered in city expansion. Parks are an important part of communities and while the Chuck Roberts park is large, it doesn't serve the whole community. I would hate to see huge houses on tiny lots shoehorned into available spaces without accounting for decent parks. A play structure is only useful to families with children of a certain age, so a play structure in a tiny patch of grass is not the kind of park I am talking about. Green spaces are important, walking trails through those green spaces are important, and access to walking trails should be taken into account when planning neighborhoods (with appropriate easements to reach trails). For that matter, I would love to see more walking trails in Talent. I was surprised when, moving here from Ashland, I discovered there are almost no walking trails. Some of the*

few available cross private property (such as the upper canal trail) and are barb-wired off. Further, the lack of sidewalks is a problem in parts of Talent, south Talent particularly. Talent seems so eager to spend millions of dollars on ill-advised "road diets" before making sure people can walk safely along its residential roads. The focus is misplaced. I just don't want to see Talent overcrowded with not enough green space to support the population. Please make sure these spaces are considered in your development plans. I am also dismayed that several of our restaurant spaces have been converted to non-restaurant use (Avalon - Snap fitness, Mystic Pizza - another pot store). Amenties also need to be considered in expansion.

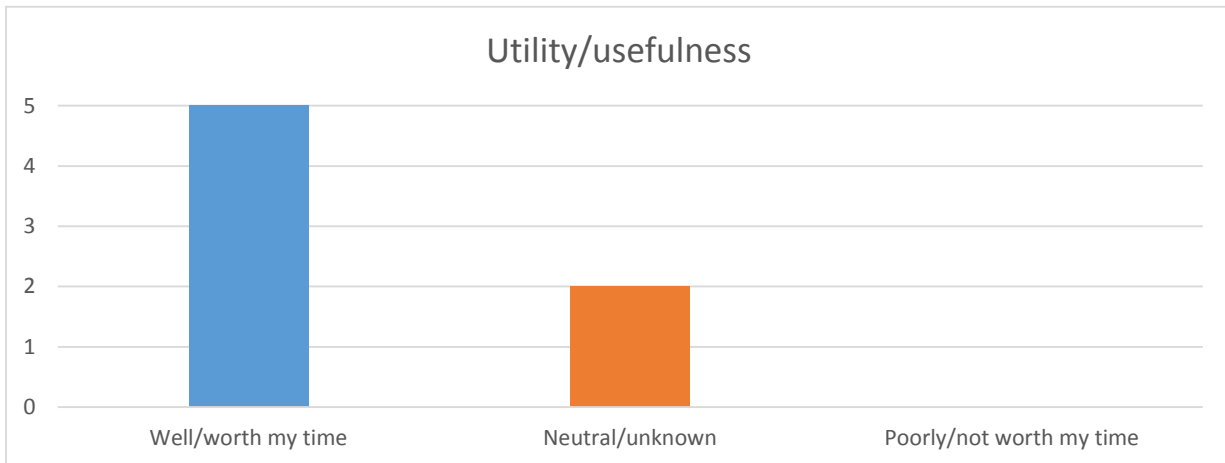
- *Allow rezoning of some manufactured home acres for better use of space. More land to residential, less to commercial. Do we have/start a people's self-help group as other cities have done? City provides low-cost financing; people put in sweat equity—prices controlled in future—see "people's self-help housing" – Santa Barbara. Attract arts community that needs studio/live/work and affordable housing.*

Event Feedback:

10. How did you hear about this meeting?



11. How did the event go?



12. How could future events be improved?

- *I think we expected a sit down presentation, which could be beneficial. I XXXX XXXXXX on the process with great interest.*
- *Having more professionals who know, daily the struggles buyers, renters and current citizens struggle with. Plus their knowledge of demand for land, housing and their ideas how to help.*
- *More cookies 😊*
- *Hold a brief formal presentation in addition to hallway info. Thank you!*
- *Needed a formal presentation.*



COMMENT FORM

HOUSING NEEDS ANALYSIS OPEN HOUSE

DECEMBER 15, 2016

We welcome your comments on the Talent's Proposed Housing Needs Analysis. Please fill out this form and leave it in the comment box tonight -or- return by **January 19, 2017**; by email (zmoody@cityoftalent.org), fax (541-535-7421), or mail (City of Talent Community Development / PO Box 445 Talent, OR 97540).

1. Does the proposed Housing Needs Analysis meet the needs of the community? See the purpose and need statements for details (choose only one)

- meets all of the community's needs
- meets most of the community's needs. Missing: DOWNTOWN LIVE/WORK SPACE / UPGRADE MOBILITY HOME AREAS ^{OR TRANSFORM}
- meets a few of the community's needs. Missing: _____
- meets none of the community's needs. Missing: _____
- neutral/unknown

Based on the Housing Needs Analysis display boards and maps, please answer the following questions:

2. Do you agree with the proposed findings of the Housing Needs Analysis?

- strongly agree
- somewhat agree
- neutral/unknown
- somewhat disagree
- strongly disagree

Comments (use back for more space): yes, need more housing to come

TRY TO CREATE MORE VIABLE DOWNTOWN - ATTRACT ARTISTS WITH LIVE/WORK PROJECT

3. Do you agree the Buildable Lands Inventory accurately describes the City's current available land?

- strongly agree
- somewhat agree
- neutral/unknown
- somewhat disagree
- strongly disagree

Comments (use back for more space): _____

4. The implementation schedule suggests many of the proposed policies would be completed within the first 3 years of the document's approval. Do you agree with that timeline?

- strongly agree
- somewhat agree
- neutral/unknown
- somewhat disagree
- strongly disagree

Comments (use back for more space): SOONER will be better.

5. Do you agree Talent should allow smaller parcels to accommodate future growth?

- strongly agree
- somewhat agree
- neutral/unknown
- somewhat disagree
- strongly disagree

Comments (use back for more space): NOT TOO SMALL - 5,000 SF minimum

6. Are you concerned about Talent's current/future housing and rental prices?

- concerned
- neutral/unknown
- not concerned

Comments (use back for more space): We should be thinking of our proximity

to unaffordable Ashland and for homeowners this is a plus.

Be sure there is a variety of housing including affordable.

HURRY UP AND BUILD.

OVER

7. Talent is proposing a mix of housing to accommodate all types of housing needs. As proposed, the allocation of dwelling types is: 65% Single Family Detached, 10% Single Family Attached and 25% Multi-Family Dwelling. Do you agree?

strongly agree somewhat agree neutral/unknown somewhat disagree strongly disagree

Comments (use back for more space): _____

8. One way to accommodate growth is higher density. Do you agree Talent should create more high density zones?

strongly agree somewhat agree neutral/unknown somewhat disagree strongly disagree

Comments (use back for more space): _____

9. Are there any other comments or thoughts you would like to provide?

ALLOW REZONING OF SOME MANUFACTURED HOME AREAS FOR BETTER USE OF SPACE.

MORE LAND TO RESIDENTIAL, LESS TO COMMERCIAL

Do we have/START A PEOPLE'S SELF-HELP GROUP AS OTHER CITY'S HAVE DONE? City provides low-cost financing; people put in sweat equity - Prices controlled in future - See "People's Self-help Housing" - Santa Barbara

ATTRACT ARTS COMMUNITY THAT NEEDS STUDIO/LIVE/WORK and affordable housing

Thank you for being part of this project! See below to provide optional event feedback.

How did you hear about this meeting? Mail Tribune Utility Bill City Website Talent News & Review

Word-of-mouth Other TIDINGS, Letter in Mail

How did the event go? Well/worth my time Neutral/unknown Poorly/not worth my time

How could future events be improved? Needed a formal presentation.

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- meets all of the community's needs
- meets most of the community's needs. Missing: _____
- meets a few of the community's needs. Missing: expanding housing low/ind. to residential
- meets none of the community's needs. Missing: _____
- neutral/unknown

Based on the Housing Needs Analysis display boards and maps, please answer the following questions:

2. Do you agree with the proposed findings of the Housing Needs Analysis?

- strongly agree
- somewhat agree
- neutral/unknown
- somewhat disagree
- strongly disagree

Comments (use back for more space): The expansion into rural properties distant from the City core is leap frog development, does not support workforce housing and is inappropriate.

3. Do you agree the Buildable Lands Inventory accurately describes the City's current available land?

- strongly agree
- somewhat agree
- neutral/unknown
- somewhat disagree
- strongly disagree

Comments (use back for more space): The DHNA does not adequately endorse rezoning of commercial/industrial lands - close to downtown - to residential. It also should have looked closely at rezoning the City core.

4. The implementation schedule suggests many of the proposed policies would be completed within the first 3 years of the document's approval. Do you agree with that timeline?

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Comments (use back for more space): I would be very surprised if the infrastructure & access issues could be addressed & implemented in the times stated. The DHNA is correct that rezoning elsewhere should be done.

5. Do you agree Talent should allow smaller parcels to accommodate future growth?

- strongly agree
- somewhat agree
- neutral/unknown
- somewhat disagree
- strongly disagree

Comments (use back for more space): The city needs to visualize/realize what people like about Talent. High density & medium density as defined in the DHNA does not seem to match.

6. Are you concerned about Talent's current/future housing and rental prices?

- concerned
- neutral/unknown
- not concerned

Comments (use back for more space): _____

OVER

7. Talent is proposing a mix of housing to accommodate all types of housing needs. As proposed, the allocation of dwelling types is: 65% Single Family Detached, 10% Single Family Attached and 25% Multi-Family Dwelling. Do you agree?

strongly agree somewhat agree neutral/unknown somewhat disagree strongly disagree

Comments (use back for more space): _____

8. One way to accommodate growth is higher density. Do you agree Talent should create more high density zones?

strongly agree somewhat agree neutral/unknown somewhat disagree strongly disagree

Comments (use back for more space): _____

9. Are there any other comments or thoughts you would like to provide?

PLEASE do not utilize strategies that endanger people - such as allowing narrow streets, reducing parking requirements. No one is served by lowering standards - especially safety standards.

Thank you for being part of this project! See below to provide optional event feedback.

How did you hear about this meeting? Mail Tribune Utility Bill City Website Talent News & Review

Word-of-mouth Other _____

How did the event go? Well/worth my time Neutral/unknown Poorly/not worth my time

How could future events be improved? _____

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1. Does the proposed Housing Needs Analysis meet the needs of the community? See the purpose and need statements for details (choose only one)

meets all of the community's needs

meets most of the community's needs. Missing: _____

meets a few of the community's needs. Missing: _____

meets none of the community's needs. Missing: _____

neutral/unknown

Based on the Housing Needs Analysis display boards and maps, please answer the following questions:

2. Do you agree with the proposed findings of the Housing Needs Analysis?

strongly agree somewhat agree neutral/unknown somewhat disagree strongly disagree

Comments (use back for more space): yes, as a local real estate broker I can tell you local residents + folks relocating cannot find dwellings to meet demand.

3. Do you agree the Buildable Lands Inventory accurately describes the City's current available land?

strongly agree somewhat agree neutral/unknown somewhat disagree strongly disagree

Comments (use back for more space): yes, but I'm not sure many of the land owners are incentivised to develop in the near term.

4. The implementation schedule suggests many of the proposed policies would be completed within the first 3 years of the document's approval. Do you agree with that timeline?

strongly agree somewhat agree neutral/unknown somewhat disagree strongly disagree

Comments (use back for more space): _____

5. Do you agree Talent should allow smaller parcels to accommodate future growth?

strongly agree somewhat agree neutral/unknown somewhat disagree strongly disagree

Comments (use back for more space): yes, because it is inefficient to have such low densities. Densities should be increased along the bus route.

6. Are you concerned about Talent's current/future housing and rental prices?

concerned neutral/unknown not concerned

Comments (use back for more space): It seems that because things are so tight in the market rents have increased very quickly.

OVER

7. Talent is proposing a mix of housing to accommodate all types of housing needs. As proposed, the allocation of dwelling types is: 65% Single Family Detached, 10% Single Family Attached and 25% Multi-Family Dwelling. Do you agree?

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Comments (use back for more space): _____

8. One way to accommodate growth is higher density. Do you agree Talent should create more high density zones?

strongly agree somewhat agree neutral/unknown somewhat disagree strongly disagree

Comments (use back for more space): it creates a close knit urban core.

9. Are there any other comments or thoughts you would like to provide?

I support this housing needs analysis and the resulting findings. As a Talent Focused real estate broker and long time resident I have seen first hand the complete lack of adequate housing inventory. This is a fantastic step in the right direction.

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Word-of-mouth Other _____

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- meets all of the community's needs
- meets most of the community's needs. Missing: _____
- meets a few of the community's needs. Missing: low-income housing
- meets none of the community's needs. Missing: _____
- neutral/unknown

Based on the Housing Needs Analysis display boards and maps, please answer the following questions:

2. Do you agree with the proposed findings of the Housing Needs Analysis?

- strongly agree
 - somewhat agree
 - neutral/unknown
 - somewhat disagree
 - strongly disagree
- Comments (*use back for more space*): _____

3. Do you agree the Buildable Lands Inventory accurately describes the City's current available land?

- strongly agree
 - somewhat agree
 - neutral/unknown
 - somewhat disagree
 - strongly disagree
- Comments (*use back for more space*): _____

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- strongly agree
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 - somewhat disagree
 - strongly disagree
- Comments (*use back for more space*): _____

6. Are you concerned about Talent's current/future housing and rental prices?

- concerned
 - neutral/unknown
 - not concerned
- Comments (*use back for more space*): I didn't see anything in the analysis addressing dramatically rising rents.

OVER

7. Talent is proposing a mix of housing to accommodate all types of housing needs. As proposed, the allocation of dwelling types is: 65% Single Family Detached, 10% Single Family Attached and 25% Multi-Family Dwelling. Do you agree?

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Comments (use back for more space): low ~~density~~ density, don't do skyrises in the valley. It doesn't seem like valley should be home to only the high income folks who can afford homes or work there.

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Word-of-mouth Other not sure

How did the event go? Well/worth my time Neutral/unknown Poorly/not worth my time

How could future events be improved? more cookies 😊

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- meets all of the community's needs
- meets most of the community's needs. Missing: _____
- meets a few of the community's needs. Missing: WE ARE DRASTICALLY OUT OF LAND.
- meets none of the community's needs. Missing: TIME IS IMPORTANT, THESE FIXES SHOULD HAPPEN VERY SOON. THIS HAS BEEN AN ISSUE ALREADY - FOR 2-3 YEARS !!!
- neutral/unknown

Based on the Housing Needs Analysis display boards and maps, please answer the following questions:

2. Do you agree with the proposed findings of the Housing Needs Analysis?

- strongly agree
- somewhat agree
- neutral/unknown
- somewhat disagree
- strongly disagree

Comments (use back for more space): WE'RE IN AN EMERGENCY. HOUSING PRICING IS INFLATED DUE TO NEW HOUSING AND LAND TO BUILD. THE DEMAND FOR TALENT HOUSING OF ANY KIND IS INSANE, I KNOW OF 12 FAMILIES ALL WANTING TO BUY - BUT CAN'T. THIS LACK IS ALSO INCREASING RENTAL PRICES!

3. Do you agree the Buildable Lands Inventory accurately describes the City's current available land?

- strongly agree
- somewhat agree
- neutral/unknown
- somewhat disagree
- strongly disagree

Comments (use back for more space): WE NEED LAND THAT'S BUILDABLE & AVAILABLE TO BUILD ON NOW! REALLY - 1-2 YEARS AGO. THAT'S WHY A NEW HOUSE COST \$400,000 NOW! THE DEMAND IS SO HIGH THE WE'RE BEHIND IN TALENT, WE NEED 20-40 HOMES OF DIFFERENT SIZE AND AFFORDABILITY... YESTERDAY, BUT TODAY ARE SURE!

4. The implementation schedule suggests many of the proposed policies would be completed within the first 3 years of the document's approval. Do you agree with that timeline?

- strongly agree
- somewhat agree
- neutral/unknown
- somewhat disagree
- strongly disagree

Comments (use back for more space): 3 YEARS IS TOO LONG. RENTS & HOUSING COSTS WILL SOAR HIGHER AND FASTER. WE NEED 1-2 YEAR PLANS, AS SAY THIS AS A LONG-TIME RESIDENT (HOMEOWNER) AND PROFESSIONAL

5. Do you agree Talent should allow smaller parcels to accommodate future growth?

- strongly agree
- somewhat agree
- neutral/unknown
- somewhat disagree
- strongly disagree

Comments (use back for more space): YES! IN FILL, ZONE CHANGES, LOT SIZES, ANYWAY TO TAKE UP THE HUGE DEMAND FOR TALENT HOUSING.

6. Are you concerned about Talent's current/future housing and rental prices?

- concerned
- neutral/unknown
- not concerned

Comments (use back for more space): I'M CONCERNED NOW. WITH NO "NEW" HOMES OR APARTMENTS, LANDLORDS CAN ASK FOR ANYTHING! RENTALS (STUDIOS) THAT WERE \$550 2 YEARS AGO, ARE NOW \$750-\$950. ALL IN THE LAST YEAR. HOME RENTALS FROM \$1,200 TO \$1,800. OVER HOME PRICES TO, SIMPLE SUPPLY & DEMAND.

THE UNIVERSITY OF CHICAGO
DEPARTMENT OF CHEMISTRY
530 SOUTH EAST ASIAN AVENUE
CHICAGO, ILLINOIS 60607

RECEIVED
JAN 15 1964
FROM: [illegible]
TO: [illegible]

[illegible]

[illegible]

7. Talent is proposing a mix of housing to accommodate all types of housing needs. As proposed, the allocation of dwelling types is: 65% Single Family Detached, 10% Single Family Attached and 25% Multi-Family Dwelling. Do you agree?

strongly agree somewhat agree neutral/unknown somewhat disagree strongly disagree

Comments (use back for more space): THAT SEEMS ACCURATE, BUT I WOULD HAVE SOME FLEXIBILITY JUST IN CASE THE TREND ALTERS OR WE FIND, BUT HOUSING IS #1, MULTIFLEX #2, TOWNHOUSE #3

8. One way to accommodate growth is higher density. Do you agree Talent should create more high density zones?

strongly agree somewhat agree neutral/unknown somewhat disagree strongly disagree

Comments (use back for more space): YES! THIS COULD HELP THE ISSUE QUICKLY, IF CHANGING ZONING, COULD BEING ABOUT BUILDING IN 2017, THEN I STRONGLY SUPPORT IT.

9. Are there any other comments or thoughts you would like to provide?

THE FACT THAT THIS HAS BEEN AN ISSUE FOR 3-4 YEARS FOR THOSE OF US ON THE FRONTLINES SHOWS WE'RE IN SERIOUS TROUBLE. IT'S CRIMINAL THAT THIS WASN'T DONE EARLIER. THIS IS THE REASON HOUSING COST IS HIGH & RENTALS ARE HIGH. WE PRICE OUT FAMILIES MOST OF ALL, 4 YEARS AGO YOU COULD COUNT THE LAST 5 BUILDABLE LOTS LEFT. KNOWING IT TAKES 2 YEARS TO GET ANYTHING DONE, WE SHOULD HAVE PLANNED AND MADE CHOICES THEN. THE OVERALL DEMAND FOR HOUSING (BUYING) & RENTALS IS CRAZY HIGH! AND AS BUYERS WAIT THEY WATCH HOMES GO FROM \$250K, \$290K, \$320K, \$390K AND NOTHING FOR THEM TO BUY. THEY'RE UPSET AND NOW WITH RISE 3.68% + 4.35% THEY'RE PRICED OUT!!!

Thank you for being part of this project! See below to provide optional event feedback.

How did you hear about this meeting? Mail Tribune Utility Bill City Website Talent News & Review Word-of-mouth Other

How did the event go? Well/worth my time Neutral/unknown Poorly/not worth my time

How could future events be improved? HAVING MORE PROFESSIONALS WHO KNOW, DAILY THE STRUGGLES BUYERS, RENTERS AND CURRENT CITIZENS STRUGGLE WITH, PLUS THEIR KNOWLEDGE OF DEMAND FOR LAND, HOUSING AND THEIR IDEAS HOW TO HELP.

Please leave this completed form in the comment box tonight -or- return by January 19, 2017; by email (zmood@cityoftalent.org), fax (541-535-7421), or mail (City of Talent Community Development / PO Box 445 Talent, OR 97540).

THESE NEW HOMES AND THEIR OWNERS BRING NEW TAX REVENUE

In compliance with the Americans with Disabilities Act, if you need special assistance, please contact TTY phone number 1-800-735-2900 for English and for Spanish please contact TTY phone number 1-800-735-3896.

TO TALENT!
\$

Handwritten text at the top of the page, possibly a title or header, which is mostly illegible due to fading.

Handwritten text in the middle section of the page, consisting of several lines of cursive script.

Handwritten text in the lower middle section of the page, continuing the cursive script.

Handwritten text at the bottom of the page, possibly a signature or concluding remarks.



COMMENT FORM

HOUSING NEEDS ANALYSIS OPEN HOUSE

DECEMBER 15, 2016

We welcome your comments on the Talent's Proposed Housing Needs Analysis. Please fill out this form and leave it in the comment box tonight -or- return by **January 19, 2017**; by email (zmoody@cityoftalent.org), fax (541-535-7421), or mail (City of Talent Community Development / PO Box 445 Talent, OR 97540).

1. Does the proposed Housing Needs Analysis meet the needs of the community? See the purpose and need statements for details (*choose only one*)

meets all of the community's needs

meets most of the community's needs. Missing: _____

meets a few of the community's needs. Missing: _____

meets none of the community's needs. Missing: _____

neutral/unknown

Based on the Housing Needs Analysis display boards and maps, please answer the following questions:

2. Do you agree with the proposed findings of the Housing Needs Analysis?

strongly agree somewhat agree neutral/unknown somewhat disagree strongly disagree

Comments (*use back for more space*): _____

3. Do you agree the Buildable Lands Inventory accurately describes the City's current available land?

strongly agree somewhat agree neutral/unknown somewhat disagree strongly disagree

Comments (*use back for more space*): _____

4. The implementation schedule suggests many of the proposed policies would be completed within the first 3 years of the document's approval. Do you agree with that timeline?

strongly agree somewhat agree neutral/unknown somewhat disagree strongly disagree

Comments (*use back for more space*): _____

5. Do you agree Talent should allow smaller parcels to accommodate future growth?

strongly agree somewhat agree neutral/unknown somewhat disagree strongly disagree

Comments (*use back for more space*): _____

6. Are you concerned about Talent's current/future housing and rental prices?

concerned neutral/unknown not concerned

Comments (*use back for more space*): _____

OVER

7. Talent is proposing a mix of housing to accommodate all types of housing needs. As proposed, the allocation of dwelling types is: 65% Single Family Detached, 10% Single Family Attached and 25% Multi-Family Dwelling. Do you agree?

strongly agree somewhat agree neutral/unknown somewhat disagree strongly disagree

Comments (use back for more space): _____

8. One way to accommodate growth is higher density. Do you agree Talent should create more high density zones?

strongly agree somewhat agree neutral/unknown somewhat disagree strongly disagree

Comments (use back for more space): _____

9. Are there any other comments or thoughts you would like to provide?

It is time to start a tiny house and/or smaller home community 600 sq feet or less. There are many people that would like to make a smaller imprint on the earth. Also, there are many younger & older people that would love to purchase a smaller home for economic reasons. I would think that this would bring some very positive notoriety to Talent.

Thank you for being part of this project! See below to provide optional event feedback.

How did you hear about this meeting? Mail Tribune Utility Bill City Website Talent News & Review

Word-of-mouth Other _____

How did the event go? Well/worth my time Neutral/unknown Poorly/not worth my time

How could future events be improved? _____

Please leave this completed form in the comment box tonight -or- return by January 19, 2017; by email (zmoody@cityoftalent.org), fax (541-535-7421), or mail (City of Talent Community Development / PO Box 445 Talent, OR 97540).

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The City of Talent is an Equal Opportunity Provider



COMMENT FORM

HOUSING NEEDS ANALYSIS OPEN HOUSE
DECEMBER 15, 2016

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1. Does the proposed Housing Needs Analysis meet the needs of the community? See the purpose and need statements for details (choose only one)

- meets all of the community's needs
- meets most of the community's needs. Missing: C? see comments
- meets a few of the community's needs. Missing: _____
- meets none of the community's needs. Missing: _____
- neutral/unknown

Based on the Housing Needs Analysis display boards and maps, please answer the following questions:

2. Do you agree with the proposed findings of the Housing Needs Analysis?

- strongly agree somewhat agree neutral/unknown somewhat disagree strongly disagree
- Comments (use back for more space): Yes, need more housing of all types. Less commercial. People first, then business

3. Do you agree the Buildable Lands Inventory accurately describes the City's current available land?

- strongly agree somewhat agree neutral/unknown somewhat disagree strongly disagree
- Comments (use back for more space): It looks like a good job was done

4. The implementation schedule suggests many of the proposed policies would be completed within the first 3 years of the document's approval. Do you agree with that timeline?

- strongly agree somewhat agree neutral/unknown somewhat disagree strongly disagree
- Comments (use back for more space): OR FASTER: purchase new land for residential, expand urban boundary, change some commercial to residential asap

5. Do you agree Talent should allow smaller parcels to accommodate future growth?

- strongly agree somewhat agree neutral/unknown somewhat disagree strongly disagree
- Comments (use back for more space): For medium density, 4400 sf too small - minimum 5,000 sf. / Make smaller lots in PSD with open space.

6. Are you concerned about Talent's current/future housing and rental prices?

- concerned neutral/unknown not concerned
- Comments (use back for more space): Positively concerned as a homeowner.

OVER

7. Talent is proposing a mix of housing to accommodate all types of housing needs. As proposed, the allocation of dwelling types is: 65% Single Family Detached, 10% Single Family Attached and 25% Multi-Family Dwelling. Do you agree?

strongly agree somewhat agree neutral/unknown somewhat disagree strongly disagree

Comments (use back for more space): Want to be sure there continues to be low income housing (HWD)

8. One way to accommodate growth is higher density. Do you agree Talent should create more high density zones?

strongly agree somewhat agree neutral/unknown somewhat disagree strongly disagree

Comments (use back for more space): 4400 sq for medium density to small - 5,000 sq minimum

9. Are there any other comments or thoughts you would like to provide?

I am concerned about the manufactured home mill. Some of the very poor quality manufactured homes could better provide new multi-family or dense single family attached to everyone's benefit.

I would like to see Talent Avenue south of town zoned all residential, not commercial. Keep commercial in center of city - possible multi-use - live-above shops / possible artist live-work could work here, making a draw to the area

Thank you for being part of this project! See below to provide optional event feedback.

How did you hear about this meeting? Mail Tribune Utility Bill City Website Talent News & Review

Word-of-mouth Other flyer in Mail + in tidings

How did the event go? Well/worth my time Neutral/unknown Poorly/not worth my time

How could future events be improved? I think we expected a sit-down presentation, which could be beneficial. I will follow the process with great interest

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COMMENT FORM

HOUSING NEEDS ANALYSIS OPEN HOUSE

DECEMBER 15, 2016

We welcome your comments on the Talent's Proposed Housing Needs Analysis. Please fill out this form and leave it in the comment box tonight -or- return by **January 19, 2017**; by email (zmoody@cityoftalent.org), fax (541-535-7421), or mail (City of Talent Community Development / PO Box 445 Talent, OR 97540).

1. Does the proposed Housing Needs Analysis meet the needs of the community? See the purpose and need statements for details (*choose only one*)

- meets all of the community's needs
- meets most of the community's needs. Missing: _____
- meets a few of the community's needs. Missing: _____
- meets none of the community's needs. Missing: _____
- neutral/unknown *Need more info*

Based on the Housing Needs Analysis display boards and maps, please answer the following questions:

2. Do you agree with the proposed findings of the Housing Needs Analysis?

- strongly agree
 - somewhat agree
 - neutral/unknown
 - somewhat disagree
 - strongly disagree
- Comments (*use back for more space*): _____
- _____

3. Do you agree the Buildable Lands Inventory accurately describes the City's current available land?

- strongly agree
 - somewhat agree
 - neutral/unknown
 - somewhat disagree
 - strongly disagree
- Comments (*use back for more space*): _____
- _____

4. The implementation schedule suggests many of the proposed policies would be completed within the first 3 years of the document's approval. Do you agree with that timeline?

- strongly agree
 - somewhat agree
 - neutral/unknown
 - somewhat disagree
 - strongly disagree
- Comments (*use back for more space*): _____
- _____

5. Do you agree Talent should allow smaller parcels to accommodate future growth?

- strongly agree
 - somewhat agree
 - neutral/unknown
 - somewhat disagree
 - strongly disagree
- Comments (*use back for more space*): *possibly*
- _____
- _____

6. Are you concerned about Talent's current/future housing and rental prices?

- concerned
- neutral/unknown
- not concerned

Comments (*use back for more space*): _____

OVER

7. Talent is proposing a mix of housing to accommodate all types of housing needs. As proposed, the allocation of dwelling types is: 65% Single Family Detached, 10% Single Family Attached and 25% Multi-Family Dwelling. Do you agree?

strongly agree somewhat agree neutral/unknown somewhat disagree strongly disagree

Comments (use back for more space): Prefer increased single family attached @ 20% and decreased detached to 55%

8. One way to accommodate growth is higher density. Do you agree Talent should create more high density zones?

strongly agree somewhat agree neutral/unknown somewhat disagree strongly disagree

Comments (use back for more space): _____

9. Are there any other comments or thoughts you would like to provide?

Suggest that alternative building materials be considered such as cob and strawbale and other materials that promote permaculture methods.

Also reduce costs of building using alternative materials.

Create housing with smaller footprints ie Tiny Houses. Could be modeled on mobile home park or other creative sitings such as "mother-in-law" cottages, and pocket neighborhoods.

Important to maintain small town feeling of Talent.

Utilize existing housing development resources such as ACCESS in Medford for appropriate housing for low-medium income people.

Thank you for being part of this project! See below to provide optional event feedback.

How did you hear about this meeting? Mail Tribune Utility Bill City Website Talent News & Review

Word-of-mouth Other _____

How did the event go? Well/worth my time Neutral/unknown Poorly/not worth my time

How could future events be improved? Hold a brief formal presentation in addition to hallway info.

Thank you!

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