



## CITY OF SILVERTON

### AFFORDABLE HOUSING TASK FORCE MEETING

**Tuesday, March 16, 2021 – 8:30 a.m.**

***Americans with Disabilities Act*** – *The City of Silverton intends to comply with the A.D.A. The meeting location is accessible to individuals needing special accommodations such as a sign language interpreter, headphones, or other special accommodations for the hearing impaired. To participate, please contact the City at 503-874-2204 at least 48 hours prior to the meeting.*

A copy of the full packet is available on the City's website at [www.silverton.or.us/agendacenter](http://www.silverton.or.us/agendacenter). In accordance with House Bill 4212 the meeting will be held electronically using the Zoom web conference platform. Please submit written comments to [aspeier@silverton.or.us](mailto:aspeier@silverton.or.us) by 4:00 p.m. on Monday, March 15, 2021. Comments received will be shared with the Affordable Housing Task Force before the meeting and included in the record.

Zoom Meeting Link:

<https://us02web.zoom.us/j/82793021982?pwd=OFYyM1QrVmRnMDNaQXc4dldjL1lnUT09>

Webinar ID: 827 9302 1982

Passcode: 249044

Dial in: 1 (253) 215-8782

### **AGENDA**

- I. Call to Order, Pledge of Allegiance and Roll Call**
- II. Approval of Minutes** – Minutes from the meeting held on Tuesday, January 19, 2021
- III. Public Comment** – Items not on this Agenda
- IV. Discussion**
  - 4.1 Review Housing Survey Results**
  - 4.2 Public Outreach and Education as it relates to Single Family Zoning**
- V. Adjournment**

1 CITY OF SILVERTON  
2 **AFFORDABLE HOUSING TASK FORCE MINUTES**

3 **Zoom Web Conference Platform**

4  
5 **January 19, 2021, 8:30 a.m.**

6  
7 **I. CALL TO ORDER**

8  
9 Chair Palmer called the meeting to order at 8:30 a.m. The task force members and staff were present  
10 through the virtual meeting platform Zoom. Mayor Palmer explained the meeting is being held through  
11 Zoom due to House Bill 4212.

12  
13

Present	Excused	
X		Kyle Palmer
X		Dana Smith
X		Jason Freilinger
	X	Sarah DeSantis
X		Hilary Dumitrescu
X		Kari Johnsen
	X	Bonnie Logan
X		Laurie Chadwick
X		Sarah White
X		David Goldblatt
X		Gene Oster
X		Terry Caster ( <i>arrived at 8:38 am</i> )
X		Rebecca Delmar ( <i>arrived at 8:33 am</i> )

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30 Staff Present: Community Development Director, Jason Gottgetreu and Assistant to the City  
31 Manager/City Clerk, Angela Speier

32  
33 **II. APPROVAL OF MINUTES**

34  
35 Member Smith made a motion to approve the minutes from the meeting held on December 15, 2020.  
36 Member Dumitrescu seconded the motion. There was no discussion and the motion passed unanimously  
37 (10-0).

38  
39 **III. PUBLIC COMMENT – None**

40  
41 **IV. DISCUSSION/ACTION**

42  
43 **4.1 Recap of Housing Virtual Open House**

44 Community Development Director Jason Gottgetreu said the City hosted a Housing Virtual Open House  
45 on January 14, 2021. The Open House was part of the consultant led development code updates to  
46 implement House Bill 2001. There were 21 attendees that watched the presentation and participated in  
47 the meeting. He noted most of the questions and comments received were positive. A number of the  
48 questions were related to parking issues, as well as what the City could and could not do with regard to  
49 design standards and the timeline of the legislation. The consultants also developed a survey as a tool to  
50 receive feedback. The survey is open until the end of January and he encouraged members to share the  
51 link with their contacts. Member Smith said she liked the visuals that were used in the Open House  
52 presentation and thought they were helpful in defining what missing middle housing looks like. Director  
53 Gottgetreu said another Open House will be scheduled in March to review the draft standards.

1 Chair Palmer asked how the survey is being distributed to the community and the Task Force discussed  
2 ways to ensure it is available to all audiences.  
3

#### 4 **4.2 Public Outreach and Education as it Relates to Single Family Zoning**

5 Member Kari Johnsen referred to the draft Communications Strategy document that was included in the  
6 packet. She explained one of the outreach tools listed in the strategy is to go door-to-door. This is  
7 something that Habitat has done in the past in the neighborhoods where they are building and they plan  
8 to do this again for their upcoming Silverton project near Pine Street and Schemmel Lane. Member  
9 Johnsen asked if the Task Force had any thoughts on including other areas of Silverton in the outreach  
10 efforts and said Habitat would welcome volunteers to help get the information out. Members White and  
11 Dumitrescu said Sheltering Silverton has a great volunteer base that would like to help with outreach  
12 efforts. Other members volunteered to help with the distribution of materials and canvassing  
13 neighborhoods. Member Dumitrescu suggested using a videographer to help tell the story of Silverton's  
14 need for affordable housing in a different way. Member Delmar suggested using the same videographer  
15 to help tell the individual stories that were discussed at the last meeting as well. Member Johnsen said  
16 Habitat would like to start canvassing in February. Members discussed other tools to get messaging out,  
17 including a direct mailer and an infographic door hanger. Member Johnsen said Habitat will continue to  
18 develop materials for going door-to-door and will look into the cost of doing a direct mailer. Member White  
19 asked if the direct mailer would be specific to the Habitat build or would it be more focused on the need  
20 for affordable housing in general. Member Johnsen said the Habitat Board is meeting tonight to discuss  
21 the outreach efforts and noted even more general affordable housing messages would benefit the  
22 organization.  
23

24 Member White reminded the Task Force at the last meeting they discussed setting up a meeting with the  
25 Planning Commission and asked if that has been scheduled. Director Gottgetreu recommended  
26 scheduling a Work Session with the Planning Commission prior to their regular meeting on February 9,  
27 2021. Discussion ensued on what the Task Force would like to present to the Planning Commission and  
28 who would be the best person to deliver the message. Member Dumitrescu stressed the message to the  
29 public should be the same message given to the Planning Commission. Director Gottgetreu explained  
30 where the Planning Commission is in the code development process and noted they spent several hours  
31 in public meetings reviewing the Housing Needs Analysis. The Commission is currently looking at  
32 allowing duplexes, tri-plexes, four-plexes, and cottages in the R-1 Zone. They are also looking at  
33 including accessory dwelling units (ADUs) into their scope as a tool to develop more affordable housing in  
34 Silverton. Members discussed the need to address comments made by the Planning Commissioners  
35 related to infrastructure issues with additional growth. Member Caster reported there are only nine  
36 houses for sale in Silverton currently which is really low. The Task Force would like to move forward with  
37 scheduling a joint work session with the Planning Commission on February 9, 2021 at 6:00 p.m. Member  
38 Johnsen agreed to lead the discussion with the Planning Commission. Member White said some of the  
39 racial justice groups in the community have tuned into the conversations regarding affordable housing  
40 and they are allies in wanting to make the community more inclusive. Members from the Diversity, Equity  
41 and Inclusion Task Force have been sharing messages about affordable housing on social media and  
42 noted the Surge group would also be a good body to collaborate with.  
43

#### 44 **V. ADJOURNMENT**

45  
46 Member Freilinger made a motion to adjourn and Chair Palmer adjourned the meeting at 9:29 a.m.  
47

48 Respectfully submitted by:  
49

50  
51 /s/Angela Speier, Assistant to the City Manager/City Clerk



## Public Meeting #1

### **SILVERTON MIDDLE HOUSING CODE AND HOUSING STRATEGY IMPLEMENTATION PLAN Thursday, January 14, 6-7:30pm**

#### **MEETING SUMMARY**

##### **Participants**

- City Staff – Jason Gottgetreu
- Consultants – Anais Mathez (3J Consulting), Elizabeth Decker (JET Planning), Tim Wood (FCS Group)

##### **Project Overview**

Jason Gottgetreu (City of Silverton) welcomed community members. Anais Mathez (3J Consulting) reviewed the agenda and recapped the project objectives, which include:

- Identifying the most promising actions the City of Silverton can take to address identified housing needs;
- Revising zoning and development code to provide opportunities for greater housing choice to help address Silverton's housing needs; and
- Complying with the passage of recent statewide legislation (House Bill 2001)

Project deliverables include a Housing Strategy Implementation Plan and zoning code revisions to allow middle housing through clear and objective standards and processes, specifically permitting duplexes in R-1, R-5 and RM-10, RM-20 zones, where single-family detached dwellings (SFDDs) are permitted. The project will also explore options to permit other middle housing types, such as triplexes, quadplexes, townhouses and cottage clusters, based on committee interest.

Anais noted that the project kicked off in September 2020 and will wrap up by June 2021, with a second public meeting scheduled in March.

##### **Why Housing? A Background of Silverton**

Anais introduced the community to the topic at hand by sharing high-level key messages about housing issues in Silverton and regionally. Housing in Silverton was described as:

- In a shortage – communities across the state, big and small, urban and rural, are experiencing housing shortages.
- About people – young, elderly, families and everyone in between.
- Planned for by local governments – cities are required to plan for housing to meet the community's long-term needs.
- Built by the private sector – builders and developers choose what, when and where to build consistent with city rules.
- Important for maintaining Silverton's livability – providing more diverse and affordable housing choices ensures Silverton can maintain a quality of life for the entire community

Tim Wood, FCS Group, provided a high-level summary of housing in Silverton, describing a Housing Needs Analysis and its importance for ensuring land supply, measuring the housing market, and revisiting housing policies. Tim described Silverton's current housing mix, new housing forecast, and key HNA findings related to median home prices, rents, and multifamily construction. Tim also noted recent actions and strategies taken by the City, including formation of the Affordable Housing Task Force and Homeless Taskforce, issuance of the Westfield Development RFP, development code amendments for Transitional Shelters, and the City's recent adoption of its Housing Needs Analysis (HNA).

### **Middle Housing Overview**

Elizabeth Decker, JET Planning, began with a presentation describing the concept of middle housing and its relevance for Silverton. She described what Silverton needs to plan for, which areas may be affected, the likely scale and pace of development, and the role of zoning code.

### **Zoning for Middle Housing in Silverton**

Community members were presented with code concepts regarding duplexes, cottage clusters, townhomes, triplex and quadplexes. A range of photos were provided, showing different styles and scales. The public was asked for their comments and questions about these different housing types:

Questions (*consultant/staff responses in italics*):

- Is the 1 space/unit part of the state mandate? *Yes.*
- Would you have to change zoning for smaller setbacks. *No, and there is no real difference in setbacks across all residential zones.*
- How many acres of buildable land do we have for the next 20 years? *There are approximately 654 unconstrained buildable acres, breaking down to 531 residential acres. After subtracting demand for new development, there are approximately 380 acres remaining according to the HNA.*
- My understanding is that all R1 lots will be able to have duplexes on them is this not necessarily true? *This is true.*
- Will we have to expand the UGB? *No.*
- Can the city set a design requirement for a garage like we see for single family detached? And then also have the one-off street parking? *Yes; the goal is to set the rules the same for SFDDs and duplexes.*
- On-street parking is affected by City designation of no parking on the street. Which would take priority? *At this point, the City is not proposing to mandate on-street parking or treat it as part of reserved parking. There will be a requirement for one off-street parking space per unit. If there are additional cars associated with a dwelling unit, they may indeed park on street.*
- Will the code differentiate between new construction of residential housing and re-development of existing residential housing when determining off-street parking requirements? *One parking space per unit applies to all new construction of duplexes. For home conversions, the City cannot mandate any additional parking on that site.*
- Could Cottage Clusters be on one parcel and thus rentals only? *Right now, state standards push for allowing cottage clusters on a single parcel. There is an option to use condo rules to sell these for individual home ownership, as well as rental models.*
  - Would tiny homes fit into this designation? *It is a possibility. The cottage cluster standards could be a great way to build a tiny home community, but it might be hard for*

*the code to dictate “how tiny is tiny” and whether these homes are on wheels or on a foundation.*

- Would the city offer incentives for cottage clusters? I know that Silverton’s current cottage cluster ended up being quite expensive per home. What can be done in coding to support/allow for lower cost cottages? *The role of zoning code is to generally get out of the way – the more parking, open space requirements, and architectural design requirements, the more expensive a project will be. The City can try to take out the most expensive regulations to help lower costs, though at the same time, there is room for innovative builders and developers to come up with new financial models. Otherwise, financial incentives are typically a tool used to help mitigate the cost of development, such as reduced SDC fees.*
- Would mobile/manufactured homes be permitted within a cottage cluster development? Yes. *One major issue is at what point does a cottage cluster made up of manufactured homes become a manufactured home park, which has a very different set of state regulations?*
  - Do deed restrictions supersede this issue? *While new CCRs cannot prohibit middle housing, previous CCRs would not be invalidated.*
  - So would the multifamily code apply to those complexes with 5+ units then? Yes.
- Does HB 2001 require the city to allow triplexes and quadplexes in R-1? *The combination of HB 2001 and the implementation measures adopted with Silverton’s HNA, (to address a deficit of some of these unit types) requires the City to allow triplexes and quadplexes in R-1.*
- We have huge demand from seniors requesting single level dwellings. These designs standards don’t address these needs. Should some lot sizes in new subdivision be increased? *Examples that show side-by-side units are primarily done for privacy, but the code would allow for side-by-side units or stacked units, where seniors may choose the first level home. Cottages could also be single level, if they remain around 900 sq ft.*
- All of the examples looked like they were same size units. Is there any standard that would limit the smallest size of a unit in a quad so could one end up with a mix of sizes in one building? *The team is not aware of any code models that require a mix of unit sizes, and there is nothing in the standards that would preclude this. The city can’t require that mixing.*
- There was discussion in the last meeting at allowing these triples and fourplexes on R1 lots-is this still on table? *After the discussion at the last meeting, the team dug deeper into the HNA, and as mentioned there are specific features of the HNA and measures that the City agreed to take that compels the city to move forward with triplexes and quadplexes in R-1 lots.*
- What lot size restrictions would be imposed on fourplex development? *It’s either whatever the minimum lot size is for SFDD in that zone, or if the min lot size is smaller than that in a given zone, the minimum lot size can be 7,000 sq ft (whichever is greater).*
- What steps are being taken to protect our lower income residents from the neighborhood gentrification that we’ve seen in Portland and surrounding areas? *The City has not taken formal steps to address gentrification yet. Policies and best practices around this issue can accompany zoning code but it cannot directly be addressed through the code updates itself.*
- For a cottage cluster more than 4 units, would one need an up-zone to R-5? *No. Part of this work would be to remove the requirement to upzone to R-5, allowing cottage clusters of up to 12 units to be allowed in R-1 as per these changes.*
- There has been no discussion on rooms for rent. Is this something that the city is considering changing code on? *This is outside of the scope of this project.*

- What hurdles will this new code need to get through in order to be adopted? Is it strictly a matter of the City Council approving the code or does the planning commission also need to approve it? In the formal adoption process, there will first be a public hearing at the *Planning Commission where recommendation will be made and then presented to City Council for approval, amendment or disapproval at a second public hearing.*
- When will this be adopted? *Code updates for duplexes needs to be adopted by the legislative deadline of June 30, 2021.*

Other comments (*consultant/staff responses in italics, where applicable*):

- I think it is very important to diversify housing. I grew up in the 1950's in Bismarck in a mixed neighborhood - single families, small apartment units and duplexes. It worked great!
- I am a resident here in Silverton. I am excited to hear that work is being done to create more affordable/low cost housing and also more housing units.
- In Sacramento where I lived for a few years there are many duplex homes scattered in all the residential neighborhoods. Unlike what we see in Oregon, these are often owned individually rather than being owned by one rental landlord. Will we be looking at individual ownership of each side of a duplex structure rather than rentals? *The zoning code does not dictate tenancy in any way.*
- I like the idea of detached duplexes, is this an option that the city is considering? And who will make final code decisions regarding this type of issue? *Yes; Input from the Advisory Committee and public meetings like this help inform these decisions, which is then presented to Planning Commission. Planning Commission makes recommendations to City Council for adoption.*
- I live near the Reserve units. Great idea! People don't want to take care of large lawns etc. We should also consider condos. There are no condos in Silverton.
- I am one of the developers of the Evans Oaks Cottages you showed in your presentation. It would be great if our Cottage Cluster code could have been used for our development. We could not use it because of the small individual lots that were required. So, doing this on a large single lot would be great!

### **Next Steps**

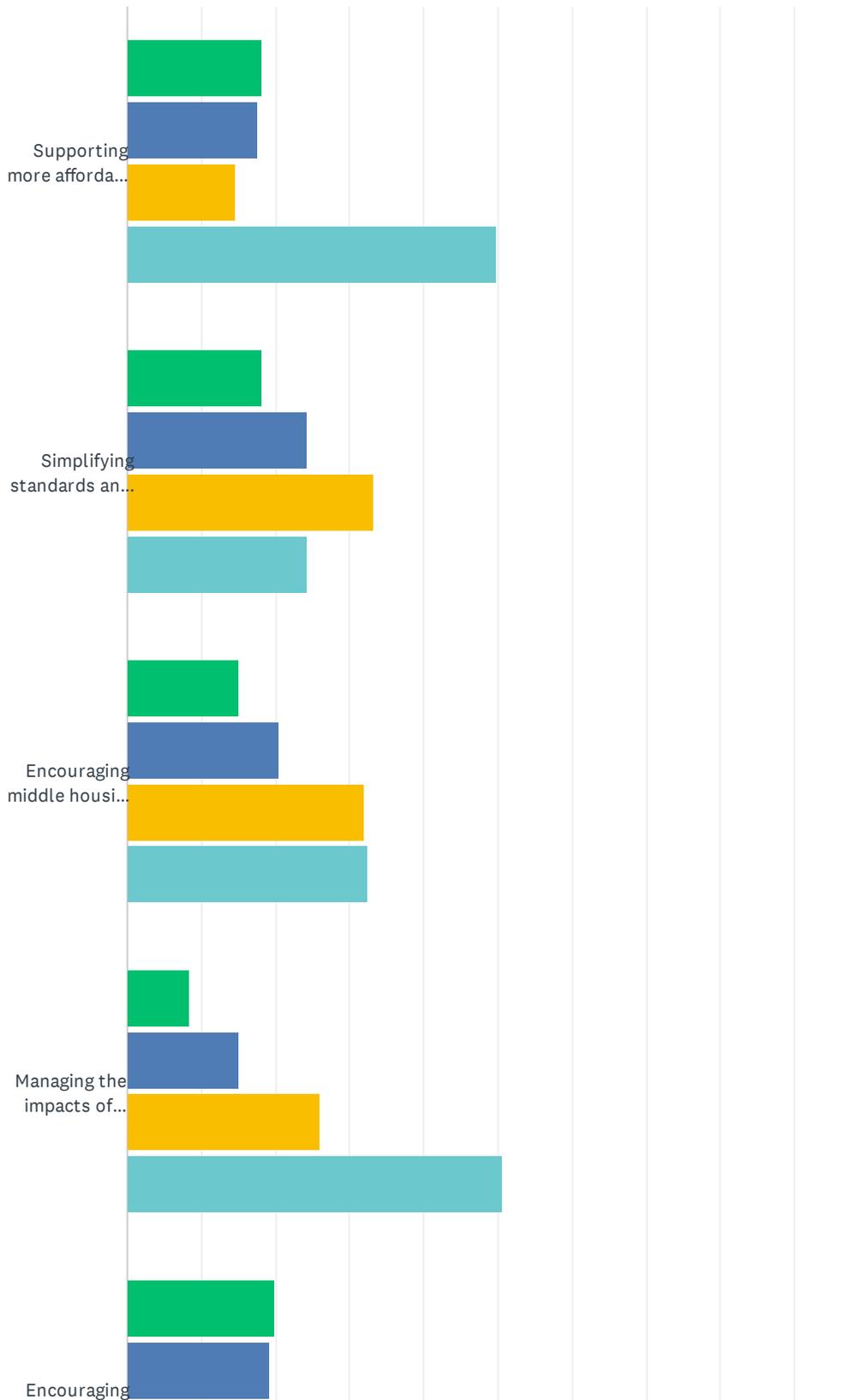
An online survey is live and will be available through January 29<sup>th</sup>. Additional comments can be sent to Jason. The community was encouraged to stay engaged. Advisory Committee meetings are open to the public, and a second public meeting in March will provide the opportunity to review a draft code package and Housing Strategy Implementation Plan (HSIP).

### **Adjourn**

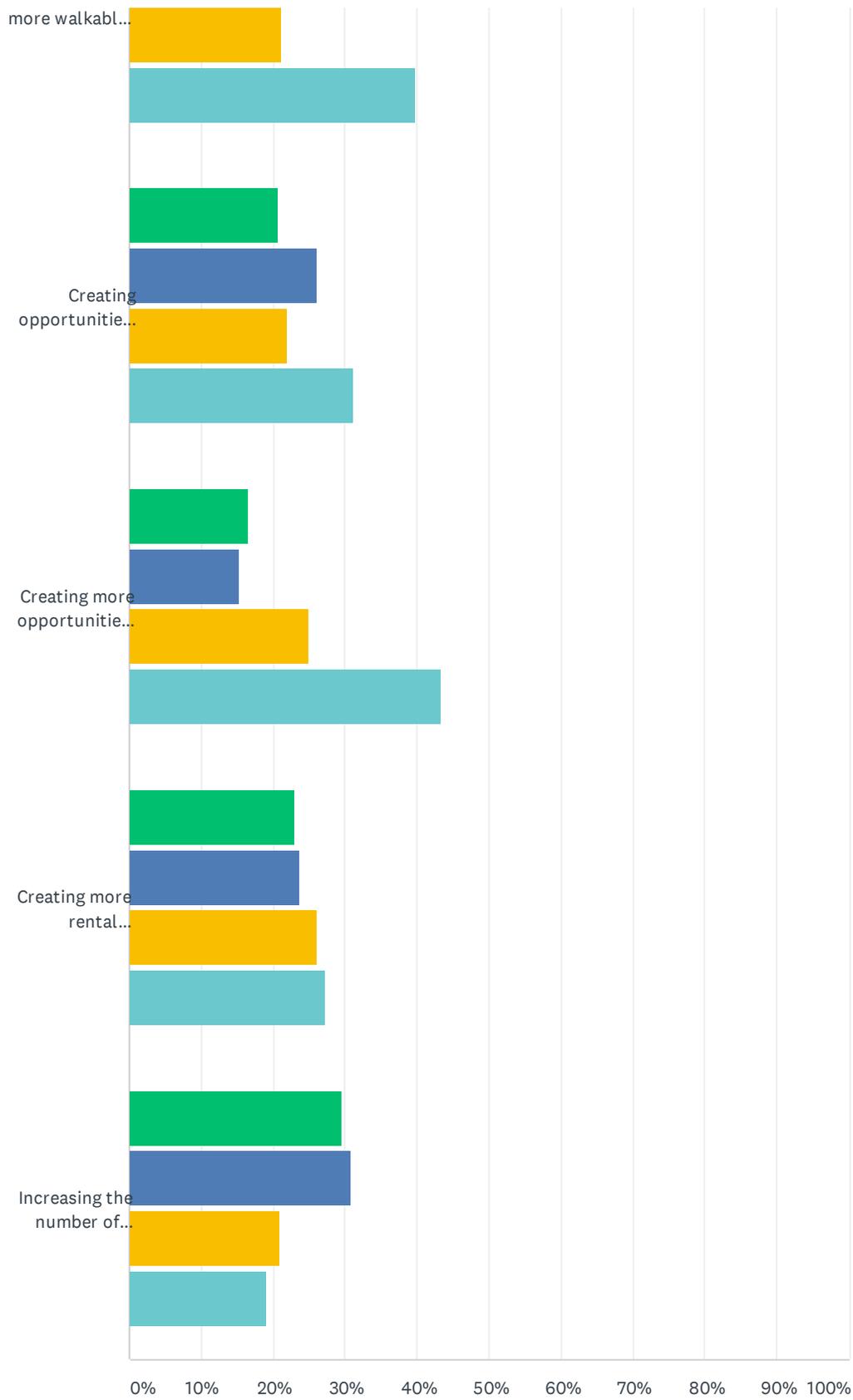
Jason adjourned the meeting at 7:30pm.

# Q1 1. What should be the top policy goals for introducing middle housing zoning standards?

Answered: 169 Skipped: 0



# Silverton Middle Housing Code Project



■ Not important   
 ■ Somewhat important   
 ■ Important   
 ■ Very important

Silverton Middle Housing Code Project

	NOT IMPORTANT	SOMEWHAT IMPORTANT	IMPORTANT	VERY IMPORTANT	TOTAL	WEIGHTED AVERAGE
Supporting more affordable housing	18.18% 30	17.58% 29	14.55% 24	49.70% 82	165	2.96
Simplifying standards and aligning regulations with development realities	18.18% 30	24.24% 40	33.33% 55	24.24% 40	165	2.64
Encouraging middle housing that is compatible with existing development	15.06% 25	20.48% 34	31.93% 53	32.53% 54	166	2.82
Managing the impacts of parking within neighborhoods	8.43% 14	15.06% 25	25.90% 43	50.60% 84	166	3.19
Encouraging more walkable neighborhoods through a greater diversity of housing	19.88% 33	19.28% 32	21.08% 35	39.76% 66	166	2.81
Creating opportunities for a broader variety of housing types	20.73% 34	26.22% 43	21.95% 36	31.10% 51	164	2.63
Creating more opportunities for homeownership	16.46% 27	15.24% 25	25.00% 41	43.29% 71	164	2.95
Creating more rental opportunities	23.03% 38	23.64% 39	26.06% 43	27.27% 45	165	2.58
Increasing the number of housing units that can be built	29.45% 48	30.67% 50	20.86% 34	19.02% 31	163	2.29

## Silverton Middle Housing Code Project

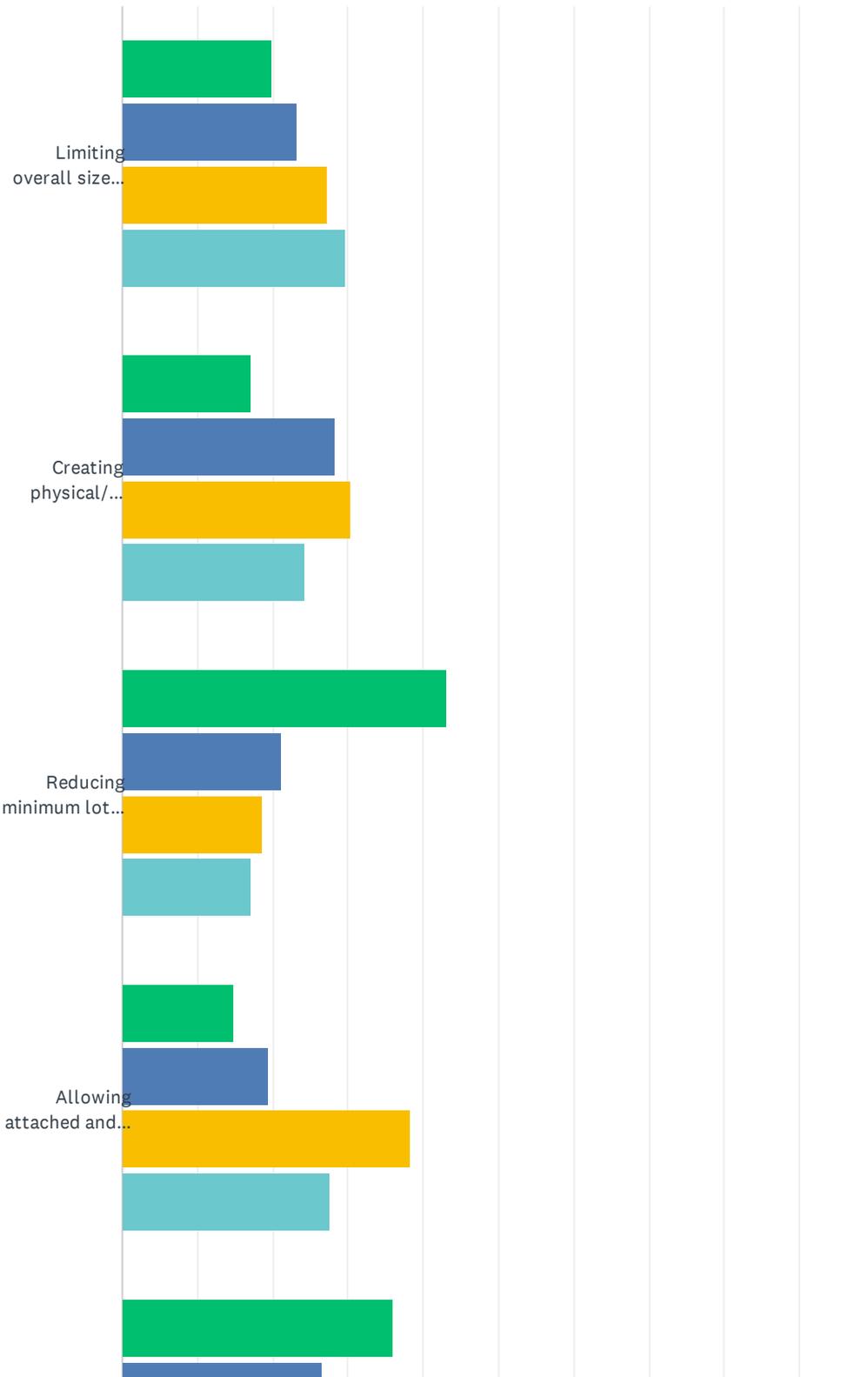
#	COMMENTS:	DATE
1	Duplexes in single family neighborhoods are terrible. We have one next door and it's terrible.	1/28/2021 12:41 PM
2	As a single person who has lived in Silverton for 30+ years, it is IMPOSSIBLE to buy an affordable house in town. I am essentially being pushed out of town!! Many times houses are snapped up even before they hit the market. Where are the opportunities for those that live here already?? There are none. I either have to keep renting...also at OUTRAGEOUS prices or move away from my family. Thanks a lot Silverton. You really know how to take care of those who actually want to live here and contribute to the community.	1/28/2021 11:31 AM
3	Rent costs are astronomical in Silverton and need serious attention	1/28/2021 9:09 AM
4	Walk ability is central to new development	1/26/2021 10:22 PM
5	Creating more rental opportunities.. that allow pets - Very important	1/26/2021 9:46 PM
6	Wording of this survey is one that could be miss understood, both in question and answer. Typical. We don't need more housing the city is bursting at the seams as it is with recent growth. Things like Starbucks we don't need. Traffic and roads are atrocious and you want to add more? I say NO more till infrastructure catches up.	1/25/2021 11:38 PM
7	Nothing should be built without having a minimum of two off street parking spaces! Our streets are already crowded enough.	1/25/2021 8:31 PM
8	If you need to build these types of dwellings, pick one area on the north end of town and build them all in one location. We do not want duplexes, triplexes, and quadplexes built in our single family communities. Moved to single family communities in order to live with people who have the same standards. Silverton should be kept as an upscale community.	1/25/2021 4:52 PM
9	Areas of increased density should be located near services and schools. Our city has a problem with traffic, especially when school is in session. This could be lessened with a thoughtful approach to planning, as well as result in a healthier community	1/25/2021 2:45 PM
10	I am resistant because I see how other neighborhoods like Beaverton and Sherwood have lost their soul to development, however, I know that it is not feasible for Silverton to continue to shut out young families who cannot afford to live here.	1/19/2021 6:02 PM
11	I disagree with placing these in the middle of single housing subdivision which are homes that people saved their whole lives to buy & make payments on. In the name of diversity you want to drop multiple multi unit complex that will increase both traffic and people then possibly drop value. We don't know that! Why do the people get to be the one to always make the sacrifices in the name of the all good? Wham does that all good get to do something for us? If there are problems after they are put in will the City be there to help with the extra crime? Just trying to think ahead. It sounds like the city wants this no matter what it's citizens think or want! Thank you	1/19/2021 12:37 PM
12	While there is a clear need for additional rental opportunities; I want to see these code changes allow for more home ownership opportunities as well.	1/19/2021 12:36 PM
13	We urgently need more affordable housing.	1/18/2021 7:23 AM
14	Please leave Silverton as it is. That's why we live here!!	1/16/2021 10:00 AM
15	Build in, not out. We need to keep filling in to ensure we don't have long term infrastructure issues and unmanageable costs down the road.	1/16/2021 9:47 AM
16	The road system need to be improved before adding more houses! The traffic is awful and more homes is only going to get worse!	1/16/2021 9:24 AM
17	For as friendly as Silverton is it's difficult to get in. In some ways it's nice it stays small and community oriented but it out prices average workers. It's difficult to live and survive. Families all want to provide better living for their families but the cost of housing here makes it extremely difficult. I sold my home and downsized 4 years ago. I'm at the point I'd like to build or buy again, even with my equity it's not disable. 1600 sq ft homes are going for half a million dollars. That's not sustainable in our town with little jobs.	1/16/2021 8:49 AM
18	We have enough affordable housing.	1/16/2021 8:21 AM
19	Silverton lacks the infrastructure to support significant growth. Street grid design is not	1/16/2021 8:08 AM

## Silverton Middle Housing Code Project

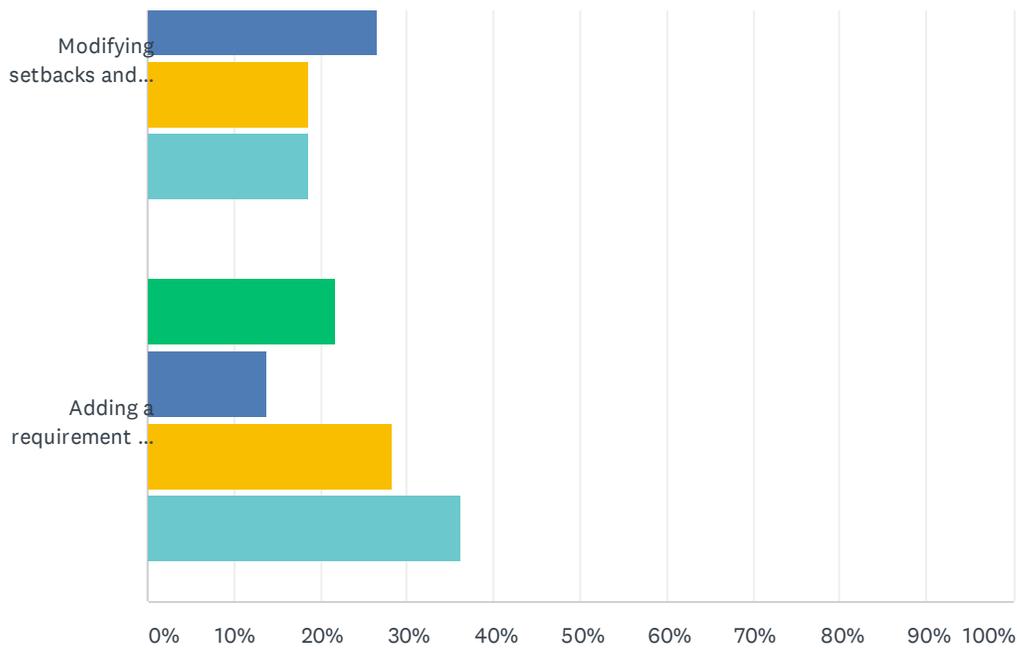
	conducive to further population increase without improvements/changes in traffic flow	
20	As we increase housing, we will also them need to address school over crowding and non effective school buildings.	1/16/2021 8:01 AM
21	Silverton will loose it's charm with more apartments and duplexes. The only place this should be happening is the outskirts of City limits. Keep Silverton unique and with character. The infrastructure with schools and roadways doesn't allow for more people in town. Figure that out first before bringing more people to town.	1/16/2021 7:56 AM
22	Silverton needs to be more walkable/biker friendly and affordable for everyone. Allowing home owners to build ADU's is an important step. Having strict regulations on developers is also important so we don't have apartment complexes that do not provide safe pedestrian access or parks. The complex behind Wilco is a prime example of a developer who did not include safe pedestrian access and built apartments that are extremely expensive to rent. We need to make sure we have housing for low income individuals. Hopefully the city will regulate development better and insiste on parks, green spaces, walking and biking paths.	1/15/2021 2:45 PM
23	Where is the going to come from ?? Where are the law enforcement going to come from ? We cant even police what we have. My water flow is have what it used to be.	1/15/2021 12:14 PM
24	The city should also take biodiversity and habitat into consideration when building or adding developed land.	1/15/2021 11:10 AM
25	Simplifying standards is partialiely OK but must respect the look and feel of Silverton. Don't want to end up with blocky modern buildings. Cute Cottages are awesome!	1/15/2021 10:54 AM
26	Clearly you have set this questionnaire up in a way that simply justifies what you have already decided you want to do. I haven't seen any question asking who and which neighborhood WANTS this to be a part of THEIR neighborhood. Anyone can see through what you are doing. How about being smarter than this and asking better questions using better strategies? Ask particular neighborhoods if they want to expand instead of expanding ALL of silverton under blanket new rules? Ask where this should be located? Dont ask these questions first, it's obvious you're not forthcoming with all the information for a well-educated decision. t	1/15/2021 10:47 AM
27	Density is critical here...why jam so much housing on small lots?	1/15/2021 10:39 AM
28	No more building in Silverton. Too crowded already.	1/15/2021 10:26 AM
29	We need better infrastructure if we are going to add more homes. Downtown is a mess with no way of avoiding it.	1/15/2021 7:47 AM
30	Put apartments together and leave the sub divisions alone. If people want to live a sub division then they can work to make the required money to live their. A want isn't a need.	1/14/2021 5:49 PM
31	Duplex or cottages nothing else.	1/14/2021 2:08 PM
32	on street parking is already a safety issue around down, especially in older neighborhoods, and in the downtown area. Off street parking must be made a requirement of any code changes to avoid further degrading the livability of our town.	1/14/2021 12:23 PM

## Q2 2. Knowing that standards must be applied equally to duplexes and single family detached dwellings, how important are the following duplex code standards?

Answered: 153 Skipped: 16



## Silverton Middle Housing Code Project



■ Not important   
 ■ Somewhat important   
 ■ Important   
 ■ Very important

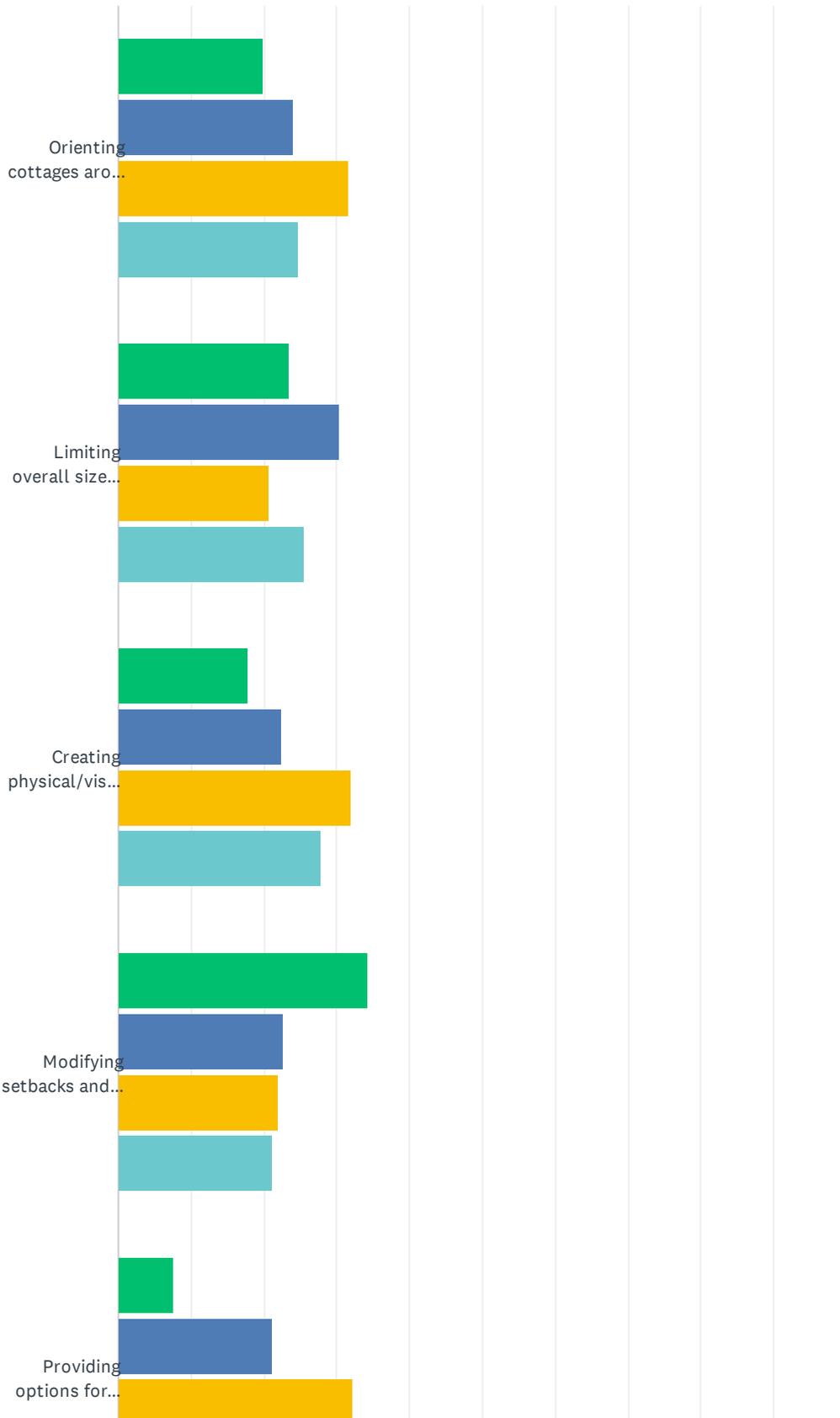
	NOT IMPORTANT	SOMEWHAT IMPORTANT	IMPORTANT	VERY IMPORTANT	TOTAL	WEIGHTED AVERAGE
Limiting overall size of buildings	19.87% 30	23.18% 35	27.15% 41	29.80% 45	151	2.67
Creating physical/ visual connections between dwellings and the street	17.11% 26	28.29% 43	30.26% 46	24.34% 37	152	2.62
Reducing minimum lot sizes to allow for more duplexes	43.05% 65	21.19% 32	18.54% 28	17.22% 26	151	2.10
Allowing attached and detached configurations	14.77% 22	19.46% 29	38.26% 57	27.52% 41	149	2.79
Modifying setbacks and lot coverage standards to allow for more units	36.00% 54	26.67% 40	18.67% 28	18.67% 28	150	2.20
Adding a requirement for a garage or carport	21.71% 33	13.82% 21	28.29% 43	36.18% 55	152	2.79

## Silverton Middle Housing Code Project

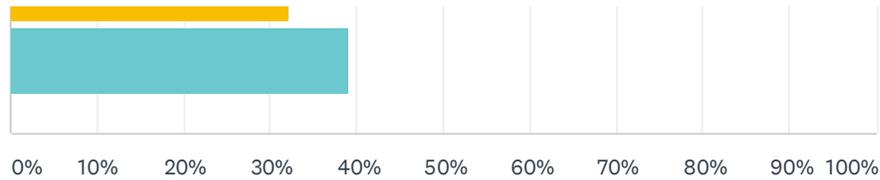
#	COMMENTS:	DATE
1	Duplexes in small communities hurt rather than help.	1/29/2021 3:18 PM
2	Rentals and duplexes need to have space for all of their cars. It's not realistic to think people will have only one or two cars. One of our duplex neighbors has 8 cars associated to a single 2 bedroom duplex and creates a living hell for parking on the street.	1/28/2021 12:45 PM
3	Again very vague and open questions.	1/25/2021 11:39 PM
4	Off street parking is a must	1/25/2021 8:34 PM
5	Requiring a garage will give residents a place to store their belongings and keep the area looking neat.	1/25/2021 8:02 PM
6	We dont want to do anything to encourage these types of homes.	1/25/2021 4:54 PM
7	It is important to keep the beauty of the town. Having too many houses crowded into an urban environment is not beautiful.	1/19/2021 6:05 PM
8	Don't ruin our town	1/16/2021 10:02 AM
9	Fill in the city and neighborhoods by allowing more duplexes. People should park on the street. We will get more ROI with taxes by prioritizing homes vs garages, driveways, carports.	1/16/2021 9:55 AM
10	Keep some sense of cohesiveness to promote upkeep and care.	1/16/2021 8:50 AM
11	Lot size will determine size of building.	1/16/2021 8:23 AM
12	Green spaces must be involved in development	1/15/2021 2:47 PM
13	Lets take care of are city first. Not add to the problem.	1/15/2021 12:15 PM
14	All for smaller housing options, but design standards to maintaine the look and feel of Silverton need to be maintained. With the addition of Duplexes being allowed on all lots Silverton needs to keep its 7000 min lot size. Like the older looking Duplexs that match the historic feel of Silverton.	1/15/2021 10:54 AM
15	Again, you didn't ask questions that are open to other concepts. We can all see that here.	1/15/2021 10:49 AM
16	Again, we don't need overcrowding...we want livable, comfortable neighborhoods.	1/15/2021 10:41 AM
17	Traffic in Silverton is ridiculous. Build somewhere else.	1/15/2021 10:28 AM
18	No duplexes in single family residential neighborhoods.	1/14/2021 5:50 PM
19	Duplex and cottage clusters only	1/14/2021 2:10 PM
20	lowering lot sizes is dangerous to the quality of housing created due to HB 2001 and should be avoided	1/14/2021 12:24 PM

### Q3 5. How important are the following cottage cluster code standards?

Answered: 147 Skipped: 22



## Silverton Middle Housing Code Project



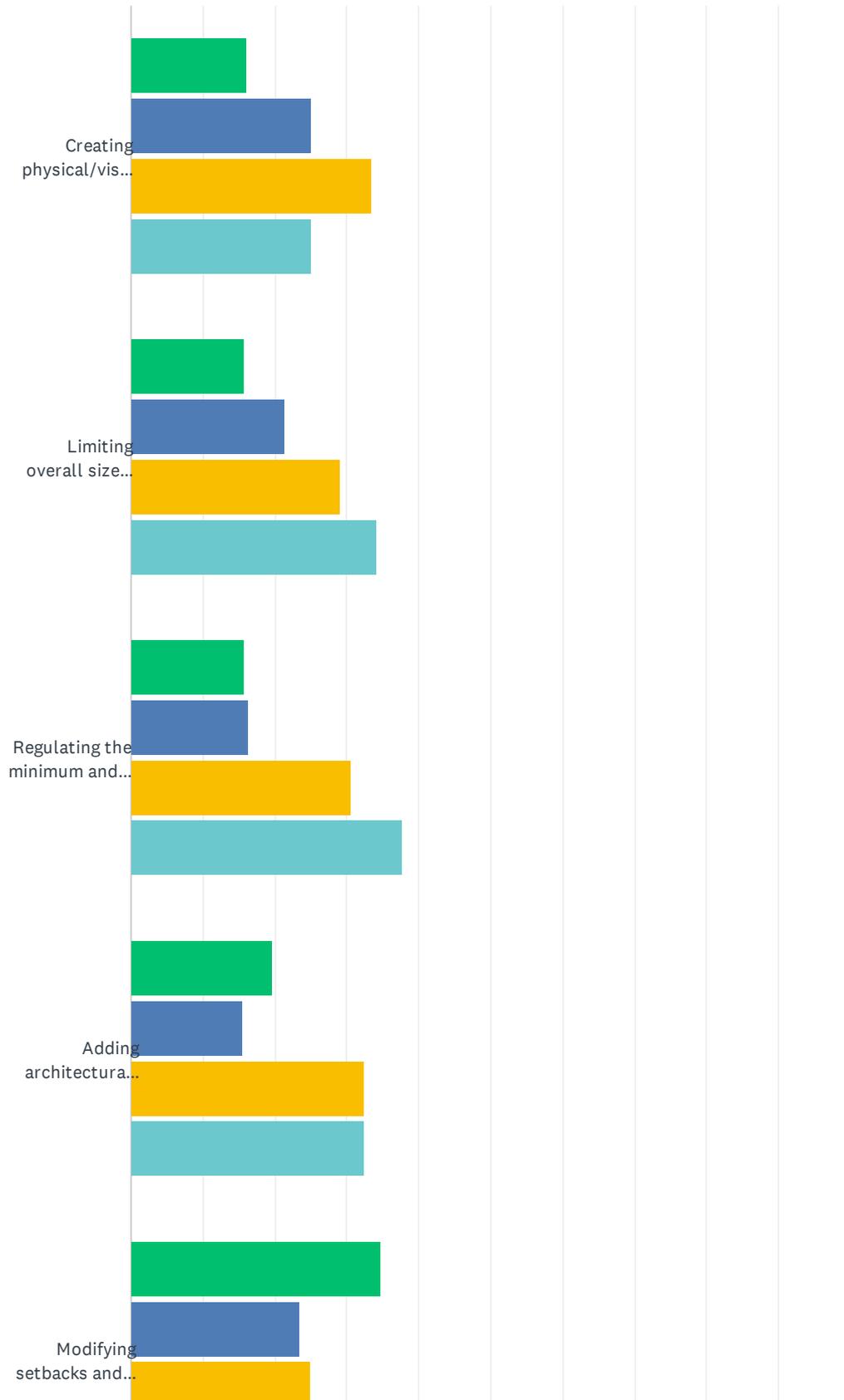
■ Not important   
 ■ Somewhat important   
 ■ Important   
 ■ Very important

	NOT IMPORTANT	SOMEWHAT IMPORTANT	IMPORTANT	VERY IMPORTANT	TOTAL	WEIGHTED AVERAGE
Orienting cottages around a shared courtyard area	19.86% 29	23.97% 35	31.51% 46	24.66% 36	146	2.61
Limiting overall size of the cottages	23.45% 34	30.34% 44	20.69% 30	25.52% 37	145	2.48
Creating physical/visual connections between dwellings and the street	17.69% 26	22.45% 33	31.97% 47	27.89% 41	147	2.70
Modifying setbacks and lot coverage standards to allow for more units	34.25% 50	22.60% 33	21.92% 32	21.23% 31	146	2.30
Providing options for shared parking or parking close to each cottage	7.53% 11	21.23% 31	32.19% 47	39.04% 57	146	3.03

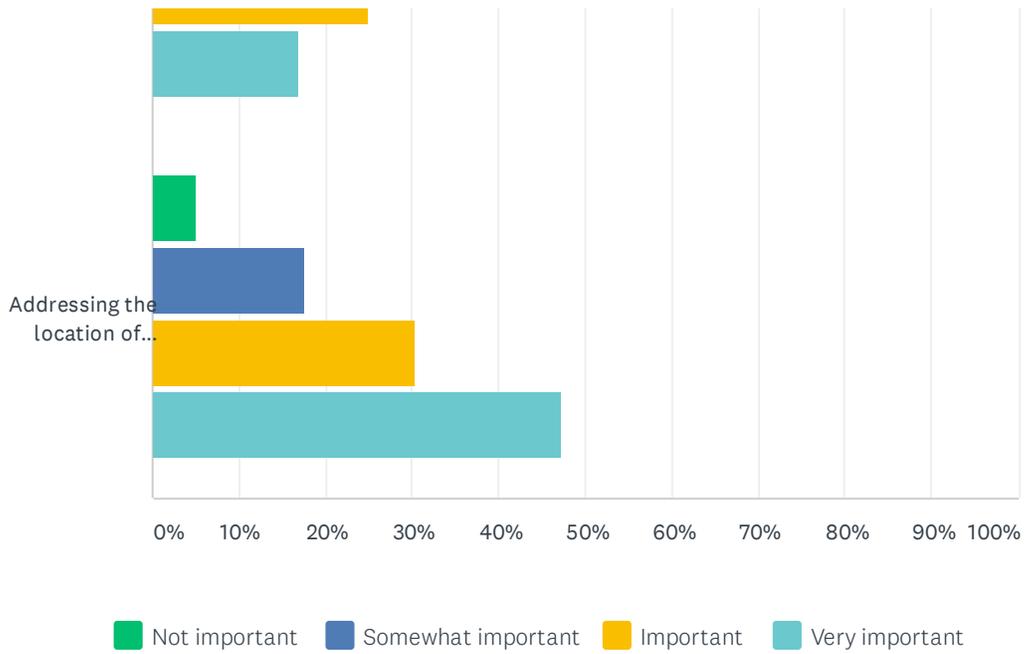
#	COMMENTS:	DATE
1	Cottages would be great!	1/29/2021 3:19 PM
2	To see what a problem "cottage" parking is just go up Reserve ;/	1/29/2021 9:26 AM
3	Don't place parking near recreation areas	1/26/2021 10:29 PM
4	These are terrible. We dont want anymore of them	1/25/2021 4:55 PM
5	Cottages should have their own parking, not street parking. Parking at the top of Reserve St is a joke and shouldn't have been allowed in the planning process.	1/16/2021 8:25 AM
6	Rental housing means more traffic more speeders more problems.	1/15/2021 12:17 PM
7	I love the cottages option over all the others. Like to see design standard that make them look like older construction style cottages.	1/15/2021 11:41 AM
8	Seems like the size of cottages depends on lot and setback requirements	1/15/2021 11:38 AM
9	Cottage clusters provide a great way to work in habitat/biodiversity goals into a landscape and make them wildlife and human friendly.	1/15/2021 11:12 AM
10	Done right, this setup can feel communal and welcoming.	1/15/2021 10:43 AM
11	Infrastructure cannot handle more homes.	1/15/2021 10:30 AM
12	Again stop forcing this into single family neighborhoods.	1/14/2021 5:52 PM
13	Cottage clusters around a courtyard look nice.	1/14/2021 2:12 PM
14	These houses are essential to Silverton's ability to house our aging population who want to down size but cant find viable single story homes to purchase. However, parking again, has to be off street	1/14/2021 12:25 PM
15	I know they're supposed to be clustered together but it feels like the people living in them won't having a lot of privacy.	1/14/2021 12:08 PM

### Q4 4. How important are the following townhouse code standards?

Answered: 145 Skipped: 24



## Silverton Middle Housing Code Project



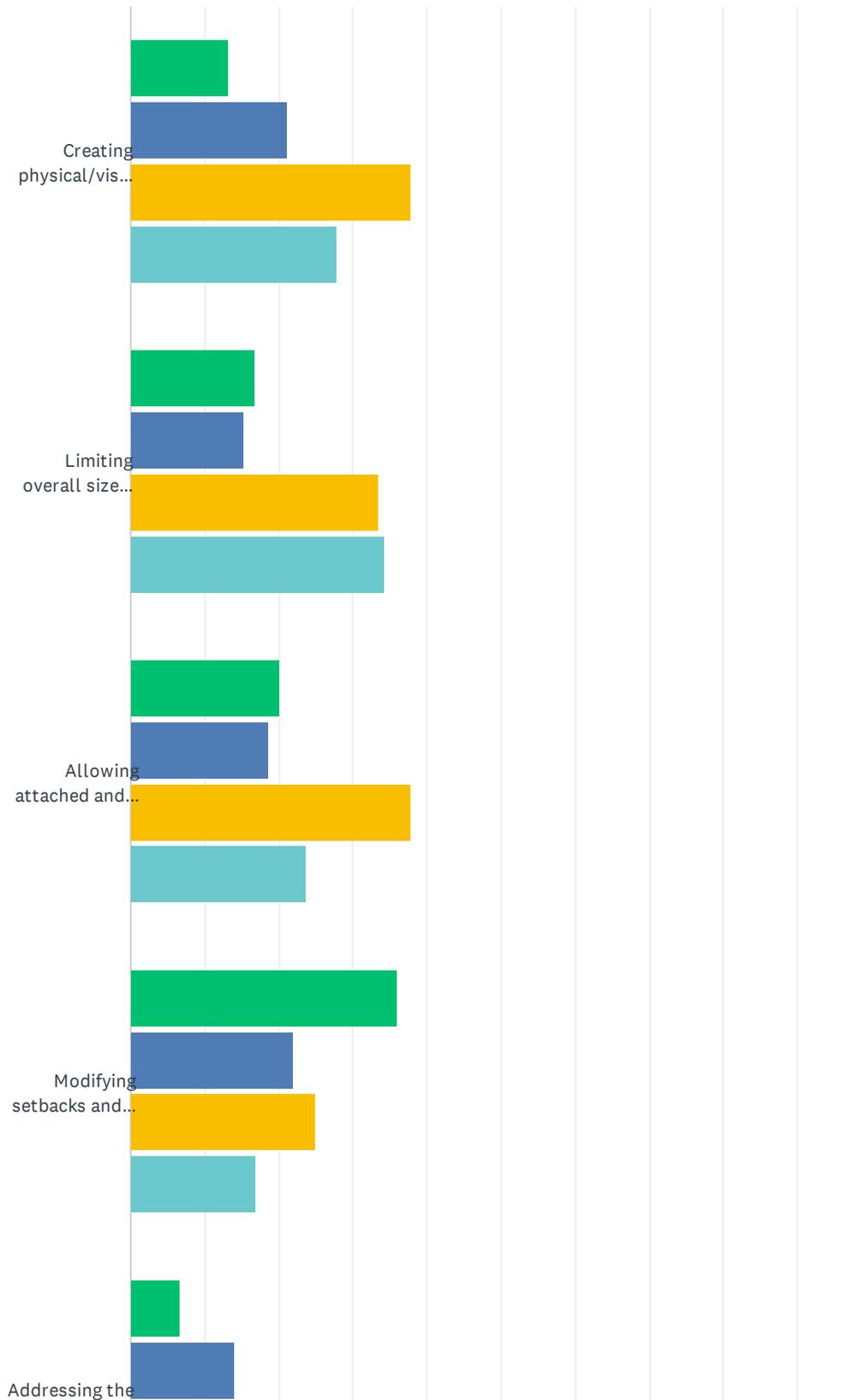
	NOT IMPORTANT	SOMEWHAT IMPORTANT	IMPORTANT	VERY IMPORTANT	TOTAL	WEIGHTED AVERAGE
Creating physical/visual connections between dwellings and the street	16.08% 23	25.17% 36	33.57% 48	25.17% 36	143	2.68
Limiting overall size of buildings	15.60% 22	21.28% 30	29.08% 41	34.04% 48	141	2.82
Regulating the minimum and maximum number of units in a single building	15.60% 22	16.31% 23	30.50% 43	37.59% 53	141	2.90
Adding architectural detailing standards to differentiate units	19.72% 28	15.49% 22	32.39% 46	32.39% 46	142	2.77
Modifying setbacks and lot coverage standards to allow for more units	34.75% 49	23.40% 33	24.82% 35	17.02% 24	141	2.24
Addressing the location of parking areas relative to the street and dwellings	4.93% 7	17.61% 25	30.28% 43	47.18% 67	142	3.20

## Silverton Middle Housing Code Project

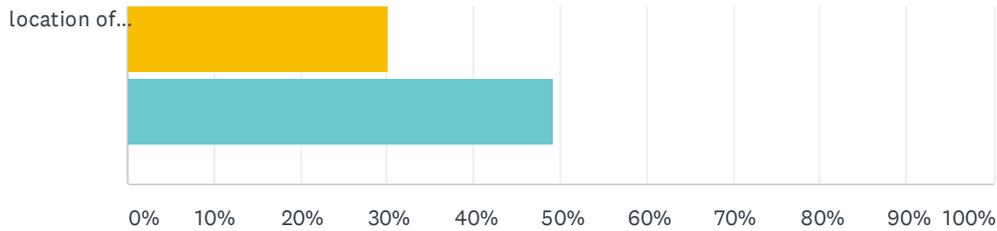
#	COMMENTS:	DATE
1	Silverton is too small for more rental-type properties. Save these for cities.	1/29/2021 3:19 PM
2	Don't place parking near recreation areas	1/26/2021 10:29 PM
3	Put apartments(town houses ) on the north edge of town.	1/25/2021 4:55 PM
4	What about 1 level duplex?	1/20/2021 4:41 PM
5	These units are usually very ugly and rape the land. I hope they are not allowed in Silverton.	1/19/2021 6:07 PM
6	Townhouses ruin the feel of Silverton.	1/16/2021 2:42 PM
7	I just don't like them. See no advantage over apartments.	1/15/2021 4:01 PM
8	THINK. Lets not distroy the town that we came here for.	1/15/2021 12:18 PM
9	All for Townhouse, but need to be differentiated.	1/15/2021 11:43 AM
10	Do not allow more than 2 stories	1/15/2021 11:39 AM
11	There is limited parking now. No more building in Silverton!	1/15/2021 10:32 AM
12	Parking is the largest issue, needs to have standards for garages.	1/15/2021 7:49 AM
13	These types of home should be built on a vacant 10 acre lot and not within 1 mile of a single family neighborhood.	1/14/2021 5:54 PM
14	Cottage cluster are better than over ugly townhouses.	1/14/2021 2:14 PM
15	Town homes create a more affordable opportunity for home ownership and need to be prioritized of duplexes. Off street parking, must be a requirement for each unit	1/14/2021 12:26 PM

### Q5 3. How important are the following triplex and quadplex code standards?

Answered: 137 Skipped: 32



## Silverton Middle Housing Code Project



■ Not important   
 ■ Somewhat important   
 ■ Important   
 ■ Very important

	NOT IMPORTANT	SOMEWHAT IMPORTANT	IMPORTANT	VERY IMPORTANT	TOTAL	WEIGHTED AVERAGE
Creating physical/visual connections between dwellings and the street	13.14% 18	21.17% 29	37.96% 52	27.74% 38	137	2.80
Limiting overall size of buildings	16.79% 23	15.33% 21	33.58% 46	34.31% 47	137	2.85
Allowing attached and detached configurations	20.00% 27	18.52% 25	37.78% 51	23.70% 32	135	2.65
Modifying setbacks and lot coverage standards to allow for more units	36.03% 49	22.06% 30	25.00% 34	16.91% 23	136	2.23
Addressing the location of parking areas relative to the street and dwellings	6.62% 9	13.97% 19	30.15% 41	49.26% 67	136	3.22

#	COMMENTS:	DATE
1	Again, Silverton is not a duplex, triplex, quadplex community. Less rentals, more, and nicer homes.	1/29/2021 3:20 PM
2	Don't place parking near recreation areas	1/26/2021 10:29 PM
3	We dont want triplexes	1/25/2021 4:56 PM
4	These types of homes can become cookie cutter and unattractive	1/19/2021 6:19 PM
5	Separate duplexes are find but anything more is ruining Silverton.	1/16/2021 2:43 PM
6	Rear parking is so great because it creates more neighborliness and a more beautiful street.	1/16/2021 10:04 AM
7	Green spaces, pedestrian and bike lanes built at developers expense.	1/15/2021 3:03 PM
8	Think of why are town is special, Think of what it is becoming.	1/15/2021 12:20 PM
9	These are fine, but look of Silverton must be maintained.	1/15/2021 11:44 AM
10	setbacks and lot coverage should remain same as for single family	1/15/2021 11:41 AM
11	For all housing types I support writing code that allows for building more affordable housing opportunities.	1/15/2021 11:19 AM
12	Don't t make special exceptions	1/15/2021 11:13 AM
13	No more building in Silverton!	1/15/2021 10:33 AM
14	Triplexes are not a good fit for Silverton.	1/14/2021 2:15 PM

**Q6 6. Can you think of any other priorities for introducing middle housing in Silverton?**

Answered: 70 Skipped: 99

## Silverton Middle Housing Code Project

#	RESPONSES	DATE
1	Location, traffic, water and sewer, schools... Growing Silverton has been a slippery slope since the Days of Ken Hector and Stu Rasmussen and will continue to be. Silverton doesn't even have proper internet and you want to bring more rental/cheap living here? Priorities are all out of whack.	1/29/2021 3:23 PM
2	Make them affordable!	1/29/2021 6:35 AM
3	I am concerned about adding more dwellings in Silverton, when we already have issues with the town's infrastructure, including roads, sewer and schools.	1/28/2021 11:40 PM
4	Bad idea. Parking is already a problem in many areas. Give some priority to the people that already live here.	1/28/2021 12:57 PM
5	The homeless, seniors and low income have more options in town than middle income people. Then you have the rich people who drive up housing costs and property taxes. Are you trying to get rid of the middle people?? Sure seems that way.	1/28/2021 11:36 AM
6	Affordability	1/28/2021 9:12 AM
7	None come to mind. Thank you for doing this good work.	1/27/2021 5:28 AM
8	Opportunities/incentives to renovate existing large older homes into multiple units. May need to grandfather existing setbacks and non-conforming off-street parking ratio to do so?	1/26/2021 11:19 PM
9	Multi use development (including options for cafes and fitness), safe walking and cycling options, reduced vehicular traffic, access to public transit.	1/26/2021 10:31 PM
10	Yes keep it out of Silverton. But that won't get heard I, so they better be pleasant to look at so as not to detract from the town like Starbucks or rite aid. As well as inviting the Salem mentality to our great town	1/25/2021 11:44 PM
11	Parking and garages must be provided. Clogged streets reduce livability.	1/25/2021 10:38 PM
12	I cant stress enough for the importance of having adequate off street parking for each unit	1/25/2021 8:45 PM
13	Clear regulations so everyone living in a multiplex unit can enjoy their space.	1/25/2021 8:07 PM
14	Thank you for thinking outside the box to create more affordable, and diverse, housing opportunities in town. Not everyone wants, or can afford, a McMansion. I am a 3rd generation Silvertonian, work full time and support a child on my own. I cannot afford to buy at our existing prices due to how quickly costs (and property taxes) have risen. I believe creating more affordable housing options will allow others like me, who contribute to our community by shopping local, volunteering etc to stay in our great town!	1/25/2021 5:21 PM
15	Ban it at all costs. No more cheap housing.	1/25/2021 4:57 PM
16	Protecting the value of single family homes that are already built.	1/25/2021 3:00 PM
17	Utility overload. Parking issues. Packing people in like sardines is NOT why people want to live in Silverton. You don't have to make a house for every single person's income level to be able to buy. People need to buy and work where they can afford to, or what is the point of working hard and saving money to move to a nice, quiet, safe town?	1/25/2021 2:46 PM
18	If possible, creating requirements that have new housing match the overall feel of Silverton such as (as example) no more than two stories, have a yard, focus on traditional architecture.	1/25/2021 2:44 PM
19	We don't need middle housing. If you can't afford, move along.	1/25/2021 2:35 PM
20	Make the application process easier.	1/25/2021 10:05 AM
21	Requiring sprinkler systems for 3+ units	1/22/2021 9:48 PM
22	I have concerns for increased traffic demand. Prefer limiting additional middle housing to new construction, especially in older and historic neighborhoods	1/22/2021 6:17 AM
23	Single level buildings	1/20/2021 4:43 PM
24	50 plus units for seniors	1/20/2021 2:02 PM
25	Limiting the number of developments, preserving old houses, making sure these developers	1/19/2021 6:23 PM

## Silverton Middle Housing Code Project

build playgrounds within their developments and making sure we have enough space in our schools.

26	Allow for shared SS connection. Treat SDCs more like multi-family and reduce for smaller units. Incentivize infill over sprawl.	1/19/2021 2:15 PM
27	I don't see anything here about encouraging ADUs. It seems that targeting the code to make the construction of detached ADUs more feasible would be a good move here. The requirements around utility connections, SDC fees and some building code issues like requiring fire sprinklers make it difficult to go this route.	1/19/2021 12:49 PM
28	Where is the infrastructure to be able to support higher density housing? Where is the water coming from?	1/19/2021 10:13 AM
29	Getting the price of housing down to where an average family can afford to live here	1/18/2021 2:46 PM
30	Affordable housing!	1/18/2021 7:31 AM
31	Sidewalks are a must.	1/17/2021 10:38 PM
32	Making housing more accessible to people of color, latinos, and people with disabilities. I am a strong supporter of housing communities with the front of the home facing into a common courtyard. This brings a stronger sense of community and belonging to our neighborhoods.	1/17/2021 3:38 PM
33	Ensuring infrastructure including roadways, traffic and utilities can support the additional housing and people.	1/16/2021 9:06 PM
34	Allow for tiny home community outside of city limits , not in.	1/16/2021 2:45 PM
35	Must have off street parking, and a garage. Please maintain setback requirements.	1/16/2021 11:07 AM
36	Don't do it	1/16/2021 10:55 AM
37	Think of the homes that the new housing will be built near. Find a way to maintain/increase their property value. Keep same 'feel' of neighborhood. Don't build modern style within a vintage neighborhood, instead try to design a similar theme.	1/16/2021 10:33 AM
38	Our schools can barely handle the number of students now, how are we going to pay for more kids with incredibly old buildings?	1/16/2021 10:08 AM
39	Follow Strong Towns!	1/16/2021 10:04 AM
40	Creating Green spaces	1/16/2021 9:32 AM
41	There needs to be management of what kinds of materials developers use. Granite countertops and luxury flooring are not requirements. These things add costs onto the homeowners that are unnecessary.	1/16/2021 9:16 AM
42	It should focus on families and middle class that wants and deserves nice housing but can't afford the astronomical costs of rent or the lack of availability in town.	1/16/2021 8:55 AM
43	Middle housing should create an opportunity for BIPOC, low income, and/of those in affordable housing communities to lease or own in a larger, newer space for a price that is actually attainable.	1/16/2021 8:50 AM
44	Traffic between 3-4pm. With increased housing comes increased population and can our town afford that, logistically?	1/16/2021 8:04 AM
45	This is not important. Figure out how to fill your downtown & keep Silverton the size your infrastructure can hand handle.	1/16/2021 8:01 AM
46	Don't allow it	1/16/2021 7:47 AM
47	Don't bow to nimby pressure. Do the right thing.	1/16/2021 7:22 AM
48	Timing should be a priority.	1/16/2021 7:07 AM
49	Affordable homeownership and rental opportunities for middle income families who need 3 bedrooms.	1/15/2021 7:14 PM
50	We still have so many streets and sidewalks that need repaired before adding more people to Silverton! Reseivor and drainage/gully updates.	1/15/2021 6:20 PM

## Silverton Middle Housing Code Project

51	No	1/15/2021 4:08 PM
52	Affordability must be kept in the forefront. Maybe allow for some type of transitional housing among these clusters?	1/15/2021 4:04 PM
53	Focus on affordable housing especially for migrant, Latinx and BIPOC families as the priority. Make sure the housing is accessible in all aspects for individuals with disabilities. Focusing on quality affordable housing that has parks and pedestrian easements and services for residents.	1/15/2021 3:21 PM
54	make sure the integrity of the town is upheld, we sustain a pride in our towns up keep	1/15/2021 1:37 PM
55	Designed with paths and walkways to encourage walking and cycling. Crosswalks and speed humps bike lanes - help people feel safe from getting hit by autos.	1/15/2021 1:00 PM
56	We think it is great that we are looking at allowing more smaller and higher density housing options in Silverton. We really feel it is important that we preserve an old style of construction "look". Really important to us the city avoid bland or Modern looking structures. Smaller is great, but keep that late 18th early 19th century architecture. Given we are allowing Duplexes and soon Triplexes and Quad plexes on a given 7000 SqFt lot we should not be lowering lot size at all.	1/15/2021 12:05 PM
57	Should not be allowed to shade other single family housing e.g. a line of two-story duplex, triplex, townhomes, etc should not be built so as to shade abutting single family homes.	1/15/2021 11:45 AM
58	Just making them affordable	1/15/2021 11:39 AM
59	I am excited that the city is taking this step. Finding ways to increase housing and affordable housing in Silverton is crucial to maintaining this town as a livable and equitable community.	1/15/2021 11:19 AM
60	All new buildings should include space for biodiversity.	1/15/2021 11:14 AM
61	Affordability, walkability, access to city resources/parks, green space (including playground/etc) within complex	1/15/2021 11:06 AM
62	Developers need to commit to a certain percentage of green space in their plans.	1/15/2021 10:50 AM
63	Don't do it.	1/15/2021 10:34 AM
64	Affordability.	1/15/2021 10:29 AM
65	Parking, or funds for new roads or infrastructure.	1/15/2021 7:51 AM
66	Simplify and expedite small development design and review process. Right now it can easily take more than a year to complete permitting on infill partitions. That's a huge cost and can't be justified because it benefits no one.	1/14/2021 6:48 PM
67	HUD built brick duplexes in the past on large lots.	1/14/2021 2:29 PM
68	Please over run over our town with these housing options. Doing so will decrease our home values.	1/14/2021 1:05 PM
69	You have not addressed ADU's in this survey. That is incredibly short sided and disappointing. ADU's are an essential part of providing affordable housing while keeping growth a minimum in Silverton. Both which have been repeatedly stated as high priorities by the citizens that live here. Please ensure ADU's codes are considered for adjusting as well.	1/14/2021 12:29 PM
70	This has already been covered, I think there should be more affordable housing and renting options.	1/14/2021 12:10 PM

Q7 7. Are there any other opportunities or concerns about middle housing?

Answered: 59 Skipped: 110

## Silverton Middle Housing Code Project

#	RESPONSES	DATE
1	Where are you going to put them? Hopefully towards Salem.	1/29/2021 3:23 PM
2	Make them affordable!	1/29/2021 6:35 AM
3	I'm concerned that this will negatively affect property values in town, for those of us who already own homes. And Silverton's infrastructure- roads, sewer, schools - doesn't seem like it can currently support a larger population.	1/28/2021 11:40 PM
4	Why try to cram in so many people? What's the benefit? 'Middle Housing' is almost always rental housing, and a bad renter in a neighborhood can drastically reduce quality of life for everyone else in the neighborhood. It already happened to us. It's unfair to people who built or bought single-family housing hoping to have a peaceful quiet life (it has already happened to us, with everyone including the landlord and city washing their hands 'sorry, really nothing we can do about them'). Please don't push this agenda. It might 'feel' like the right thing to do, but it's inherently unfair to people paying high taxes and trying to live respectable lives. If you have to build it, keep it in the same area of like-style housing.	1/28/2021 12:57 PM
5	Yes...THERE IS NO MIDDLE HOUSING IN SILVERTON.	1/28/2021 11:36 AM
6	Parking and traffic flow	1/28/2021 9:12 AM
7	Dan Parolek, the planner who coined the term "missing middle," has identified a number of barriers. These include maximum densities that are too low, minimum lot sizes that are too large, and setbacks that are too large. He also talks about parking. In both cases -- standards and parking -- I'd like to see developers given some flexibility.	1/27/2021 5:28 AM
8	High demand. Thank you for addressing this.	1/26/2021 11:19 PM
9	No eyesores.	1/26/2021 10:31 PM
10	How badly are the current residents going to be raped over the coals on utility bills to facilitate and give breaks and discounts as well as urban renewal funds for these projects? Current water rates are ridiculous and roads are still crap.	1/25/2021 11:44 PM
11	Make new housing look and be compatible with existing neighborhoods and housing styles. No ugly boxes!	1/25/2021 10:38 PM
12	My biggest concern is that Silverton already has a traffic problem. Something should be done to ease the traffic/pedestrian congestion before adding more housing to the area	1/25/2021 8:45 PM
13	I do not like the idea of HOAs. They are often mismanaged, and self-serving. My concern is a development with homebuyers who don't understand how HOA work, and somehow being targeted for not complying.	1/25/2021 5:21 PM
14	It will bring more crime. If you cant afford to live in what we have, move somewhere else.	1/25/2021 4:57 PM
15	More housing should not be built on the outskirts of town without traffic mitigation.	1/25/2021 3:00 PM
16	Density, parking, utilities, crime. You should see the ugly, not kept up Habitat for Humanity Housing units. It brings the whole neighborhood down.	1/25/2021 2:46 PM
17	How many units is projected to be added to Silverton? How would this impact roads, schools, etc?	1/25/2021 2:44 PM
18	Crime	1/25/2021 2:35 PM
19	Project height should be compatible with surrounding neighborhood.	1/25/2021 10:05 AM
20	I have concerns about infrastructure, increased demand on schools, utilities, and traffic. In addition, with increased density there should be increased requirement for open space, green space and public areas	1/22/2021 6:17 AM
21	School placement and development, uncontrolled population growth	1/19/2021 6:23 PM
22	Incentivize permeable paving, shared outdoor space/amenities, and green/low water use building practices.	1/19/2021 2:15 PM
23	Some creative coordination of lower SDC fees in exchange for binding commitments by builders/developers around a significant time period during which rents would be held at some	1/19/2021 12:49 PM

## Silverton Middle Housing Code Project

	affordability threshold would be interesting.	
24	Water for the increased population.	1/19/2021 10:13 AM
25	Multiple (4+) consecutive connected units is undesirable when considering the charming aesthetic of Silverton. Multiple smaller diverse units will provide a quaint aesthetic while providing more affordable housing for many.	1/19/2021 9:43 AM
26	The lack of adequate school buildings	1/18/2021 2:46 PM
27	The cottage cluster at the top of Steelhammer is a lovely addition to that neighborhood. It would be great to have more like that.	1/18/2021 7:31 AM
28	Areas need to be well lit and safe for walking, all ages etc.	1/17/2021 10:38 PM
29	I am concerned that developers will come in and build housing that is still expensive. Housing has to be affordable and should be based off the median income for our residents.	1/17/2021 3:38 PM
30	Ruin the feel and look of Silverton	1/16/2021 2:45 PM
31	Too many too close together with look bad and lower neighborhood values and standards	1/16/2021 11:07 AM
32	Crime rates will go up	1/16/2021 10:55 AM
33	Parking and increase of traffic in neighborhoods is an issue. Driving down roads with cars lined up on the curbs, with children playing is extremely unnerving. We need to take into consideration safety and play places for children.	1/16/2021 10:33 AM
34	Parking, sidewalks, keeping current home values, placement of middle housing communities	1/16/2021 10:08 AM
35	Traffic routing, street improvement to withstand additional traffic.	1/16/2021 9:32 AM
36	If you make more affordable housing, you have to remember this brings pro who may not take care of their spaces outside which will make the curb appeal go down and then we have a slummy looking town!	1/16/2021 9:28 AM
37	That this is an immediate need and the people of Silverton will suffer until these projects are inhabitable (which could take far too long).	1/16/2021 8:50 AM
38	Need to address a school bond before we get excited about expanding our boundaries and allowing more homes to be built. Not only that, but our water and sewer infrastructure, including piping needs to be addressed. We just don't have the capacity to grow too much without fixing some issues, or we will have bigger issues and make Silverton a mess to live in.	1/16/2021 8:31 AM
39	If we don't come up with our own codes, the State (or the feds) will create them for us.	1/16/2021 7:22 AM
40	Affordability	1/16/2021 7:07 AM
41	Affordability is primary area of concern I hear over and over. People are scared and many middle and low income families are moving away.	1/15/2021 7:14 PM
42	So much traffic already downtown and on 214 at Hobart intersection: Needs a traffic light! So dangerous!	1/15/2021 6:20 PM
43	No	1/15/2021 4:08 PM
44	Yes, corporate developers will not have the best interests of the city of Silverton and residents. Please speak to residents via surveys before agreeing to work with large corporate developers. Please put strict restrictions for developers to include green spaces, parks, pedestrian and bike easements. Not just huge parking lots with giant apartment complexes.	1/15/2021 3:21 PM
45	standard of living must be a priority and home ownership is the ultimate goal.	1/15/2021 1:37 PM
46	Shared community space can help offset small yards and closeness of neighbors. If design appropriate shared parking and a common area for garbage and recycling.	1/15/2021 1:00 PM
47	I know some people are concerned about Parking, but we do not think that should be a concern. More and more people are relying less on their cars. Also more cars on the street cause people to slowdown on city streets which is good.	1/15/2021 12:05 PM
48	All lot size and setbacks should be the same as single family lots. drainage is an issue with multi-housing is it not. Use new technology to address drainage with environmental details.	1/15/2021 11:45 AM

## Silverton Middle Housing Code Project

49	Parking issues so it does not impact neighbors	1/15/2021 11:39 AM
50	As we create these spaces, considering how folks get places without cars is priority. Let's make Silverton more walkable and bike-friendly as we introduce middle housing.	1/15/2021 11:21 AM
51	Bring down property values	1/15/2021 11:14 AM
52	As with all development, the city needs to recognize the need to balance biodiversity needs and create intentional space for plants, trees, and gardens.	1/15/2021 11:14 AM
53	Allowing homeowners to "stuff" additional housing on their lots will change the 'feel' of an established neighborhood and devalue neighbor's properties.	1/15/2021 10:50 AM
54	Silverton is overcrowded now.	1/15/2021 10:34 AM
55	Seniors don't need stairs.	1/15/2021 10:29 AM
56	Worried traffic will cause issues.	1/15/2021 7:51 AM
57	This is largely a waste of time because at the end of the day the market will produce the housing product that gives the owner/developer the highest return on their scarce land. To make middle housing projects a reality you have to make regulatory changes that significantly increase density. Just look at the narrow homes, which I opposed to the council, built on the townhome lots in Web Lake.	1/14/2021 6:48 PM
58	Not Habitat for Humanity as I have experienced very negative effects from Little Bit Court: Littering, loitering, smoking, cigarette butts, loud car noises, traffic, booming Latino music, hanging out in cars, revving cars or just increase in traffic due to the Evangelicals holding church service at their house, beer cans and bottle thrown over my fence and left on the retaining wall while they wait for the school bus, unfriendly disrespectful people who seem to have a chip on their shoulders, and strange yelling like someone is in pain from one of the homes. Strange scary sounds and people.	1/14/2021 2:29 PM
59	If you do allow them please only have them in one area	1/14/2021 1:05 PM