



CITY OF SILVERTON

AFFORDABLE HOUSING TASK FORCE MEETING

Tuesday, April 20, 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 503-874-2216 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. 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 by 4:00 p.m. on Monday, April 19, 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/86796374695?pwd=WEhYTkZBVmZiSkM3MHhMTmZ5M2JyUT09>

Webinar ID: 867 9637 4695

Passcode: 034001

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, March 16, 2021
- III. Public Comment** – Items not on this Agenda
- IV. Discussion**
 - 4.1 Presentation on System Development Charges**
 - 4.2 Presentation on criteria and characteristics of properties prioritized to up zone**
 - 4.3 Update on Development Code updates**
- V. Adjournment**

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

3 **Zoom Web Conference Platform**

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5 **March 16, 2021, 8:30 a.m.**

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7 **I. CALL TO ORDER**

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9 Chair Palmer called the meeting to order at 8:34 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.

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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		Rebecca Delmar
X		Gene Oster (<i>arrived at 8:36 a.m.</i>)
X		Terry Caster
		Vacancy

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

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33 **II. APPROVAL OF MINUTES**

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35 Member Smith made a motion to approve the minutes from the meeting held on January 19, 2021.
36 Member Freilinger seconded the motion. There was no discussion and the motion passed unanimously
37 (9-0).

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39 **III. PUBLIC COMMENT – None**

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41 **IV. DISCUSSION/ACTION**

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43 **4.1 Review Housing Survey Results and**

44 **4.2 Public Outreach and Education as it Relates to Single Family Zoning**

45 Community Development Director Jason Gottgetreu reviewed the meeting summary from the Housing
46 Open House and the results from the online survey. He said 169 people responded to the survey. Today
47 he would like to review the key takeaway items from the survey and discuss how those can play into the
48 public outreach. He said parking was a concern that was raised the most frequently during the Open
49 House and then again in the comment section of the survey. He said there is a prescribed amount of
50 parking in HB 2001 as it relates to duplexes and they cannot be treated differently than single family
51 homes. Recently the City removed the requirement for single family homes to have garages or any
52 covered parking area such as carports. This means the only way to require duplexes to have covered
53 parking would be if the City were to reinstate that provision for single family dwellings as well. He
54 explained increasing these types of requirements will result in an increase to the development costs.

1 Another point raised during the Open House was regarding decreasing home values if these policies are
2 enacted. Member Dumitrescu noted this needs to be part of the education, because studies show adding
3 density does not affect home price. Members discussed the comments in the survey and how education
4 needs to be a big part of this process. Member Chadwick noted a certain population of the community will
5 never be convinced no matter how much education happens. Member White pointed to a level classism
6 and people wanting to protect their home values and investment, but this thinking leaves out a number of
7 the community members. She noted this group needs to show residents what good density can look like.
8 Member Freilinger noted an increase in population will not further increase the infrastructure issues in
9 Silverton, but will actually help to pay for the needed upgrades. The state had to move forward with the
10 duplex requirement due to cities not being able to enact their own density requirements.

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12 Member Chadwick left the meeting at 8:49 a.m. due to technical difficulties and returned at 8:51 a.m.

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14 The members discussed the need to promote equity and real life stories of individual who are struggling
15 to find affordable housing in Silverton. This includes seniors, veterans and teachers; members stressed a
16 competent community needs to include a variety of housing types and ensure everyone who lives there
17 has what they need. Director Gottgetreu explained a lot of the concern regarding the impact to utilities,
18 school capacity and population growth all relate to building more dwellings which has been happening
19 since Silverton was founded 150 years ago. This is nothing new and the suggested policies will not
20 change that. Over the next 20 years Silverton is projected to build 1,100 new dwelling units, if nothing is
21 done these will be expensive single family homes on individual lots. The objective of this body is not to
22 build 1,100 new homes plus multifamily housing, but to change the mixture of housing types (i.e. build
23 800 single family homes and 300 multifamily homes) which would have less of an impact on the school
24 district and utilities. The change in mixture would reduce the capacity of the dwellings by adding smaller
25 dwellings. Member Smith said building smaller and increasing density would also eliminate the need to
26 expand the urban growth boundary (UGB). Member Delmar encouraged Director Gottgetreu to make sure
27 there is data behind his point; because you could have two people move into a four bedroom house and
28 then have four people move into a two bedroom unit. Member Oster pointed out when the apartment
29 behind Wilco was completed and filled there were only six or seven additional students enrolled in the
30 Silver Falls School District. Member White said there are 90 children in the district who are designated as
31 homeless and under the McKinney-Vento Act those students have been sent to Salem to live in shelters
32 or transitional housing which means they have to be bussed into Silverton for school.

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34 Member Smith noted she would not favor mandating garages or carports, because it makes housing
35 more expensive. Member Freilinger said this will be an important piece of the education process and the
36 City will need to come up with a solution. He also noted his desire to move toward skinny streets which
37 could wipe out on street parking. Member Smith said on street parking helps control traffic speed on wider
38 streets.

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40 Member White said Sheltering Silverton has been talking for years about hosting an annual summit in
41 Silverton on issues surrounding poverty and homelessness. The need for affordable housing could also
42 be addressed in this type of forum. Members discussed what this type of event could look like.

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44 Director Gottgetreu provided an update on the Planning Commission's progress on development code
45 changes and announced a second Housing Open House has been scheduled for April 1, 2021. On March
46 30th the consultants will be reviewing the red line version of the duplex code language with the Planning
47 Commission. He asked the members to help with advertising the open house and the second survey
48 when it goes live.

49
50 Member Caster asked if the proposed code allows for both attached and detached duplexes. He also
51 asked if SDCs would be adjusted for building duplexes which currently is two times the cost of a single
52 family home. He noted this does not add to the affordability of housing. Member Smith said SDCs should
53 be reduced for smaller units, because they have a smaller impact to the system. Member Freilinger said
54 there are two items this body does not need to wait for the Planning Commission to start working on
55 which are adjusting the scale for SDCs and to proactively look for the right areas to up zone to an R-10 or
56 R-5 zone. Director Gottgetreu said the Planning Commission is not looking at adjusting SDCs and this

1 Task Force could look at areas to up zone during the next meeting. He will also try to find more data for
2 the educational elements and asked the members to help find personal stories to share with the
3 community. He said part of the data he is looking into is water usage as it relates to square footage.
4 Member Oster noted based on the summary from the Open House detached duplexes could be allowed
5 under the new code. He said now if you were to build a detached duplex it would likely fall under an ADU
6 which has size limitations, but the ADU SDCs are considerably less than a second unit of a duplex.
7 Director Gottgetreu said the biggest difference between the SDCs of a duplex and an ADU is the water
8 and sewer services, because each side of a duplex has to have its own water meter and sewer lateral.
9 The water and sewer SDCs are based on the water meter, so if you added an ADU on your lot you would
10 not need to add another water meter, because it could be served off the primary unit.

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12 **V. ADJOURNMENT**

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14 Member Smith made a motion to adjourn and Chair Palmer adjourned the meeting at 9:39 a.m.

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16 Respectfully submitted by:

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19 /s/Angela Speier, Assistant to the City Manager/City Clerk

DRAFT