



CITY OF SILVERTON

AFFORDABLE HOUSING TASK FORCE MEETING

Tuesday, June 16, 2020 – 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. In accordance with Governor Brown's Executive Order 20-16 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, June 15, 2020. Comments received will be shared with the Affordable Housing Task Force before the meeting and included in the record. If you wish to participate through the Zoom web conference platform, contact Angela Speier at aspeier@silverton.or.us or by phone (503) 874-2216 no later than 4:00 p.m. on Monday, June 15, 2020 for information.

AGENDA

- I. Call to Order, Pledge of Allegiance and Roll Call**
- II. Approval of Minutes** – Minutes from the meeting held on Tuesday, May 19, 2020
- III. Public Comment** – Items not on this Agenda
- IV. Discussion/Action**
 - 4.1 Housing Needs Analysis Adoption Process and Next Steps Update**
 - 4.2 Updates from Task Force Members**
- V. Adjournment**

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

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 4 **May 19, 2020, 8:30 a.m.**

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 6 **I. CALL TO ORDER**

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 8 Chair Palmer called the meeting to order at 8:34 a.m. The task force members and staff were present
 9 through the virtual meeting platform Zoom. Mayor Palmer explained the meeting is being held through
 10 Zoom due to Governor Brown’s Executive Order 20-12.

| Present | Absent | |
|---------|---------|-------------------|
| X | | Kyle Palmer |
| X | | Dana Smith |
| | Excused | Jason Freilinger |
| | Excused | Sarah DeSantis |
| X | | Hilary Dumitrescu |
| X | | Kari Johnsen |
| | Excused | Bonnie Logan |
| X | | Laurie Chadwick |
| X | | Sarah White |
| | Excused | David Goldblatt |
| X | | Gene Oster |
| X | | Terry Caster |
| X | | Molly Ainsley |

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

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 31 **II. APPROVAL OF MINUTES**

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 33 Member Smith made a motion to approve the minutes from the meeting held on December 17, 2019.
 34 Member Dumitrescu seconded the motion. There was no discussion and the motion passed unanimously
 35 (9-0).
 36

37 **III. PUBLIC COMMENT – None**

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 39 **IV. DISCUSSION/ACTION**

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 41 **4.1 Housing Needs Analysis Adoption Process**

42 Community Development Director Jason Gottgetreu provided a brief background on why the Affordable
 43 Housing Task Force was formed. The City hired ECONorthwest to prepare a Housing Needs Analysis
 44 (HNA) for the City. This document is in its final form and ready for adoption. He explained Oregon State
 45 Statute requires the City to adopt measures necessary to accommodate the estimated housing needs
 46 determined through the HNA. The Department of Land Conservation and Development (DLCD) will
 47 require the City to identify land to meet the housing need in Silverton, but it does not require the land be
 48 rezoned. The HNA shows a deficit of 304 dwelling units with the multifamily residential plan designation
 49 which equates to about 17 acres over the next 20 years.
 50

51 Director Gottgetreu reviewed a map of the unconstrained vacant and partially vacant residential land in
 52 the urban growth boundary (UGB). There are 348 buildable acres and 183 acres of vacant single family
 53 lots. He explained there are some properties that are designated for multifamily, but they are zoned R-1
 54 and R-5. The City does not have any land zoned multifamily RM-10 or RM-20. He reviewed the

1 multifamily complexes currently located in Silverton and the number of units per acre as a way to
2 demonstrate the amount of land needed to meet the deficit in multifamily units.
3

4 Director Gottgetreu recommends looking first at the property designated multifamily on the
5 Comprehensive Plan Map, but zoned single family residential development. The next property would be
6 the City owned Westfield property. He reviewed each of the potential sites, including a site on Pine Street
7 that has six unconstrained acres. Director Gottgetreu explained it is a little easier to change the zoning of
8 a piece of property in order to better align with its Comprehensive Plan designation. The second property
9 is 1.5 acres located on Brown Street, but there are additional development concerns. The property lacks
10 stormwater and is located on an undeveloped gravel street. He reviewed the City owned Westfield
11 property which is eight acres and could potentially be zoned R-5 resulting in 40-80 units. He explained
12 this property will be discussed further with the City Council and Planning Commission to determine a
13 more comprehensive plan for the site.
14

15 Another option is to create policies to encourage the up-zoning of infill properties and Director Gottgetreu
16 reviewed a couple potential properties where smaller unit developments could occur. The policies could
17 require a site have the necessary infrastructure needed to support a multifamily development. Once the
18 policies are developed it will be fairly easy to identify potential properties and to help facilitate the
19 development of a site the City could consider waiving an application fee for projects that meet the
20 policies. Another policy being looked at in other communities is waiving the fee if there is neighborhood
21 support for the project. Member Johnsen explained Habitat for Humanity worked with Portland State
22 University to look at what a potential affordable housing development could look like on one of these lots.
23 She encouraged members to look at the plans on their blog and provide feedback. Director Gottgetreu
24 reviewed the additional policies listed in the HNA to encourage more affordable and multifamily housing in
25 R-1 zones. The City applied for a technical assistance grant through DLCD to help with amending the
26 Development Code so it is compliant with House Bill (HB) 2001. The code has to be updated to meet the
27 requirements of HB 2001 by June 2021.
28

29 The members discussed how the City will approach and partner with property owners to gauge their
30 interest in up-zoning their land and zone designation to allow for a multifamily development. Member
31 Caster asked if the City is considering encouraging manufactured home subdivisions as a way to address
32 more affordable housing. He also described roadblocks that developers face when trying to develop
33 multifamily land. Member White asked about the new apartment building behind Roth's. Director
34 Gottgetreu explained it is 13 units and is located on about 0.7 acres. He explained the owner did have to
35 go through a Comprehensive Plan and zone change and there was an existing structure on the site that
36 was to be rehabbed. Member White asked if the developer faced challenges, because it seems like an
37 ideal, appropriate and attractive infill development. Director Gottgetreu explained the process and the
38 concerns about the development being three stories, which the developer agreed to build it as a two story
39 and it will always be a two story even if it were to burn down. Member White said she would be interested
40 in hearing from the developer to see if they felt like the process was worth it. Councilor Smith said there
41 were very little neighborhood objections to the development and that it was a good location for RM-10.
42

43 Director Gottgetreu reviewed the next steps for the HNA adoption process. The Planning Commission will
44 be holding a public hearing to take testimony on the HNA on June 9. The Planning Commission does not
45 need to adopt a recommendation that night, but when they do it will be forwarded to City Council. City
46 Council will also hold a public hearing and then consider adopting the HNA. The recommendation from
47 the Planning Commission will need to include the identified land needed to meet the multifamily housing
48 deficit.
49

50 The members discussed not only identifying available land to meet the need, but to also updating the
51 development code to make it less expensive to build affordable housing. Director Gottgetreu explained
52 the multiple steps this process will go through and determining those types code changes will likely
53 happen after City Council adopts the HNA. The Planning Commission and City Council will also provide
54 feedback on the Housing Strategies document the Affordable Housing Task Force members prioritized.
55

1 Member Caster asked if the document will address additional RV and/or manufactured home parks.
2 Director Gottgetreu explained manufactured home subdivisions are allowed within the multifamily zoning
3 designation. The City needs to ensure that type of land is available so someone could pursue that type
4 development. He said a recommendation could be to create a specific minimum lot size for manufactured
5 home subdivisions. Member Caster stressed he sees these types of subdivisions and/or parks as a way
6 to increase the affordable housing options in Silverton. Director Gottgetreu said the code could more
7 specifically address these types of developments. Member White said the City needs more affordable
8 housing options and supports looking at manufactured home and RV parks as a way to help address that
9 need.

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11 **V. ADJOURNMENT**

12 Member Smith made a motion to adjourn and Chair Palmer adjourned the meeting at 10:08 a.m.

13 Respectfully submitted by:

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17
18 /s/Angela Speier, Assistant to the City Manager/City Clerk

DRAFT



Oregon

Kate Brown, Governor

Department of Land Conservation and Development

635 Capitol Street NE, Suite 150

Salem, Oregon 97301-2540

Phone: 503-373-0050

Fax: 503-378-5518

www.oregon.gov/LCD

June 8, 2020

Jason Gottgetreu, Community Development Director
City of Silverton
306 S Water Street
Silverton, OR 97381



SENT VIA E-MAIL

RE: Notice of DLCD HB 2001 and HB 2003 grant award

Dear Jason:

I am very pleased to offer the City of Silverton a Planning Assistance award for 2019-2021. Your application was selected from among many proposals submitted to the Department of Land Conservation and Development for this biennium. Your proposal aligns well with the priorities established in the Land Conservation and Development Commission's Grants Allocation Plan, funding priorities outlined in House Bills 2001 and 2003, and other approval criteria. The department is prepared to provide a consultant team for the Development Code Update project.

Please work with your DLCD Housing Team Staff to complete a scope of work and grant contract. Once a grant contract is signed by both parties, reimbursable work on the project may begin.

Oregon's current budget provides funding to support the House Bill 2001 (HB 2001) and House Bill 2003 (HB 2003) grant program. Please note, however, in the event of a significant change in state revenue we may be required to limit a portion of the grant award.

If you have any questions about the award, please contact Robert Mansolillo, your DLCD Housing Team Staff, at (503) 934-0053 or robert.mansolillo@state.or.us, or me at (503) 934-0034 or gordon.howard@state.or.us.

Thanks for your interest, and compliments on your successful application. We look forward to working with you on the project.

Yours truly,

Gordon Howard
Community Services Division Manager

cc: Senator Fred Girod
Representative Rick Lewis
Jody Christensen, Mid-Valley Region Coordinator
Robert Mansolillo, DLCD Housing Team Staff
Angela Williamson, DLCD Grants Administrative Specialist

Affordable Housing Action Group
STUDY GROUP REPORT
January 2020

A group of eight citizens met on January 13, 2020 to review the Silverton Housing Needs Analysis formulated by EcoNorthwest for the Silverton City Council. These eight citizens are members of the Affordable Housing Action Group. The purpose of our meeting was to become familiar with the housing development options under consideration by the City Council, the Planning Commission, the Urban Renewal Agency and the Housing Task Force.

On a broader level, the Affordable Housing Action Group is discussing issues related to *Livability* in Silverton. We are planning to initiate a positive, collaborative, interactive conversation in Silverton by writing articles for Our Town, attending meetings to remain informed, and making presentations to community groups. Our desire is to provide information to residents and to bring people together to respond to growth in ways that enhance the lives of our residents.

Recommendations

Based on our review of the EcoNW Housing Needs Analysis, our action group would like to thank the City Council for taking this very important initiative. We would like to list our priorities based on that analysis.

Priority Recommendations:

- Priority 1: Allow for smaller lot size to 3,500 square feet
- Priority 2: Adjust single home zones to higher density allowance
- Priority 3: Create a “sliding scale” for Structural Development Costs (SDC) based on size of structure
- Priority 4: Encourage Single Room Occupancy development in downtown core
- Priority 5: Identify existing properties/buildings or lots that have infrastructure in place.
- Priority 6: Effectively describe the Protocol/Process for housing development to the community

Livable Silverton

For a healthy, thriving community, housing for all residents is only a part of those considerations. The Study Group would like to see the development of low-income housing as an integral part of a wider effort to make Silverton a more Livable community for our neighbors. The following elements were discussed during our review of the EcoNW Housing Analysis.

- Create safe paths and sidewalks and extend the 20 mph areas beyond the immediate downtown
- Review the need/appropriate use for Planting Strips next to the streets
- Focus on Environmental Issues such as smaller/no lawns, solar power usage, passive solar building orientation, common garden spaces and use of permeable surface materials.
- Plant trees to enhance air quality and esthetics
- Take measures to reduce the number of cars in the downtown for the benefit of bikers and pedestrians.
- Organize Focus Groups on Livability issues
- Take action for housing needs of those whose need is greatest.
- Develop multi-generational, Diverse Income neighborhoods with Common buildings and gardens
- Increase public transit options



We build strength, stability, self-reliance *and* shelter.

Habitat for Humanity's vision is a world where everyone can afford a decent place to live.

North Willamette Valley Habitat for Humanity has been focused on building affordable housing since we were founded in 1986, and has since put nearly 50 families into permanent affordable housing. We have built 7 homes in Woodburn, and in addition plan to build 4 homes in 2020. The average mortgage payment for our homes starts at \$445 for a 2 bedroom 0 lot line townhome to \$945 for a 4 bedroom (taxes included).

Our homeowners are building wealth while contributing to their communities, state and county. Transitioning families from a rental to homeownership frees up rental units to those that are below 60% AMI.

While we focus our development efforts on owner-occupied units, we recognize the need to advocate and partner for the development and preservation of affordable rental units as part of a holistic way of meeting the needs of all in the communities we serve.

Woodburn, like much of Oregon, is facing a housing crisis, where a majority of rental households are unable to afford their housing. Over a quarter of rental households are spending the majority (more than 50%) of their income on housing. We are not meeting the needs of our most vulnerable populations, and we have the responsibility to do better.

Causes

Market rate rentals fail to provide affordability for most Woodburn residents because rent does not relate to resident's income.

Lack of truly affordable housing stems from inaccessible resources, investment, appropriate land usage, and public support, along with stagnant wages. As a result, people are left choosing between necessities, pitting food, medical care, and transportation against a place to call home. Lack of affordable housing is a root cause of most houselessness.

In addition, our housing stock does not match our household composition, and this disparity is predicted to grow. Nationwide, more households are comprised of a single adult living alone than are of nuclear and single parent families combined. In comparison, studio and 1br units account for a little over 12% of inventory, while 3br and larger units are over 60% of housing. (AARP's Making Room) These statistics indicate the need to promote smaller unit size, particularly for aging and young adult individuals.

Barriers

Lack of affordable housing inventory and the difficulty of securing new units are the main barriers to reducing rent burden.

In our own attempt to provide housing, we have found a complicated regulatory environment that requires the use of planners, engineers, and other expensive contractors for relatively simple projects.

Readily buildable land is hard to find, and development can't take place without it. Building subsidized affordable projects takes time and complex layers of funding, which easily falls out of sync with land purchase.

Action Plan

A diverse set of solutions exist to address these structural and systemic problems. With a clear path to policy that initiates action, we can do great service to current and future mixed income households.

- Identify available land and request affordable housing proposals
- Use inclusionary zoning to mandate a portion of new development be designated affordable
- Adopt publicly available building plans with streamlined permitting for varying unit types, like small homes, ADU's, courtyard apartments, and cottage clusters. These would be simple and efficient to build, flexible to lot constraints, and allow homeowners and small contractors to create rental and ownership opportunities without excessive capital.
- Create Community Land Trusts to maintain affordability in the midst of market pressures. Widely successful in other communities, ownership of land is held in perpetuity, and leased long term to the developer or unit owner. A City-held ground lease could reduce initial costs of development while securing long term affordability for residents, and resisting the forces of gentrification and displacement. This would also provide a long term income stream from lease revenue and increased tax base.
- Reduce regulatory barriers and adopt sensible land usage policy to encourage affordable development
- Allow triplexes and duplexes on single family lots, in compliance with H.B. 2001
- Allow small homes on foundation and wheels, and ADU's
- Reduce parking requirements on new development
- Establish neighborhood revitalization plan, reviving investment, access to capital, and economic opportunities in distressed neighborhoods