

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

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**Zoom Web Conference Platform**

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

**I. CALL TO ORDER**

Chair Palmer called the meeting to order at 8:34 a.m. The task force members and staff were present through the virtual meeting platform Zoom. Mayor Palmer explained the meeting is being held through Zoom due to House Bill 4212.

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

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

**II. APPROVAL OF MINUTES**

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

**III. PUBLIC COMMENT – None**

**IV. DISCUSSION/ACTION**

**4.1 Review Housing Survey Results and**

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

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

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

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

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

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

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

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

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

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

## **V. ADJOURNMENT**

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

Respectfully submitted by:

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