

CITY OF SILVERTON
AFFORDABLE HOUSING TASK FORCE MINUTES

May 19, 2020, 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 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 |

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 December 17, 2019. Member Dumitrescu seconded the motion. There was no discussion and the motion passed unanimously (9-0).

III. PUBLIC COMMENT – None

IV. DISCUSSION/ACTION

4.1 Housing Needs Analysis Adoption Process

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

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

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

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

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

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

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

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

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

V. ADJOURNMENT

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

Respectfully submitted by:

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