



**CITY OF SILVERTON – AFFORDABLE HOUSING TASK FORCE
MEETING**

Silverton Community Center
421 S. Water Street
Tuesday, January 29, 2019 – 8:30 a.m.

AGENDA

- I. Call to Order and ascertain a quorum**
- II. Public Comment – Items not on this Agenda**
- III. Discussion/Action**
 - 3.1 Overview of affordable housing definitions and strategies**
 - 3.2 Discuss range of focus and potential strategies to explore**
- IV. Adjournment**

A copy of the packet and materials is available for review Monday through Friday 8:00 am to 5:00 pm in the City Manager's Office at the Silverton City Hall, located at 306 South Water Street. All documents will be available on our website at www.silverton.or.us.

***AMERICANS WITH DISABILITIES ACT (A.D.A.):** 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 Clerk at 503-874-2216 at least 48 hours prior to the meeting.*



AFFORDABLE HOUSING TASK FORCE MEETING

January 29, 2019

Background

- Council Goal
 - ▣ Further develop and implement strategies for affordable housing
 - ▣ Created Affordable Housing Task Force
- Planning Commission Development Code Update
 - ▣ Looking at ways to facilitate affordable housing in developments
 - Form based approaches for small apartments, cottages, and small lots in R-1 subdivisions

Area Median Income

- Affordable Housing
- A commonly accepted guideline for housing affordability is a housing cost, including utilities that does not exceed 30% of a household's gross income.
 - ▣ Area Median Household Income - \$60,603
 - ▣ 100%, \$1,515 in rent or a \$250,000 house
 - ▣ 80% (\$48,482), \$1,212 in rent or a \$180,000 house
 - ▣ 60% (\$36,362), \$909 in rent or a \$135,000 house

INCOME AND BENEFITS (IN 2017 INFLATION-ADJUSTED DOLLARS)

| | | | |
|-----------------------------------|--------|-----------|-------|
| Total households | 3,520 | +/-241 | 3,520 |
| Less than \$10,000 | 166 | +/-100 | 4.7% |
| \$10,000 to \$14,999 | 150 | +/-83 | 4.3% |
| \$15,000 to \$24,999 | 206 | +/-92 | 5.9% |
| \$25,000 to \$34,999 | 420 | +/-132 | 11.9% |
| \$35,000 to \$49,999 | 527 | +/-141 | 15.0% |
| \$50,000 to \$74,999 | 676 | +/-147 | 19.2% |
| \$75,000 to \$99,999 | 380 | +/-154 | 10.8% |
| \$100,000 to \$149,999 | 589 | +/-179 | 16.7% |
| \$150,000 to \$199,999 | 170 | +/-79 | 4.8% |
| \$200,000 or more | 236 | +/-105 | 6.7% |
| Median household income (dollars) | 60,603 | +/-5,900 | (X) |
| Mean household income (dollars) | 84,785 | +/-11,575 | (X) |

Average household size

2.65

Average family size [7]

3.15

| | | | |
|--------------------------------|---------|-----------|-------|
| Families | 2,407 | +/-180 | 2,407 |
| Less than \$10,000 | 17 | +/-20 | 0.7% |
| \$10,000 to \$14,999 | 21 | +/-25 | 0.9% |
| \$15,000 to \$24,999 | 118 | +/-83 | 4.9% |
| \$25,000 to \$34,999 | 226 | +/-88 | 9.4% |
| \$35,000 to \$49,999 | 353 | +/-124 | 14.7% |
| \$50,000 to \$74,999 | 508 | +/-146 | 21.1% |
| \$75,000 to \$99,999 | 295 | +/-129 | 12.3% |
| \$100,000 to \$149,999 | 471 | +/-157 | 19.6% |
| \$150,000 to \$199,999 | 170 | +/-79 | 7.1% |
| \$200,000 or more | 228 | +/-106 | 9.5% |
| Median family income (dollars) | 71,266 | +/-11,434 | (X) |
| Mean family income (dollars) | 102,828 | +/-14,900 | (X) |

| | | | |
|-----------------------------------|--------|----------|-------|
| Nonfamily households | 1,113 | +/-235 | 1,113 |
| Median nonfamily income (dollars) | 31,680 | +/-8,453 | (X) |
| Mean nonfamily income (dollars) | 42,782 | +/-8,159 | (X) |

| | |
|-------------------------|------|
| Average household size | 2.65 |
| Average family size [7] | 3.15 |

SELECTED MONTHLY OWNER COSTS AS A PERCENTAGE OF HOUSEHOLD INCOME (SMOCAPI)

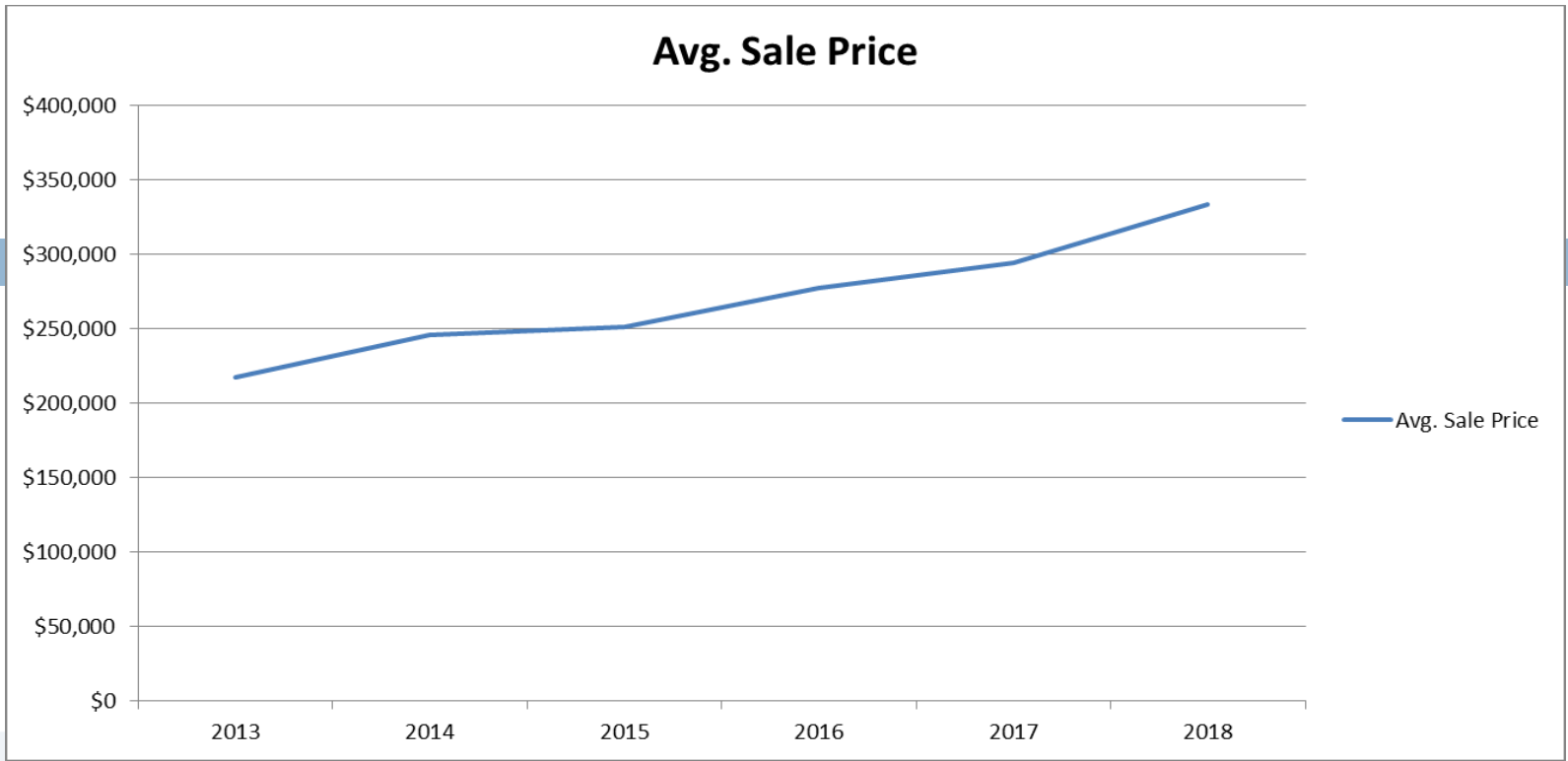
| | | | |
|--|-------|--------|-------|
| Housing units with a mortgage (excluding units where SMOCAPI cannot be computed) | 1,562 | +/-199 | 1,562 |
| Less than 20.0 percent | 685 | +/-162 | 43.9% |
| 20.0 to 24.9 percent | 285 | +/-107 | 18.2% |
| 25.0 to 29.9 percent | 177 | +/-88 | 11.3% |
| 30.0 to 34.9 percent | 98 | +/-72 | 6.3% |
| 35.0 percent or more | 317 | +/-129 | 20.3% |

| GROSS RENT | | |
|----------------------------|--|-------|
| Occupied units paying rent | | 1,075 |
| Less than \$500 | | 84 |
| \$500 to \$999 | | 634 |
| \$1,000 to \$1,499 | | 297 |
| \$1,500 to \$1,999 | | 60 |
| \$2,000 to \$2,499 | | 0 |
| \$2,500 to \$2,999 | | 0 |
| \$3,000 or more | | 0 |
| Median (dollars) | | 902 |

| GROSS RENT AS A PERCENTAGE OF HOUSEHOLD INCOME (GRAPI) | | | |
|---|-------|--------|-------|
| Occupied units paying rent (excluding units where GRAPI cannot be computed) | 1,075 | +/-192 | 1,075 |
| Less than 15.0 percent | 194 | +/-116 | 18.0% |
| 15.0 to 19.9 percent | 99 | +/-64 | 9.2% |
| 20.0 to 24.9 percent | 82 | +/-59 | 7.6% |
| 25.0 to 29.9 percent | 209 | +/-122 | 19.4% |
| 30.0 to 34.9 percent | 104 | +/-82 | 9.7% |
| 35.0 percent or more | 387 | +/-137 | 36.0% |

MONTHLY HOUSING COSTS AS A PERCENTAGE OF HOUSEHOLD INCOME IN THE PAST 12 MONTHS

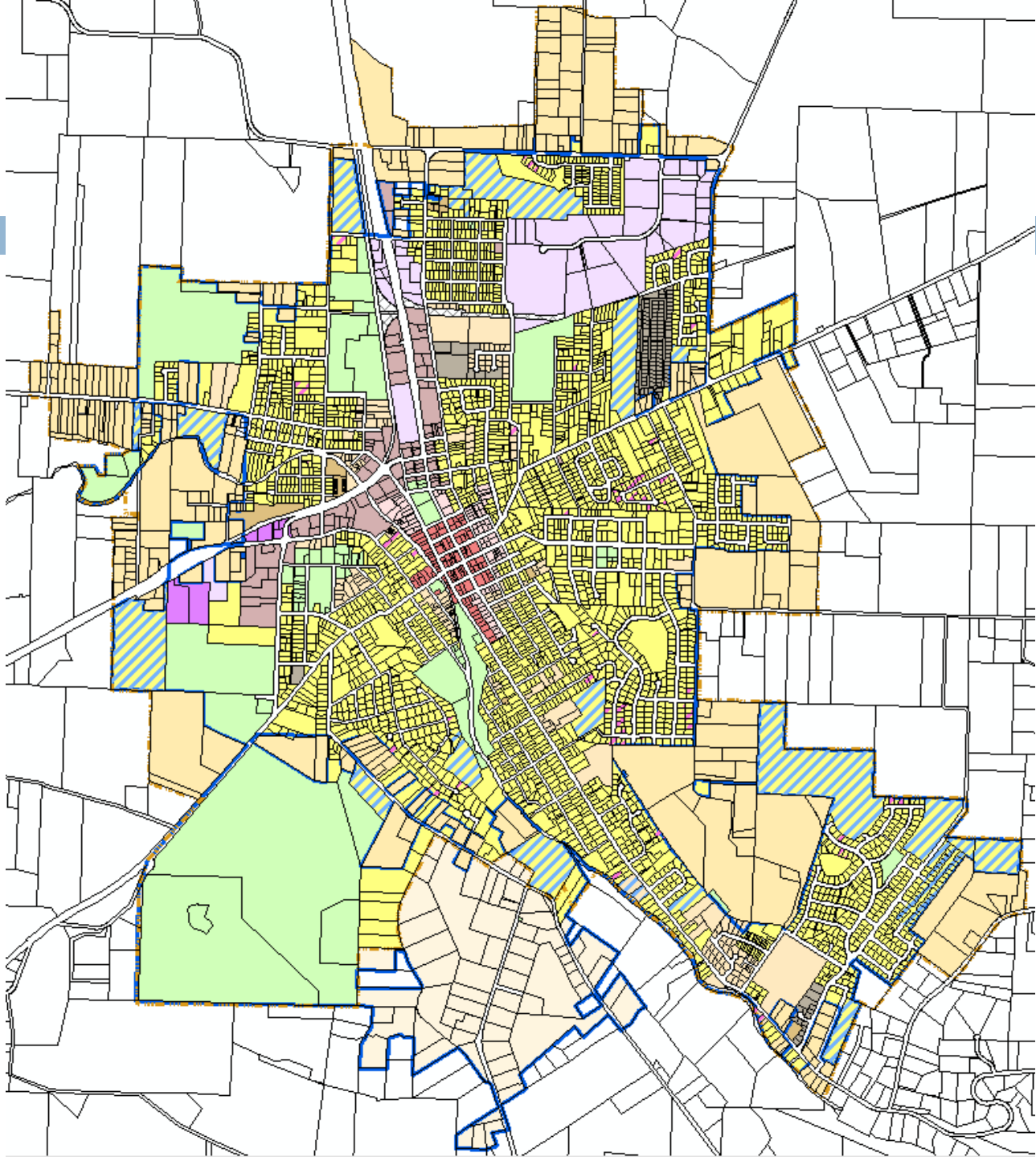
| | Occupied housing units | | Percent occupied housing units | | Owner-occupied housing units | | Percent owner-occupied housing units | | Renter-occupied housing units | | Percent renter-occupied housing units | |
|----------------------|------------------------|-----------------|--------------------------------|-----------------|------------------------------|-----------------|--------------------------------------|-----------------|-------------------------------|-----------------|---------------------------------------|-----------------|
| | Estimate | Margin of Error | Estimate | Margin of Error | Estimate | Margin of Error | Estimate | Margin of Error | Estimate | Margin of Error | Estimate | Margin of Error |
| Less than \$20,000 | 367 | +/-152 | 10.4% | +/-4.1 | 198 | +/-101 | 8.2% | +/-4.2 | 169 | +/-102 | 15.3% | +/-8.7 |
| Less than 20 percent | 0 | +/-17 | 0.0% | +/-0.9 | 0 | +/-17 | 0.0% | +/-1.3 | 0 | +/-17 | 0.0% | +/-2.9 |
| 20 to 29 percent | 28 | +/-41 | 0.8% | +/-1.2 | 28 | +/-41 | 1.2% | +/-1.7 | 0 | +/-17 | 0.0% | +/-2.9 |
| 30 percent or more | 339 | +/-133 | 9.6% | +/-3.5 | 170 | +/-88 | 7.0% | +/-3.6 | 169 | +/-102 | 15.3% | +/-8.7 |
| \$20,000 to \$34,999 | 547 | +/-152 | 15.5% | +/-4.0 | 279 | +/-129 | 11.5% | +/-4.9 | 268 | +/-108 | 24.3% | +/-9.1 |
| Less than 20 percent | 123 | +/-84 | 3.5% | +/-2.3 | 114 | +/-82 | 4.7% | +/-3.3 | 9 | +/-15 | 0.8% | +/-1.4 |
| 20 to 29 percent | 78 | +/-63 | 2.2% | +/-1.8 | 35 | +/-40 | 1.4% | +/-1.6 | 43 | +/-47 | 3.9% | +/-4.2 |
| 30 percent or more | 346 | +/-113 | 9.8% | +/-3.1 | 130 | +/-77 | 5.4% | +/-3.0 | 216 | +/-98 | 19.6% | +/-8.5 |
| \$35,000 to \$49,999 | 515 | +/-137 | 14.6% | +/-3.7 | 278 | +/-111 | 11.5% | +/-4.4 | 237 | +/-99 | 21.5% | +/-8.3 |
| Less than 20 percent | 180 | +/-75 | 5.1% | +/-2.1 | 151 | +/-70 | 6.2% | +/-2.8 | 29 | +/-33 | 2.6% | +/-3.0 |
| 20 to 29 percent | 181 | +/-98 | 5.1% | +/-2.8 | 27 | +/-30 | 1.1% | +/-1.2 | 154 | +/-94 | 14.0% | +/-8.1 |
| 30 percent or more | 154 | +/-87 | 4.4% | +/-2.4 | 100 | +/-69 | 4.1% | +/-2.8 | 54 | +/-51 | 4.9% | +/-4.7 |
| \$50,000 to \$74,999 | 676 | +/-147 | 19.2% | +/-4.5 | 453 | +/-161 | 18.7% | +/-6.6 | 223 | +/-89 | 20.2% | +/-7.7 |
| Less than 20 percent | 261 | +/-109 | 7.4% | +/-3.1 | 184 | +/-118 | 7.6% | +/-4.8 | 77 | +/-44 | 7.0% | +/-4.0 |
| 20 to 29 percent | 225 | +/-78 | 6.4% | +/-2.3 | 131 | +/-75 | 5.4% | +/-3.1 | 94 | +/-59 | 8.5% | +/-5.2 |
| 30 percent or more | 190 | +/-93 | 5.4% | +/-2.7 | 138 | +/-81 | 5.7% | +/-3.3 | 52 | +/-57 | 4.7% | +/-5.1 |
| \$75,000 or more | 1,375 | +/-227 | 39.1% | +/-6.0 | 1,197 | +/-205 | 49.5% | +/-8.0 | 178 | +/-116 | 16.2% | +/-9.8 |
| Less than 20 percent | 1,034 | +/-200 | 29.4% | +/-5.5 | 856 | +/-189 | 35.4% | +/-7.6 | 178 | +/-116 | 16.2% | +/-9.8 |
| 20 to 29 percent | 317 | +/-114 | 9.0% | +/-3.2 | 317 | +/-114 | 13.1% | +/-4.6 | 0 | +/-17 | 0.0% | +/-2.9 |
| 30 percent or more | 24 | +/-28 | 0.7% | +/-0.8 | 24 | +/-28 | 1.0% | +/-1.2 | 0 | +/-17 | 0.0% | +/-2.9 |



| Homes | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 |
|----------------|-----------|-----------|-----------|-----------|-----------|-----------|
| Avg Sale Price | \$217,777 | \$245,665 | \$251,395 | \$277,216 | \$294,444 | \$333,858 |
| % change | | 12.8% | 2.3% | 10.3% | 6.2% | 13.4% |
| # sold | 103 | 142 | 203 | 221 | 257 | 200 |

2018, Avg. \$333,858

- 20% down payment, \$66,772
- \$267,086 mortgage, \$1,353
- Taxes, insurance, utilities, \$650
- \$2,003 monthly
- \$80,120 for 30%
 - ▣ Average house not attainable for the median family or household



Affordable Housing Strategies

□ Policy

- Zoning Standards
- Inclusionary Zoning
- Renter Protections

□ Funding

- Construction Excise Tax
- SDC reduction/waiver
- Partnerships

Policy – Zoning Standards

- ADU's - Accessory Dwelling Units
 - ▣ Mother in-law suite
 - ▣ Currently allowed subject to standards
 - ▣ Encourage
 - Fee reduction
 - Remove certain standards
 - Provide stock plans
- Alternate Housing Types
 - ▣ Tiny Homes/ RV's
 - ▣ Courtyard Apartments, Cottages, Small Lots in R-1 Subdivisions



Policy – Zoning Standards

- Density Bonus
 - ▣ Allow more than the standard number of units if the additional are provided below market
- Parking Standards
 - ▣ Reduce/remove parking standards for multi-family development
- Prohibit Single Family only Zoning
 - ▣ Allow duplexes, tri-plexes, or four-plexes on any residential lot
- Re-zone land for Multi-Family
 - ▣ Needed Housing Analysis

Policy – Inclusionary Zoning

- Require developments to include affordable units of up to 20% of new multi-family structures larger than 20 units.
- Requires City to provide incentives to developer
- SB 1533
- Transfer Development Rights

Policy - Renter Protections

- Ban no cause evictions
- Cap rent increases to a certain percent each year
- Require a re-location fee

Funding – Construction Excise Tax

- Tax of up to one percent of the permit valuation for residential construction permits issued
 - ▣ ~\$2,000 per home (Currently \$27k to start building)
- 50% to developer incentives
- 15% to Oregon Housing and Community Services
- 35% for City programs and incentives

Funding – SDC Reduction / Waiver

- \$20,818 for a new single family home
- ~\$11,000 for each new apartment
- Currently exempt Habitat for Humanity homes from SDC's
- Property Tax Reduction \$3.6 for every \$1,000 assessed value

Funding - Partnerships

- Developers – incentives/policies
- Non-Profits - incentives/policies
- Marion County Housing
- Urban Renewal

Other ideas?

