

# St. Helens Housing Needs Analysis



## Draft HNA Findings


















Todd Chase, AICP, LEED  
Tim Wood

May 1, 2019





# HNA Schedule

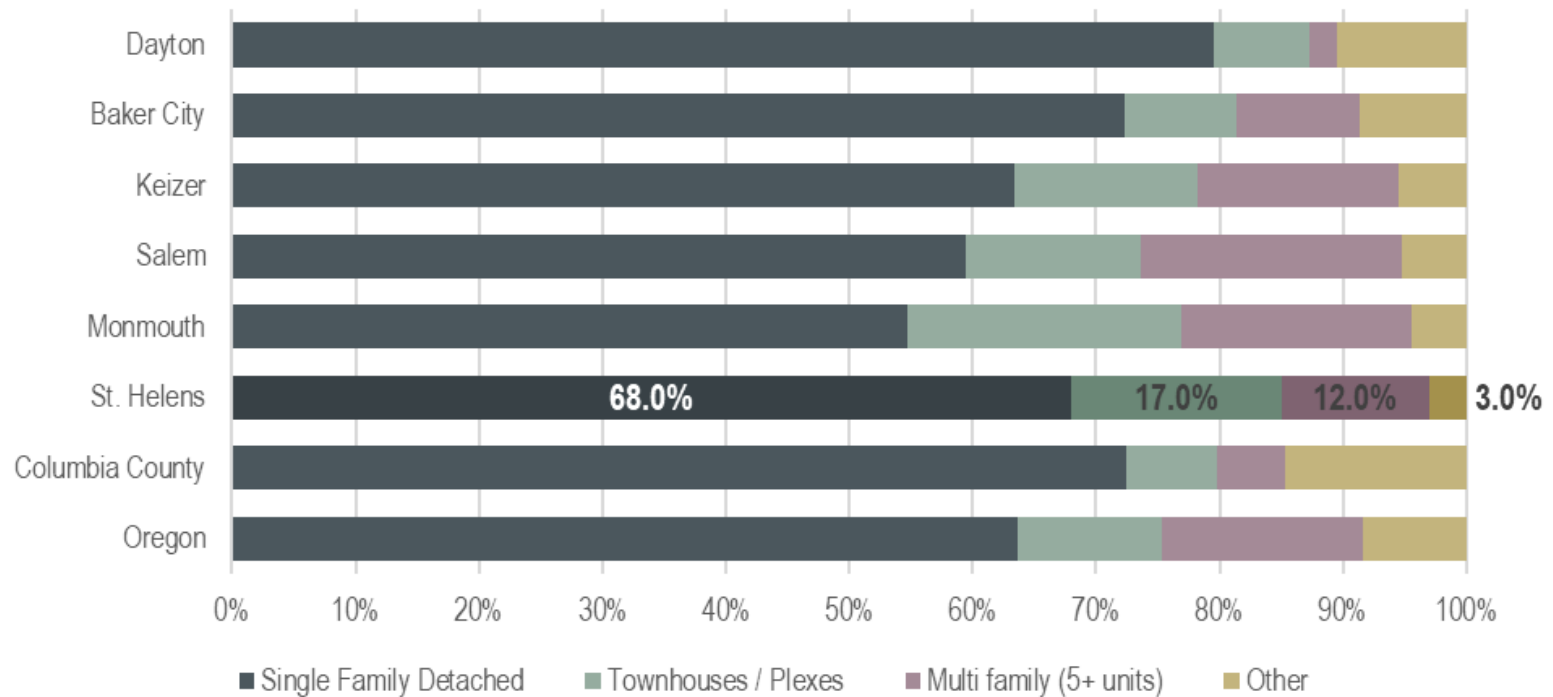
Project Task	Mtgs	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun
<b>Task 1: Project Kick-off</b>		 11/9								
1.1 Public Involvement Plan										
1.2 Revised schedule										
1.3 Kick-off meeting Teleconference	1	10/16								
1.4 Tasks/Action Items Summary										
<b>Task 2: Housing Needs Projection</b>										
2.1 Draft Housing Needs Projection Memo										
2.2 Advisory Committee meeting materials										
2.3 Advisory Committee meeting #1	1			12/11						
<b>Task 3: Buildable Lands Inventory</b>										
3.1 Draft BLI Methodology Memo										
3.2 Advisory Committee meeting materials										
3.3 Advisory Committee meeting #2	1					2/12				
<b>Task 4: Residential Land Need Analysis</b>										
4.1 Draft Housing Land Needs Analysis										
<b>Task 5: Measures to Accommodate Need</b>										6/15
5.1 Housing Policy Options Memo										
5.2 Draft Housing Needs Analysis (HNA)										
5.3 Presentation materials										
5.4 Advisory Committee meeting #3	1						3/12			
5.5 Council/Public worksession #1	1								5/1	
5.6 HNA Adoption Materials										



# Baseline Housing Need Forecast

- ◆ Pop. Growth per PSU forecast: 3,617 people added to UGB
- ◆ Tenancy remains at 60:40 (owner/renter) New housing mix remains about the same

Existing Housing Mix, St. Helens, Columbia County, Oregon, Other Comparison Cities 2017

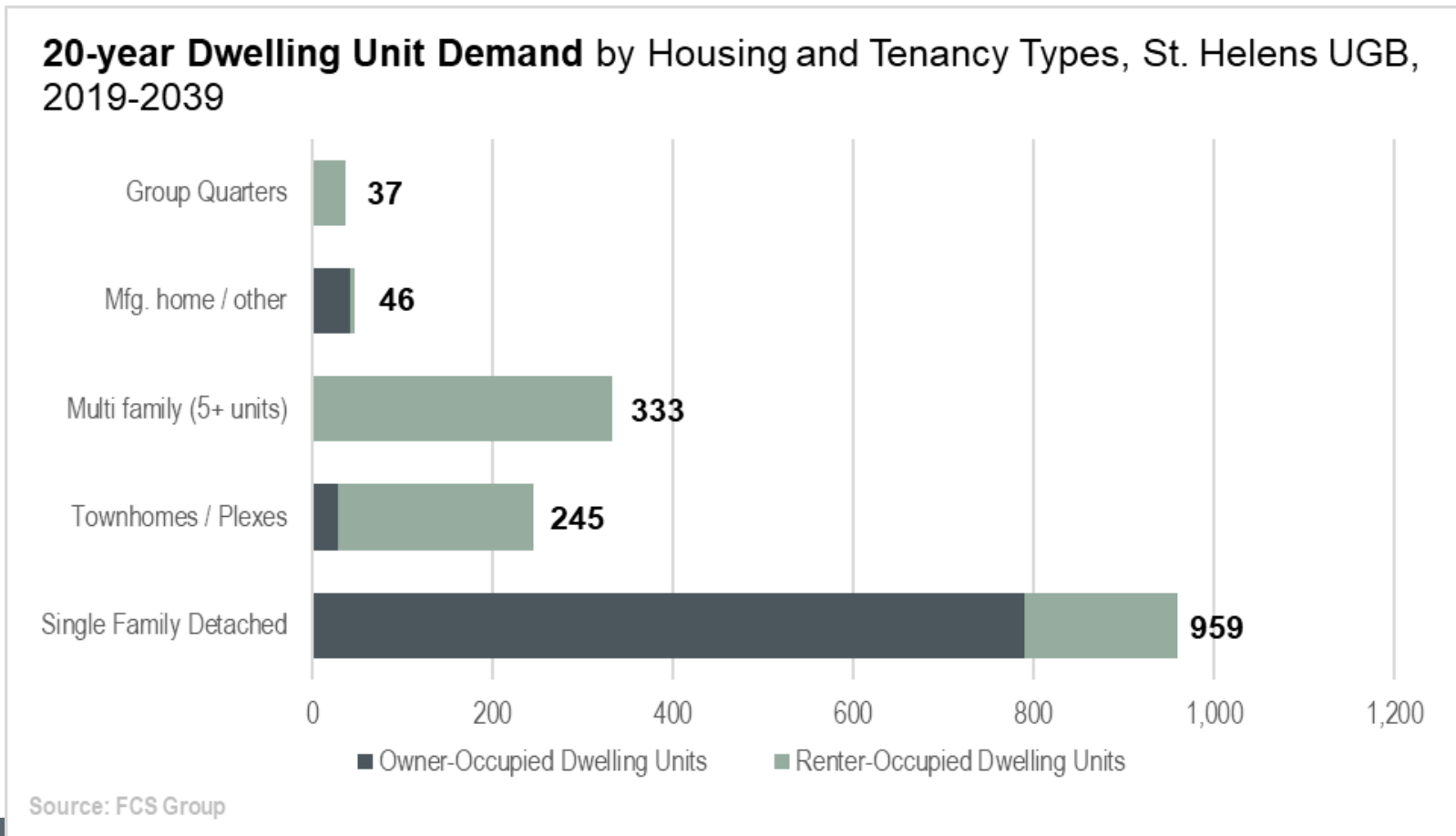


Source: U.S. Census Bureau, 2013-2017 American Community Survey (Table B25024), compiled by FCS Group



# Housing Need: 20-year Projection

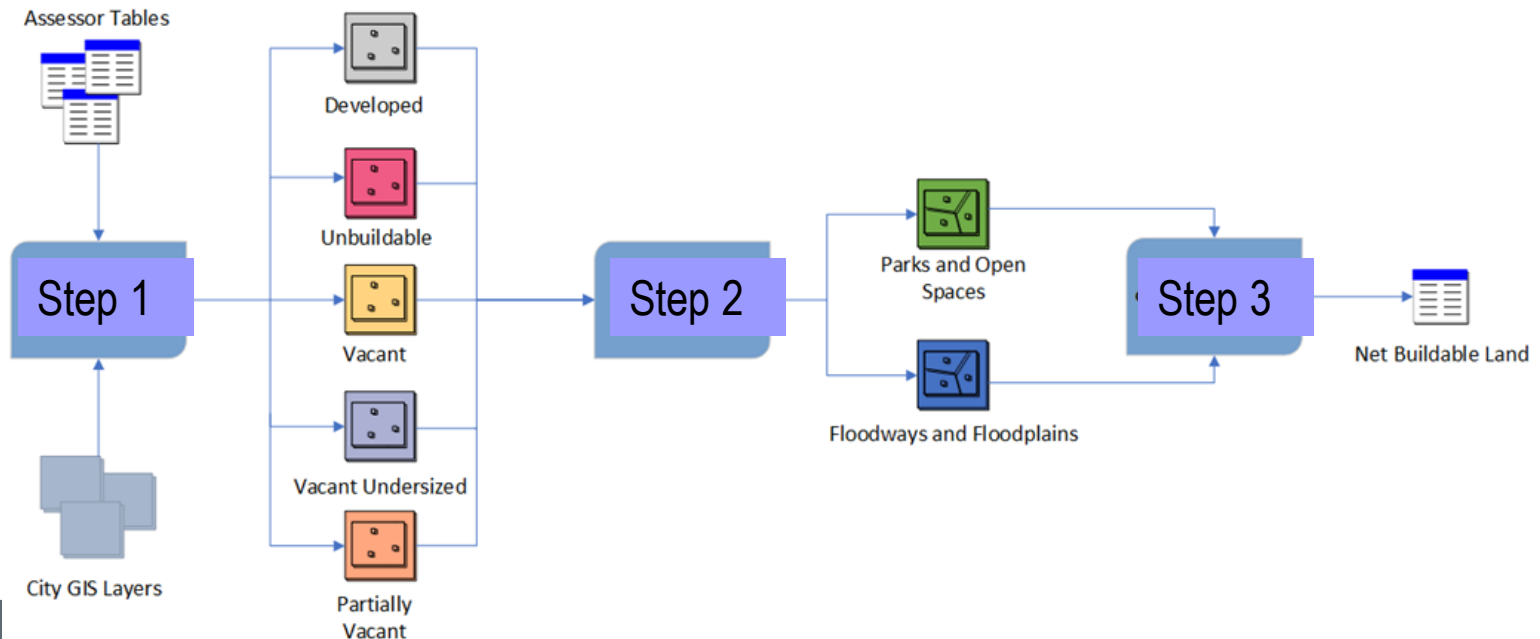
- ◆ Baseline UGB housing forecast equates to 1,621 net new housing units over 20 years
- ◆ Assumes 861 owner units and 760 renter units





# What is a Buildable Land Inventory (BLI)?

- ◆ **Step 1: Determine Gross Land Area** - Classify Residential land base using GIS Layers and County Assessor Data: developed, vacant, part vacant, undersized, etc.
- ◆ **Step 2: Determine Constrained Land Area** – Such as Parks and Open Space, Public Lands, Floodplains, steep slopes, etc.
- ◆ **Step 3: Determine Buildable Residential Land Area** – Vacant and Part Vacant land within “Residential” land use zones after subtracting Constrained lands





# Calculate Net Buildable Area

- ◆ **BLI after removing constraints and allowing for future public uses: 705.4 acres**
- ◆ **BLI includes 87% vacant and 13% part-vacant tax lots**

Land Classification	Vacant & Part Vacant	Redevelopable Land	Housing Development Factor*	Total Buildable Residential Land
Low Density	569.7	7.5	100%	577.2
Medium Density	92.7	0.8	100%	93.5
High Density	14.9	0.7	100%	15.5
Commercial and Mixed Use	126.9	0.9	15%	19.2
<b>Grand Total</b>	<b>804.1</b>	<b>9.9</b>	<b>-</b>	<b>705.4</b>

Source: derived from prior tables using City of St. Helens GIS data.

\*Assumes a 15% housing redevelopment rate.



# Discussion: Reconciliation

Land Need (net acres)	
Low Density*	240
Medium Density**	40
High Density	24
Manufactured Home Parks	5
<b>Total</b>	<b>309</b>
Buildable Land Inventory (net acres)	
Low Density	532
Medium Density	93
High Density	16
Manufactured Home Parks	45
Commercial/Mixed Use***	19
<b>Total</b>	<b>705</b>
UGB Land Surplus/Deficit (net acres)	
Low Density*	293
Medium Density**	53
High Density	(8)
Manufactured Home Parks	40
Commercial/Mixed Use	19
<b>Total</b>	<b>397</b>
<b>Adequacy of UGB to meet housing need</b>	adequate

\* Includes detached units and mobile homes. \*\* Includes townhomes, plexes and group quarters.

- ◆ **Step 1) Convert forecast housing unit growth from Task Two to net land need.**
- ◆ **Step 2) Compare land supply from Task Three to land need.**
- ◆ **Step 3) Determine land surplus or deficit by land use category.**
- ◆ **Conclusion: St. Helens has adequate land across most categories.**
- ◆ **High density residential land deficit could be addressed in commercial/mixed use land surplus.**



# Next Steps

- ◆ Revisions made to the HNA based on input tonight
- ◆ Adoption of HNA and Technical Appendix
- ◆ Development of Comprehensive Plan policies for more refinement and adoption at a later date



City of St.  
Helens

## Housing Needs Analysis Volume 1: Summary Report



DRAFT

April 24, 2019



# Questions?

All HNA documents can be found at the project website:

<https://www.ci.st-helens.or.us/planning/page/housing-needs-analysis>

# St. Helens Housing Needs Analysis



## Policy Discussion

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May 1, 2019





# Minimum Density Standards

- ◆ **Topic:** Currently there is no minimum density standard for residential zones in St. Helens.
- ◆ **Solution:** Institute minimum density standard, typically a percentage of maximum density allowable in zone.
- ◆ **Question:** What percentage of maximum density is appropriate?
- ◆ **Question:** When should exemptions be applied (environmental constraints, lot size, etc.)
- ◆ **Planning Commission Input:** Commissioners felt the market would regulate minimum density on its own. Without specific metrics, commissioners were reluctant to support minimum density standards. (e.g. what percentage should St. Helens target?)



# Allowing Duplexes Outright in R7 Zoning

- ◆ **Topic: Duplexes (two-unit housing) are conditionally allowed in R7 zoned land.**
- ◆ **Solution: Allow duplexes as a permitted use in R7 zoned land, reducing regulatory hurdles.**
- ◆ **Question: Should duplexes be allowed outright in R7 zoned land?**
- ◆ **Planning Commission Input: Concerns with neighborhood character and support for conditional use review to allow for neighbor testimony.**

## LOCATION

Downtown Salem

## ADDRESS

1393 Chemeketa St. NE  
Salem, OR

## LOT SIZE / DENSITY

2,500 sf / 34 per acre

## DWELLING SIZE

1,200 sf

## RENT VS. OWN

Typically rented



## 32.

This 1932 Duplex sits on a corner lot where both units face the same street. A detached two-car garage is adjacent. Entrances have a small covered area and are positioned at the corners, providing residents with maximum privacy.



# Required Parking for Multifamily

- ◆ **Topic: Parking requirements for multifamily development increase cost and reduces land used for residential development.**
- ◆ **Solution: Allow reduced parking requirements if a developer supplies a 3<sup>rd</sup> party parking analysis which shows less parking is necessary.**
- ◆ **Question: Should a reduction in required parking be allowed pending parking study conclusions?**
- ◆ **Question: What are the thresholds for allowing this practice (e.g. how many units in a development before this practice is allowed)?**
- ◆ **Planning Commission Input: Concerns that off-street parking would be insufficient for the development. Support for current parking exemptions in business districts.**

## **St. Helens Municipal Code current off-street parking requirement exceptions state:**

The director may grant an exception or deduction to the off-street parking dimensional and minimum number of space requirements in the applicable zoning district based on the following findings:

- (a) The application is for a use designed for a specific purpose which is intended to be permanent in nature (for example, senior citizen housing) and which has a demonstrated low demand for off-street parking;
- b) There is an opportunity for shared parking and there is written evidence that the property owners have entered into a binding agreement to share parking; or
- (c) There is community interest in the preservation of particular natural feature(s) on the site, public transportation is available to the site, and reducing the standards will not adversely affect adjoining uses; therefore, the public interest is not adversely affected by the granting of the exception.



# Allow Cottage Clusters

- ◆ **Topic:** Currently, St. Helens does not have a cottage cluster development provision which eliminates a unique option for dense, affordable housing on uniquely shaped properties.
- ◆ **Solution:** Draft and adopt a cottage housing development code.
- ◆ **Question:** Should St. Helens adopt cottage housing code?
- ◆ **Planning Commission Input:** Supportive pending additional details.



**20.** Built in 1930, eight individual single-story cottages face a shared common green on one lot. Surface parking is provided on the alley side of the property. The two units closest to the alley are slightly larger than the others.

**LOCATION**  
Downtown Salem

**ADDRESS**  
736 Cottage Street NE  
Salem, OR

**LOT SIZE / DENSITY**  
14,600 sf / 24 per acre

**DWELLING SIZE**  
670 - 810 sf

**RENT VS. OWN**  
Rented



## Increased Density for Annexing Properties

- ◆ **Topic:** The majority of residential designated lands within the City's UGB (but not annexed) are Rural Suburban Unincorporated Residential, RSUR. Currently, RSUR properties annexing into city are allowed R10 and R7 zoning. Achieving higher density zoning (R5 and Apartment Residential) is possible as follows:
  1. The parcel is vacant and larger than two acres in size.
  2. The carrying capacity of the public services including but not limited to streets, sewer, and water are sufficient for higher density development.
  3. The county and city determine, due to the pattern of development in the city and within the urban growth area, that other lands are more appropriate for these designations.
- ◆ **Solution:** Consider allowing higher density zoning for annexing properties when more clearer conditions are met. Conditions should consider the availability of AR and R5 zones proportional to R10 and R7 per the HNA findings.
- ◆ **Question:** What conditions for higher density should be applied to properties upon annexation? (e.g. proximity to parks or future parks, adjacent to higher classified streets)
- ◆ **Planning Commission Input:** Concerns with neighborhood character.

# Questions?

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