

To: Jennifer Dimsho & Jacob Graichen; City of St. Helens **Date:** 12/14/18
From: Todd Chase & Tim Wood; FCS GROUP
CC: Anne Debbaut & Kevin Young; Oregon DLCD
RE: St. Helens Housing Advisory Committee Meeting #1 and HB 4006 Public Meeting Notes

Meeting Notes

The initial St. Helens Housing Needs Analysis (HNA) Advisory Committee (AC) meeting was held on December 12 at the City of St. Helens, City Hall Council Chambers at 6 p.m. The meeting agenda, meeting sign-in sheet and Powerpoint presentation are attached, and an audio recording of this meeting is on file at the City of St. Helens.

- **City Planner Jacob Graichen provided a brief introduction of the HNA and House Bill 4006 process. He informed the attendees that the study is being funded by Oregon Department of Land Conservation and Development (DLCD) in part because the current level of severely rent burdened households in the City.**
- **Todd Chase, FCS GROUP provided a summary of the overall project schedule, list of tasks/action items, and project background. Todd noted that the St. Helens Planning Commission would be acting as the Advisory Committee for the HNA process.**
- **Tim Wood, FCS GROUP summarized the findings from the Task 2 Housing Needs Projections using supporting tabular materials from the Task 2 memorandum and Powerpoint presentation.**
- **Todd noted that the draft baseline housing needs forecast summarized in the December 10, 2018 Memorandum assumes the need for 1,398 net new housing units (plus additional group quarters housing to house approximately 92 people) over the next 20 years.**
- **Todd noted that additional housing need forecast scenarios could be developed to take into account pent up demand or local objectives to support targeted development types (such as apartments or manufactured housing parks). Such scenarios should be included as part of the Task 4 Residential Land Needs forecast discussion.**

Advisory Committee Discussion for the HNA

Todd requested input or questions from the Housing Advisory Committee:

- **Chair Hubbard asked why townhomes and plexes were considered separately from multifamily dwelling units. Todd responded that the U.S. Census separates housing by type in part because the structural and building/fire code requirements for single family attached units (2 to 4 units per structure) is different than for multifamily units with 5 or more units per structure; and that both types of housing appeal to different households at varying price and density levels.**
- **Commissioner Stenberg commented that there are few options for senior housing in St. Helens and requested that FCS GROUP keep that in mind as they go forward in the analysis. Todd commented that there could be a housing scenario where additional senior housing developments are added to the baseline scenario.**

St. Helens Housing Needs Assessment

Public Input for the HNA

Todd Chase requested input or questions from the public about the HNA; and Jennifer Dimsho added that members of the public that do not wish to speak can fill out a comment card if they so choose.

A summary of public input received included:

- **Judy Johnson (local resident) noted that she has observed over time that good paying jobs have been replaced by low paying service jobs in the local area, and that may be a reason why income levels are low and poverty rates are high in St. Helens. She also indicated that low income apartment rents doubled after remodels. Councilor Ginny Carlson noted that some workforce housing/apartments were converted to (Northwest Oregon Housing Authority (NOHA) affordable housing, which bumped rents up to the minimum NOHA rates, citing rent increases from \$890 to \$1,290 for same size units.**
- **Michelle Brooks (local resident) asked about the ability of the HNA to address “tiny homes.” Graichen responded by indicating that the City is considering a new provision in the zoning code that would allow “cottage homes” and that the City is committed to accommodating a wide variety of housing. Graichen also noted that the City recently adopted a new Auxiliary Dwelling Unit (ADU) provision that makes providing ADUs easier than in the past.**
- **Rich Bailey (local builder and contractor) commented about the high cost of housing construction. He indicated that a combination of increasing construction costs, permitting costs, fees, SDCs and unique environmental factors (i.e., hard rock, wetlands) are driving up the cost of creating buildable lots in the City to about \$200,000 or more per lot. Bailey requested that the City utilize this process to consider ways to lower development costs, such as revising wetland mitigation requirements, changing zoning to allow more townhomes, and lowering or deferring or waiving SDCs for affordable housing developments. Bailey also indicated that the availability of vacant buildable lots is scarce in the City once you take into account development constraints.**
- **Shauna Stroup-Harrison (local resident and realtor) expressed concern over the demand now created by “Portland residents” that are moving to exurbs like St. Helens in search of more affordable single family housing. She noted that the state’s requirement to accommodate 20 years of housing demand will result in thousands of people moving to St. Helens and that would lead to reduced quality of life for everyone here as it would place significant demand on scarce resources. She indicated that grocery stores and CC Rider transit service, in particular, is inadequate. She asked if the City-owned Millard Road property would be considered in the HNA. Graichen said this process will help inform the future zoning of the property.**

Associate Planner Jenny Dimsho noted that there were comment cards near the sign in sheet if anyone preferred to provide written testimony.

Next Steps for the HNA

Todd indicated that this input will help the project team refine the draft baseline housing needs forecast scenario. At the next scheduled HNA Advisory Committee meeting on February 12, FCS GROUP will present the draft Buildable Land Inventory (Task 3) and begin to compare that with the draft Residential Land Needs findings (Task 4).

HB 4006 Public Input

With the Planning Commission comments and public input addressed, the meeting transitioned into the HB 4006 meeting (opened by the Chair Russell Hubbard at 6:37 p.m.) regarding the causes and consequences of severe rent burdens within the City, the barrier to reducing rent burdens, and possible solutions. In addition to the issues noted above, this portion of the meeting provided opportunity for the public to share concerns and observations regarding severely rent burdened households. Comments proceeded as follows:

- **Julia Jackson, Executive Director of Columbia Community Mental Health reported that since April 2017, there have been 206 clients that reported being transient or homeless. There are currently 150 clients that are transient or homeless in the local area. She noted that there are certainly more because they may be living with family and/or do not consider themselves homeless. She said 16 temporary housing shelter units are being constructed by Community Action Team, which will help, but does not come close to addressing the extent of the problem. She suggested that her organization would like to work with the City and other partners to provide transitional housing for those experiencing mental health issues. She noted that her organization has data to help understand the landscape of the mental health issues facing Columbia County and St. Helens, and that her organization owns land that could be developed for transitional/homeless and/or special needs housing. They are working on securing funding and will be meeting with Oregon Behavioral Health to discuss partnering.**

In addition to the in-person public comments received at the public open house, one comment was received via email (Exhibit A) and is hereby made part of the public record.

With no additional public comments received, the HB 4006 public meeting was adjourned at 6:47 p.m.

Exhibit A: Written Input

From: Al Petersen <alpetersen@akaandesign.com>
Sent: Wednesday, December 12, 2018 3:25 PM
To: Jacob Graichen <jacob@ci.st-helens.or.us>; Jennifer Dimsho <jdimsho@ci.st-helens.or.us>
Subject: Housing Tax Abatement

Jacob

Here is the information about the Tax abatement from the City of Portland. <https://www.portlandoregon.gov/citycode/?c=73403&a=407904>

This page references Oregon Revised Statutes 307.651 through 307.687. Based on my quick reading of the ORS it appears that Cities and Counties (other than Portland) can do this but it will take someone with more time to understand what it all entails or to contact someone at the State of Oregon or the City of Portland to figure it out.

Please have your housing consultants look into it to see if it is something that St Helens could reasonably do.

All the best

Wm. Al Petersen, architect
RA, LEED AP

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Attachment: Meeting Agenda and Sign-In Sheet

**City of St. Helens
Housing Needs Analysis Technical Advisory Committee
Meeting
Meeting Agenda**

December 11, 2018
6:00 to 7:00 PM

St. Helens City Hall

1. **Introductions and Project Overview**
2. **Local Housing Issues: Discussion**
3. **Draft Housing Needs Forecast: Review**
4. **Discussion and Next Steps**
5. **Public Comment**



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PLEASE SIGN-IN

City of St. Helens

**Housing Needs Public Meeting
December 11, 2018, 6 p.m.**

Name	Organization	Mailing Address, City	Email Address	Check to sign up for City's e-Newsletter
Howard Blumart		602 S 3rd St.		<input type="checkbox"/>
Veronica Webster				<input type="checkbox"/>
Deborah				<input type="checkbox"/>
Julia Stenberg				<input type="checkbox"/>
Kathryn Lawrence				<input type="checkbox"/>
Shelia Semling				<input type="checkbox"/>
Russell Hubbard				<input type="checkbox"/>
Todd Clute	FCS			<input type="checkbox"/>
Tim Wood	FCS			<input type="checkbox"/>
Reet Bartz				<input type="checkbox"/>
Marky Frank	Reactor			<input type="checkbox"/>
Jack Parks		-		<input type="checkbox"/>
Jennifer Pugh	Reactor			<input type="checkbox"/>
JANE GARCIA	REACTOR			<input type="checkbox"/>

Linda Pothoff CMH lindap@cmh.com

PLEASE SIGN-IN

City of St. Helens

**Housing Needs Public Meeting
December 11, 2018, 6 p.m.**

Name	Organization	Mailing Address, City	Email Address	Check to sign up for City's e-Newsletter
Jennifer Anderson	Columbia County	14141 1st Ave SE, Prineville, OR	janderson.cch@gmail.com	<input type="checkbox"/>
Judith Johnson	St. Helens	26 Crescent Dr.	judyj@comcast.net	<input type="checkbox"/>
Michelle Brodes	St. Helens	26 Crescent Dr. St. Helens	sangsgoh@gmail.com	<input checked="" type="checkbox"/>
Julia Jackson	CCMIT		JuliaJ@comcast.net	<input checked="" type="checkbox"/>
SHAWN STROMP		PO BOX 13528	shawnstromp@mx.com	<input checked="" type="checkbox"/>
Stephen Hanson				<input type="checkbox"/>
				<input type="checkbox"/>
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St. Helens Housing Needs Assessment
Meeting Presentation

St. Helens Housing Needs Analysis

**Task 2
 Housing Needs Discussion**

Rodi Chien, AIA, LEED
 Tom Wood

November 11, 2018

FCS GROUP
 Solutions-Oriented Consulting

St Helens HNA Project Schedule

Project Step	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan
Task 1: Project Kick-off	1.1 Public Presentation Plan								
	1.2 Project Kick-off								
	1.3 City Advisory Task Force Meeting								
	1.4 Stakeholder Meeting								
Task 2: Working with the Project	2.1	2.2	2.3	2.4	2.5	2.6	2.7	2.8	2.9
Task 3: Addressing Current Issues	3.1	3.2	3.3	3.4	3.5	3.6	3.7	3.8	3.9
Task 4: Promotional Land Use Analysis	4.1	4.2	4.3	4.4	4.5	4.6	4.7	4.8	4.9
Task 5: Research on Alternative Sites	5.1	5.2	5.3	5.4	5.5	5.6	5.7	5.8	5.9

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Existing Housing Mix, City of St Helens

5,100 total housing units in City as of 2016

- 67% Single Family
- 17% Townhomes & Plexes
- 11% Multifamily
- 5% Mobile Home/Other

Source: U.S. Census American Community Survey 2012-2016, FCS GROUP.

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Existing Housing Tenancy, City of St Helens

Occupied Housing:
 62% owner
 38% renter

Source: U.S. Census American Community Survey 2012-2016, FCS GROUP.

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St. Helens Housing Needs Assessment

Housing Market Trends

- Home values are relatively affordable in St. Helens compared with neighboring jurisdictions
- Sales prices grew rapidly last year

	Nov-17	Nov-18	Change %
St. Helens	\$242,000	\$264,000	9.1%
Clatskanie	\$211,000	\$227,000	7.6%
Forest Grove	\$219,000	\$237,000	8.6%
Rainier	\$278,000	\$297,000	6.8%
Scappoose	\$300,000	\$325,000	8.3%

Source: Zillow.com, analysis by FCS 11/16/18

Total Units Permitted, City of St. Helens

- Housing construction permitting relatively stable
- Slight downward trend over the last five years
- 80% of permitted units are single family detached dwellings

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Demographics and Socioeconomics

- Population is growing along with Columbia County and Oregon
- Incomes are below Columbia County
- Educational attainment is like Columbia County
- Poverty rate is higher than Columbia County

	St. Helens	Columbia County
Population	13,169	45,645
Median household income (dollars)	\$45,727	\$55,148
Median Family Income	\$56,699	\$67,267
Population 25 and older by education (highest degree)		
Less than high school	11%	10%
High school graduate	35%	33%
Some college or associate's degree	39%	39%
Bachelor's degree or higher	15%	18%
Persons in poverty #	2,434	6,598
Poverty population %	19%	13%

Source: 2012-2016 American Community Survey 5-Year Estimates

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Baseline Housing Need Forecast

- Pop. Growth per PSU forecast: 3,617 people added to UGB
- Group quarter share, household size and vacancy remains at current levels
- Tenancy remains at 60:40 (owner:renter)
- New housing mix remains about the same: 66%SFD, 18%SFA, 16%Apts/other

	Owner-Occupied Dwelling Units	Renter-Occupied Dwelling Units	Vacant Units	All Dwelling Units
Housing Tenure Distribution	58.2%	35.9%	5.9%	100.0%
Housing Unit Type Distribution				
Single Family Detached	92%	25%	67%	66%
Townhomes / Plexes	3%	41%	24%	16%
Multi family (5+ units)	0%	30%	9%	11%
Mfg. home/other	3%	5%	4%	5%
Total	100%	100%	100%	100%

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Prelim. Housing Need: 20-year Projection

	Projected 20-year Change (Units)
Housing Tenure Distribution	1,398
Housing Unit Type Distribution	
Single Family Detached	930
Townhomes / Plexes	245
Multi family (5+ units)	157
Mfg. home/other	64
Total	1,398

Baseline UGB housing forecast equates to 1,398 net new housing units over 20 years

Assumes 814 owner units and 502 renter units

Other forecast scenarios are possible to reflect local housing policy choices

Housing attainability considerations regarding accessory dwellings, duplexes, townhomes, small lot housing, apartments and manufactured home parks

Next tasks evaluate buildable land supply in relation to residential land need (demand)

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