



Oregon Cascades West Council of Governments Housing Implementation Plan

REGIONAL HOUSING DISCUSSION SUMMARY

March 1, 2022 – 3pm

Ryan Vogt, OCWCOG Executive Director welcomed everyone to the meeting and introduced the housing topic, today's conversation and the forthcoming toolkit.

Steve Faust, 3J Consulting, introduced the presentation, gave a project overview and introduced Tim Wood of FCS GROUP.

Tim Wood provided an overview of Housing Trends in the 3-county region. Tim compared average housing types to average wages and provided examples of attainable housing types.

Kelly Hart, Lebanon, asked in the Chat: Do we know when the state is going to release the 2022 severe rent burden status for cities?

Anne Catlin, Albany, added in the Chat: Might note that home value is not the same as sales price.

Justin Peterson, OCWCOG, presented Toledo's experience on updating the City's ADU standards, which spurred conversations about housing code standards for City decision-makers.

Anne Catlin, Albany, spoke about DLCD and City resources being used for 2020 Housing Needs Analysis (HNA) and Buildable Land Inventory (BLI). Accessory Dwelling Units (ADU) and middle housing standards updated. Currently developing HIP and looking at recommendations from HNA. Albany has had 1.7% growth rate on average for 30 years. Hoping to see more housing types built in the city. Focusing now on climate-friendly and upzoning.

Blair Larsen, Sweet Home, seeing more multifamily building activity in the past year than in a very long time. Still seeing single-family development. In process of HNA and about to adopt new development code. About to hit population of 10,000 (probably this July). Planning Commission would like to support development. Large number of manufactured homes, which is one housing type some residents perceive as negative. Blair wonders if anyone is seeing any modular housing? Patrick Wingard suggested the term "pre-fabricated" to set apart from "modular" or "manufactured" and to watch out for pitfalls like minimum footprints. State is conducting code audit to clear the way for mass-timber modular product (currently focused on fire-affected communities). Patrick will provide one-pager on this housing type.

Kelly Hart, Lebanon, DLCD grant allowed completion of HNA and HIP is in the works. HB 2001 duplexes applicable. Every subdivision approved since HB 2001 code update has utilized duplex standards, which is challenging but exciting. Kelly recommends looking at neighborhood compatibility when considering attached or detached duplexes. Considering tiny homes ordinance to add housing option flexibility. 560 apartment units approved over last 2 years. Wetlands are huge constraint. Infrastructure is secondary constraint. City spending \$20M to install sewer improvement in southern portion of city. BLI says wetlands can be mitigated but that is not how actual development is occurring.

Sheila Stiley, NWCH, added in the Chat: Nashua Builders in Idaho is a great agency to research modular. I toured the facility and am sold on modular. https://www.nashuabuilders.com/?utm_source=google&utm_medium=organic&utm_campaign=gmb

Matt Straite, Millersburg, wetlands are also a huge impediment to housing development in Millersburg (like Lebanon). Recently updated HNA (Council did not support- would like to see more larger lots). Working on housing element of Comprehensive Plan with DLCD funding. 2.5% growth projection over next 20 years by PSU, but historic (last 20 years) is more like 7.5%, so City has 2 sets of numbers to look at in HNA and Comp Plan update.

Darren Nichols, Corvallis, asked about projected population increase of 50K in next 20 years. How many households does that translate to? Is there a handle on existing housing need? How do you balance out cost of home in Corvallis vs. less expensive in Linn County? How does the OSU student population affect the housing projections? Corvallis is very open to a regional approach.

Anne Catlin, Albany, added in the Chat: Total housing units needed = subtract out people in group quarters, divide by average household size, and then factor for vacancy. You might need to look at the average family household size versus non-family due to student population.

Tim Wood, FCS, responded that new population divided by 2.5 (average household size). Group quarters is removed from calculations, which would cover 1st and possibly 2nd year OSU students. Students who live off campus are harder to capture.

Derrick Tokos added to the Chat: For prefabricated structures, keep in mind BCD's registration program: <https://www.oregon.gov/bcd/permit-services/Pages/prefabricated-structures.aspx>

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Anne Catlin, Albany, also added in the Chat: Albany's HNA did look at current need by income. It is challenging to do and even more challenging to explain with many people owning homes worth way more than they could afford because they bought them 10 years ago, etc. www.cityofalbany.net/housingneeds - there is a link to the HNA on the HNA tab.

Sheila Stiley, Northwest Coastal Housing, stated that topography is greatest burden to development. Cities have been creative in how they help offset this, like infrastructure help, SDC relief, construction excise taxes and toolkits. HNA done in 2019 and is increasing developments, but cost is still high.

Jenny Glass, OCWCOG, stated that the COG is supporting the industry of mass-timber and modular housing so cities can get in touch with Jenny as a coalition is formed and support may be forthcoming.

Ryan Vogt, OCWCOG, stated that the COG is working on wetland banking and wetland regulations to see if there is any relief potential to development barriers. Other regional issues include NIMBY, mid-level housing, transportation burdens/corridor planning. Ryan appreciates the collaboration between the cities in the region.

Anne Catlin, Albany, added to the Chat: Jobs-housing balance within cities may help with transportation. Wetlands are an even greater issue for our employment lands.

Justin Peterson, OCWCOG, stated that he hears that wetlands impact housing and employment development. He also hears often of employees living in different jurisdictions than where they work, creating transportation impacts. A regional approach is necessary for this issue.

Patrick Wingard, DLCD, is beyond concerned that Goal 5 protection for wetlands has potential to do major damage to the state's planning program. Patrick thinks we should put forward the numbers of how many acres are constrained for development by wetlands, particularly in Sweet Home, Toledo, Harrisburg and Philomath. The state needs to do a better job of working with federal partners to reduce the permitting complexities. Springfield is assessing Goal 5 wetlands under an ESEE analysis for their UGB expansion, this might be useful for other communities, such as Albany.

Tim Wood, FCS, spoke to potential tools for supporting residential development. Tim pointed to Sheila's statement about construction excise taxes which can be very helpful once they build up. Bend is using the CET to great effect (program has been in effect for 20 years). Private/public/non-profit partnerships are important. Tim believes there is a movement to right-size SDCs. This has been done in Newport and incentivizes more and smaller units by developers. Good case studies are important, as is a portfolio of developable land that can be served by necessary infrastructure. Slope should be further considered, currently 25%+ slope is considered undevelopable but 15-25% slope can be a real barrier.

Darren Nichols, Corvallis, added to the Chat: Following on the wetlands discussion, FEMA is also conducting a regional all-hazards analysis and mapping for the mid-Willamette Valley (landslides, floodways, earthquake, fire, more). The refined GIS will provide a new look at buildable lands and potential barriers to development. Maps are anticipated within the next decade or so - within the next planning horizon.

Jenny Glass, OCWCOG, asked Tim about Matt Straite's comment about Council feeling resistant to higher-density development.

Tim Wood, FCS, pointed out the affordability of housing from his presentation, particularly the approachable housing cost point for public teachers tends to be a good example.

Steve Faust, 3J, added that another point to remind decision-makers about is affordability of housing for the next generation, such as their children.

Patrick Wingard, DLCD, thought the graphic in Tim's presentation about the jump in home values is staggering compared to lack of housing and low increase in wage increases. Patrick pointed out that adult children are living with older parents longer in the US because of the high price points for single-family detached homes. Cottage clusters might be a good compromise- smaller detached units that can be adjacent to public streets and cloaked higher-density residential.

Steve Faust, 3J, pointed out that design is an important aspect of this topic.

Anne Catlin, Albany, asked in the Chat: What is the timeline for this work? Thanks.

Steve Faust, 3J, presented the project schedule.

Justin Peterson and Ryan Vogt, OCWCOG, thanked everyone for attending and providing their perspective.