



Tuesday, August 30, 2022

50-YEAR PLAN STAKEHOLDER ADVISORY COMMITTEE MEETING MINUTES

Meeting at 6:00 pm

This meeting was held in a hybrid format at Scappoose City Hall via Microsoft Teams.

Topic

1. Call to order 6:00 pm

1.1. Roll call

Voting Members present: Chair Pat Kessi, Vice Chair Christine Turner, Scott Jensen (via Microsoft Teams), Kim Holmes, Jeannet Santiago (via Microsoft Teams), Pat Turpen, Jeff Weiss, Jennifer Anderson (via Microsoft Teams), and Brian Rosenthal

Agency Partners present: Debbie Jacob (via Microsoft Teams), Nicole Ferreira (via Microsoft Teams), Len Waggoner, Craig Campbell (via Microsoft Teams), Nancy Ward (via Microsoft Teams), Brett Estes (via Microsoft Teams), and Laura Kelly (via Microsoft Teams)

Staff present: Laurie Oliver Joseph, Community Development Director and N.J. Johnson, Planning Department Intern

Consultants present: C.J. Doxsee, MIG | APG and Brendan Buckley, Johnson Economics

Guests present: Joe Backus, Joel Haugen, Mark Macaulay

1.2. Agenda; August 30, 2022

- Vice Chair Christine Turner: I move to approve the agenda.
- Brian Rosenthal: I second the motion.
- The motion was unanimously approved by the Committee.

1.3. Minutes; August 9, 2022

- Kim Holmes: I move to approve the minutes from August 9, 2022.
- Vice Chair Christine Turner: I second the motion.
- The motion was unanimously approved by the Committee.



1.4. Public comment

- N.J. Johnson: We had no public comment submitted for this meeting.

2. New Business

2.1. PSU Population Forecast Status Update

- Brendan Buckley: We've been working with the Portland State University Population Research Center in hopes that we can find a solution to get more accurate numbers that are based on the actual 2020 Census and not the 2020 population estimate. In Scappoose, the 2020 Census population was 650 people more than the PSU projected population for 2020. If we can move forward with using the Census numbers, we will be looking at a need for 215 more housing units than we originally projected. This also means that we will need more medium and high-density land. We need State approval to use this new proposed method or else the City's analysis can be challenged.
- Brian Rosenthal: With what you describe as a need for more high-density housing, does that adjust the ratio of high/low density housing or does it imply we need more of both?
- Laurie Oliver Joseph: I don't think the ratio will be significantly adjusted. We already have a deficit for high-density so when that is extrapolated out, the need becomes even greater.

2.2. Measures to Accommodate Needed Housing

- CJ Doxsee: We are recommending these policies be included in the Comprehensive Plan:
 - Encourage housing availability and affordability
 - Encourage all forms of housing, including middle housing
 - Provide wider range of ownership and rental housing choices
 - Support the Fair Housing Act
 - Allow accessory dwelling units (ADUs)
 - Evaluate the need to regulate short-term rentals
 - Encourage residential mixed uses in commercial zones
- Jeannet Santiago: Does the 650 people go into demographics?
- C.J. Doxsee: That number is just population growth. There is some detailed demographic information in your current community profile.



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- Jeannet Santiago: Who will be responsible for deciding and implementing the policies that are being recommended?
- Laurie Oliver Joseph: Most of these recommendations are already being implemented with the exception of regulating short-term rentals. This discussion is simply around including things we are already doing into the Comprehensive Plan.
- Jennifer Anderson: Are any other cities doing anything to encourage handicap accessible housing as aging in place becomes more prevalent?
- C.J. Doxsee: There are not many examples around the state except for City of Portland. We sometimes see certain regulatory incentives for developing ADA-accessible homes that we can translate to an aging in place perspective. I caution against mandating accessibility because of its impact on developability and therefore, cost.
- Brian Rosenthal: I agree with C.J. because one of our primary goals is increasing affordability. The other thing I wanted to discuss is in relation to Figure 5 (see meeting packet). This chart is trying to convey affordability. It might be a cleaner document if we removed the section on home price and replaced it with affordability based on income. I at least think the chart should be abbreviated because there's no reason to have a category for a home worth \$50,000 because those don't exist in Scappoose in 2022.
- C.J. Doxsee: We are offering these measures to accommodate needed housing for the community's consideration:

Land Supply Strategies

1. Urban growth boundary expansion or adjustment
2. Rezone land

Policy and Development Code Strategies

3. Variety of housing types
4. Accessory dwelling units
5. Regulatory incentives for affordable/workforce housing
6. Reduce regulatory barriers to housing
7. Increase allowed densities

Incentives

8. System development charges
9. Tax exemptions for abatements



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10. Land use permit fee reductions

Funding sources and programs

11. Expedited development review

12. Subsidized affordable housing

13. Tax increment financing

14. Land acquisition and banking

15. Construction excise tax (CET)

16. Public-private partnerships

17. Financial assistance and homebuyer education

18. Tenant protection programs and policies

- Brian Rosenthal: In regard to a variety of housing types, the report suggests adjusting the city's single-family housing ratio from 65% to 55%. I oppose this. I have concerns about the financial position this puts the City in. We already have an enterprise zone and an urban renewal district that redirect funds from City functions like sidewalks and a community center. When we start building smaller and less expensive homes, we lose tax revenue that fund critical services. Additionally, this community's strongest bonds are based on schools and sports. These bonds are stronger when more people own homes because they stay in the community longer than renters.
- Laurie Oliver Joseph: I want to clarify the numbers we're looking at. Previously, the category of single-family homes included attached, detached, and manufactured homes. Now that we are separating these categories, single-family detached homes are going to be a lower percentage than the broader definition used previously for single-family homes.
- C.J. Doxsee: I believe Laurie is correct; that's how the 2018 Housing Needs Analysis defined single-family homes. We can certainly check though.
- Kim Holmes: Regarding dropping the ADU parking requirement, I have concerns about adopting that in a community that is lacking sidewalks and walkability. Is there any room for a compromise on that?
- C.J. Doxsee: These considerations have a lot of tradeoffs to consider. Your concern of weighing community walkability and housing strategies is a valid one. Unfortunately, when it comes to dropping the ADU parking space requirement, that becomes State-mandated once Scappoose exceeds 10,000 in population.



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- Brian Rosenthal: The thing about parking is that people park over their entire street, not just in front of their home. I realize we may have to adopt a lot of these measures in the future, but I'd like to hold off on some of them that compromise livability as long as we can.
- Chair Pat Kessi: There's also the element of building without parking makes homes more affordable.
- Brian Rosenthal: That is true, but we should be cautious about shifting costs and burdens onto our neighbors to make one or two houses on a block cheaper. That's also based on the assumption that these measures will make units more affordable. We all thought the Candle Apartments would be affordable. \$1400 for a studio is not affordable.
- Len Waggoner: In regard to eliminating parking space requirements, Portland is a great example of why that is such a bad idea. If complexes don't have high enough parking accommodations, everyone parks in the street.
- Laurie Oliver Joseph: Portland is very different because they have a mass public transit system, and their residents don't rely on cars as much as Scappoose residents.
- Jeannet Santiago: I agree that eliminating parking requirements is not going to work in this community.
- Brian Rosenthal: Going back to building height, I really don't want to go much taller than the Candle Apartments because even those look really big.
- Vice Chair Christine Turner: That seems to be the goal of all of this though: How can we squish as many people as possible into our tiny little town?
- Brian Rosenthal: I don't think that should be the goal.
- Laurie Oliver Joseph: The goal here is to understand the population growth that's being projected for Scappoose and make sure there's housing available for people of all income levels.
- Brian Rosenthal: If we're proposing increasing the building height and decreasing lot sizes, we're hurting our ability to get more land.
- C.J. Doxsee: If the end goal is expanding the urban growth boundary, the State requires certain efficiency measures to be adopted and implemented first before it is determined to be necessary to expand.



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- Brian Rosenthal: A few years ago, the City started allowing ADUs and decreasing lot sizes. We've introduced some efficiency measures. Are you saying that the State won't accept that as enough?
- C.J. Doxsee: I can't say.
- Laurie Oliver Joseph: That's a good point, Brian. I have shared this with the consultant team and they are aware of the work that's already been done.
- Brian Rosenthal: The policies that were implemented a few years ago haven't truly had enough time to show how they'll make the city look. They take decades to show their fully-realized impacts. It's also important to note that we can easily increase density but it's very hard to decrease density if we go too far.
- Scott Jensen: You can either build up or out. The State has made the decision that we build up. Expanding the UGB to build out is hard. We have to make the decision whether we want to push back at the State level or work with the guidelines they have set. There are always tradeoffs such as those between parking requirements and livability. We are faced with the challenge that there are more people than before and the same amount of land as before.
- Jeff Weiss: Another factor that plays into this is how aggressively St. Helens is developing. They are working on a 239-unit apartment complex.
- Chair Pat Kessi: What we're going for here is balance. We need to be mindful of all the things that make this community incredibly livable but also keeping in mind that we want our kids and seniors on low or fixed incomes to be able to afford to live here as well.
- Brian Rosenthal: Regarding reducing regulatory barriers to housing, I think it's a good idea.
- Laurie Oliver Joseph: This would save the applicant and staff so much time and resources.
- Brian Rosenthal: Back to parking, I think it would be reasonable to somehow match the parking requirement with the amount of bedrooms. Even though I want to be mindful of the cost of street parking, a 2-car parking capacity for a one-bedroom unit seems excessive.
- Vice Chair Christine Turner: This isn't seeming like a balance between affordability and livability; it seems like livability is being compromised for affordability.
- Brian Rosenthal: It's because we need more land.



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- Vice Chair Christine Turner: That's why we should expand our UGB.
- Laurie Oliver Joseph: That's a large part of what this project is looking at. In drafting the Economic Opportunities Analysis, Beth Goodman believes that we're going to be able to justify a UGB expansion on the basis of needing employment land.
- Kim Holmes: Since these recommendations are in various levels of effect here in Scappoose, is it possible to create a quick table that would show where we're at on a given initiative and where it's recommended we go?
- Brian Rosenthal: I would recommend adding a third column showing how recent we adopted each change because as I mentioned before, code changes take time to shape the character of a community.

3. Announcements

3.1. Next SAC meeting(s)

- September 27, 2022
- November 1, 2022
- January 10, 2023

3.2. Upcoming events

- City Council/Planning Commission check-in – Tuesday, September 6, 2022 (MIG|APG & Johnson Economics)
- Scappoose Adventure Festival – Tuesday, September 10, 2022
- City Council/Planning Commission check-in – Monday, December 5, 2022 (ECONW/3J)

4. Adjourn

Chair Pat Kessi: I adjourn the meeting at 7:57.