



Tuesday, September 27, 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

1.1. Roll call

Voting Members present: Chair Pat Kessi, Vice Chair Christine Turner, Tyler Miller, Scott Jensen (via Microsoft Teams), Kim Holmes, Jeannet Santiago (via Microsoft Teams), Yi Hua Rippet (via Microsoft Teams), Pat Turpen, Paul Vogel (via Microsoft Teams), Jennifer Anderson, and Brian Rosenthal

Agency Partners present: Debbie Jacob (via Microsoft Teams), Len Waggoner (via Microsoft Teams), Alfredo Moreno (via Microsoft Teams), Craig Campbell (via Microsoft Teams), Brett Estes (via Microsoft Teams), and Laura Kelly (via Microsoft Teams)

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

Consultants present: C.J. Doxsee, MIG | APG

Guests present: Joe Backus, Paul Fidrych, and Marisa Jacobs

1.2. Agenda; September 27, 2022

- Kim Holmes: I move to approve the agenda.
- Pat Turpen: I second the motion.
- The motion was unanimously approved by the Committee without discussion.

1.3. Minutes; August 30, 2022

- Pat Turpen: I move to approve the minutes from August 30, 2022.
- Brian Rosenthal: I second the motion.
- The motion was unanimously approved by the Committee without discussion.



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1.4. Public comment

- Chair Pat Kessi: Did we have any submitted public comments?
- Laurie Oliver Joseph: We did not.

2. New Business

6:15 pm

2.1. Update on Outreach Efforts

- N.J. Johnson: We had a booth for the 50-Year Plan project at the Adventure Festival from 10:00 – 4:00 where we engaged with 64 people. Of those, 10-15 people said they would make no changes to the vision statement. The common themes we heard when talking to folks are a need for more good restaurants, a swimming pool, revitalizing the downtown area, more transportation to neighboring cities, and preserve river and natural access. This is all extremely consistent with what we've been hearing in our outreach efforts so far.

We also went to the True Love Ministries service in late August to broaden our outreach with Spanish-speaking folks. Jeannet, could you talk about that?

- Jeannet Santiago: We had a lot of participants that stayed after the service to participate in the community conversation. The group expressed the need for large grocery stores, clothing stores, more activities for kids of various ages, Latino resources for starting a business and buying land, hospitals, and transportation.
- N.J. Johnson: Shifting to the survey, so far, we have 264 responses to the vision statement survey. To provide some context, we had 178 responses to the broader survey that we ran earlier in the year. We made the survey available in English and Spanish to increase the amount of people who can participate in our visioning work. The survey closes on Friday, September 30th at 5:00 pm. Once the survey closes, Anaïs Mattez from 3J Consulting will compile the feedback from this Committee and all other forms of community outreach that have been done for the Vision Statement.
- Chair Pat Kessi: Is the Vision Statement going to come back to us for approval?
- Laurie Oliver Joseph: I believe Anaïs will bring it back to this Committee in an updated draft form for a final look at the Vision Statement.

2.2. 2017 HNA Cover Memo

- C.J. Doxsee: As a result of the 2017 Housing Needs Analysis,
 - Accessory dwelling units are now permitted in the R-1 zone.
 - Manufactured home parks can now be developed in R-4 and MH zones.



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- Cottage housing can now be developed in R-1, R-4, MH, and A-1 zones.
- Duplexes are now permitted in R-1, R-4, and MH zones.
- Triplexes, quadplexes, and townhouses are now permitted in R-4, MH, and A-1 (except townhouse) zones
- Live/work townhouses or multi-family units can now be developed in A-1, C, and EC zones.
- Minimum lot sizes were reduced in R-1, R-4, and MH zones.
- Lot sizes for various uses were established in R-1, R-4, MH, and A-1 zones.
- Standards were developed for live/work units, buffers, architectural design, and site development.
- A chapter in the Scappoose Development Code was created for cottage housing standards.
- The Scappoose Development Code was modified to allow for planned development overlay to be eligible for conditional use in R-1 zoning.
- The Scappoose Development Code was modified to bring the parking requirement for ADUs from 4 spaces to 3 spaces.
- Brian Rosenthal: We keep talking about housing affordability, but Scappoose is merely a small cog in the greater Portland metropolitan area. Even when Scappoose does things that are designed to increase affordability, prices stay high because we're part of the Portland area where prices are high. Instead of focusing everything on affordability, I'd like to see us try to plan for a community that people want to live in.
- Vice Chair Christine Turner: I also support planning for livability first.
- Pat Turpen: When we did the first round of surveying, I heard many seniors say that Scappoose doesn't have adequate housing for seniors. Cottages are great for older couples or widows who want a small house, a nice front yard, and a community of neighbors.
- Len Waggoner: We are stuck in a surge of price increases since the cost of development is so high.
- Brian Rosenthal: We can always increase density when we get to a point where we need to because the State allows it. It's difficult to increase density before we need to if we want to increase our urban growth boundary and get more land. This is because increasing density reduces the need for more land. There is some fine



tuning that makes sense to do now but in general, we shouldn't increase density before we need to.

- Laurie Oliver Joseph: I want to respond to a question from the last meeting about the definition of single family detached homes as it relates to the recommended percentage. In the current 2017 Housing Needs Analysis, the recommended percentage of single family detached homes, including manufactured homes, is 65% of total housing units. In the draft 2022 HNA, the recommended percentage of single family detached homes, including manufactured homes, is 64% of total housing units. With the same definitions, the recommendations are only a difference of 1%.

2.3. Measures to Accommodate Needed Housing (continued from previous meeting)

- C.J. Doxsee: To continue off of the list we began at our last meeting, these are the remaining measures to accommodate needed housing we will be discussing tonight:

Incentives

8. System development charge waiver or deferrals
9. Tax exemptions for abatements
10. Land use permit fee reductions
11. Expedited development review

Funding Sources and Programs

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: I have a question about #8. Would system development charges be deferred until the certificate of occupancy or would the City effectively become a bank and offer long-term loans?
- C.J. Doxsee: It can be both.
- Laurie Oliver Joseph: The way our current Code is written, we don't allow for any deferral or waiver of system development charges. There's no appetite for that.



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- Paul Vogel: Have local developers expressed that system development charges are a barrier to doing work in Scappoose?
- C.J. Doxsee: We haven't had the chance to interview local developers in Scappoose. This recommendation is built on best practices for what has worked in other cities.
- Paul Vogel: This may be worth considering if developers here do believe system development charges are a barrier.
- Jennifer Anderson: Habitat for Humanity is trying to build 10 units in Scappoose and the system development charges are over \$170,000. Deferring that until we get people living there would make a huge difference.
- Brian Rosenthal: Aren't Scappoose's system development charges average or low for the Portland metropolitan area?
- Laurie Oliver Joseph: They're lower than average.
- Brian Rosenthal: With that, I can't see it as a hinderance unless it's a hinderance everywhere.
- C.J. Doxsee: You can structure these incentives in a way that improves the profitability of certain housing types, which encourages the City's targeted types of development.
- Joe Backus: I have a question about #12. Has inclusionary zoning, where some units in an apartment complex are subsidized housing but not the whole complex, been considered?
- C.J. Doxsee: We didn't include it as a strategy here, but it can be done. Inclusionary zoning is already somewhat covered by a few of the other incentive programs. If a complex offers enough units, a certain portion of them have to be subsidized housing.
- Kim Holmes: Is inclusionary zoning a strategy that's covered in the 18 measures? If we're using these measures as the City's long-term playbook of options, I believe it would be good to include.
- C.J. Doxsee: Yeah, we can absolutely add that.
- Chair Pat Kessi: I would add that we should incentivize inclusionary housing rather than require it.
- Brian Rosenthal: I agree. I think mandating it would be a big mistake. Rather than financial incentives, I might recommend an increase in density as an incentive. It wouldn't hurt developers or the City's budget and it might also help with our shortage of senior housing.



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- Pat Turpen: I have a question about #14. Would land be acquired through eminent domain?
- C.J. Doxsee: I suppose it could be. I'm not familiar enough with eminent domain since I haven't seen it used in the communities I've worked with.
- Brian Rosenthal: I have a comment on #15. Laurie and I were on an affordable housing committee a few years ago with the Community Action Team. The issue of a construction excise tax came up and we voted it down because while it would make housing more affordable for some people, it would make housing less affordable for others, so we saw it as a net non-benefit.
- Len Waggoner: I have a comment on #18. I am totally opposed to renter relocation assistance because it doesn't align with the free market.
- Laurie Oliver Joseph: Of the 18 housing measures we just reviewed, I'm curious if any stand out to this Committee as strategies to focus on and move forward with?
- Chair Pat Kessi: I've heard a lot of appetite for making sure that we have enough housing for seniors.
- Brian Rosenthal: Ideally, we would incentivize this through increasing density.
- Chair Pat Kessi: I also heard Jennifer speak to how deferring system development charges until units are occupied would help develop affordable housing.
- Laurie Oliver Joseph: This would be very helpful for affordable housing and housing for seniors.
- Brian Rosenthal: I would also like to pursue expedited development review.
- Jennifer Anderson: Homebuyer education wouldn't cost the City anything if they just referred to existing resources.
- Laurie Oliver Joseph: Certainly. We could link people to resources from the City's website.
- Brian Rosenthal: I would talk to the Community Action Team for these kinds of resources.
- Kim Holmes: Could we look into rezoning?
- Laurie Oliver Joseph: That will come later in the project when we better understand our housing, economic, and other land needs.
- Paul Fidrych: Instead of continuing to increase lot density, could we go back on what's been done as a result of the 2017 Housing Needs Analysis and make those density changes incentives instead of requirements?
- Laurie Oliver Joseph: That would likely be very difficult to roll back density *increases*.



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- Chair Pat Kessi: I agree. I think that ship has left the dock.
- Brian Rosenthal: There are legal restrictions that make it really hard to decrease density.

3. Announcements

3.1. Next SAC meeting(s)

- November 1, 2022
- January 10, 2023

3.2. Upcoming events

- City Council/Planning Commission check-in – Monday, December 5, 2022 (ECONW/3J)

4. Adjourn

- Chair Pat Kessi: I adjourn the meeting at 7:48 pm.