



SCAPPOOSE *Oregon*

MONDAY, JUNE 6, 2022

CITY COUNCIL

WORK SESSION WITH PLANNING COMMISSION ~ HOUSING NEEDS ANALYSIS, 6PM

Present: Council President Megan Greisen; Councilor Josh Poling; Councilor Brandon Lesowske; Councilor Pete McHugh; Councilor Jeannet Santiago; Planning Commissioner Marisa Jacobs; Planning Commissioner Harlow Vernwald; Planning Commissioner Monica Ahlers; City Manager Alexandra Rains; Community Development Director Laurie Oliver Joseph; City Recorder Susan M. Reeves; Legal Counsel Peter Watts; Planning Department Intern NJ Johnson; Consultants CJ Doxsee and Brendan Buckley.

Remote: Assistant to the City Manager Isaac Butman; Paul Fidrych; Kim Holmes Kantrowitz; Darci Rudzinski; and Beth Rajski.

Consultants CJ Doxsee and Brendan Buckley went over the presentation.

Scappoose Housing Needs Analysis

Scappoose City Council & Planning Commission Work Session
June 6, 2022, 6:00 pm – 7:30 pm



Housing Needs Analysis Process

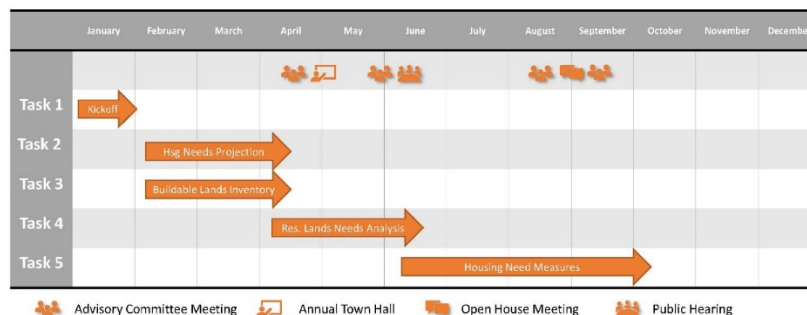


Overview of Process



Scappoose Housing Needs Analysis 2

Housing Needs Analysis Schedule



Scappoose Housing Needs Analysis 3

Housing Needs Analysis

Why do cities do these studies?

- Supports future planning efforts
- Provides data about housing market and factors that will affect future housing demand
- Oregon law requires cities plan for a range of housing types at a range of price levels and have enough land to meet 20 years of needs.



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Housing Needs Projection

Demographic Trends and Projections, Scappoose Urban Growth Boundary

| | 2000 | 2020 | Change | 2023 | 2043 | Change |
|---------------|-------|-------|--------------|-------|--------|--------------|
| Population | 5,265 | 8,475 | +3,210 (61%) | 8,800 | 10,760 | +1,960 (22%) |
| Households | 2,048 | 3,333 | +1,285 (63%) | 3,460 | 4,390 | +930 (27%) |
| Housing Units | 2,133 | 3,346 | +1,213 (57%) | 3,580 | 4,620 | +1,040 (29%) |

- Forecasted Growth Rate: 1.3% (PSU)
- Share of family households: 69%
- Low housing vacancy = 3.3%

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Legal Counsel talked about the struggles that he and Community Development Director Laurie Oliver Joseph have had throughout this process which is the numbers in the reports that have been generated primarily by Portland State's Population Research Center simply have been wrong. He stated whether our growth is 1.3% going forward is something that none of us will know, but what our population was in the 2000 Census, and what it was in the 2010 Census, and what it was in the 2020 Census are objective numbers that we know what they are and so

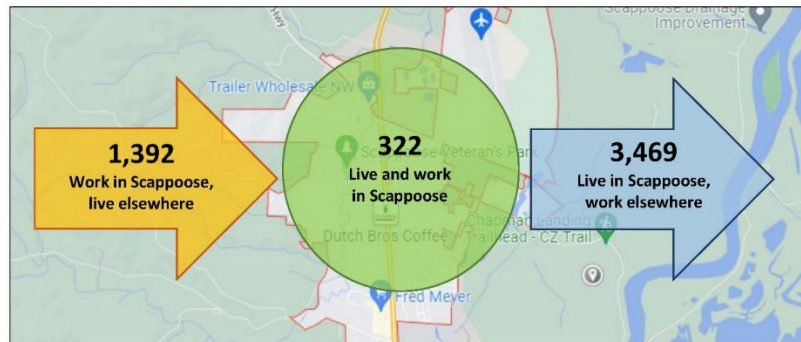
they way that it works is if you have 5,300 people instead of 4,976 and the population growth rate in that 10-year period is larger and then population growth rate in the next ten years is larger, then if you look at that 20-year which is significantly larger than that 1.3% per year really doesn't seem like it is accurate. He stated that is consistent with what we have found over the past three to five years. He stated we have been trying to get accurate information into this process and it has been very, very difficult, and that is not our consultant's fault, as they have to work off the numbers that they work off. He stated he would encourage Council and the Planning Commission on how much staff time do you want to spend on this if we are starting with data that is already provably false and that kind of speaks to the process.

Community Development Director Laurie Oliver Joseph explained we are required to use PSU's forecast in these adoptable documents and so that is where the frustration comes in because we can anecdotally know that we have more growth, but in our documents that we are adopting they have to reflect PSU's numbers. She explained this does give them ideas so that they can plan and she thinks that has some preliminary thoughts that even with these numbers it is going to justify like urban reserves. She thinks there is still useful information that we are going to get but we will have to decide how we want to move forward with it.

Housing Needs Projection



Commuting Trends, Scappoose



- 92% local residents commute out. 81% of local workers commute in.

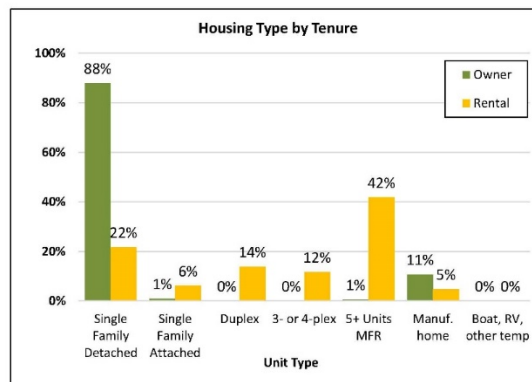
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Housing Needs Projection



Scappoose Housing Conditions

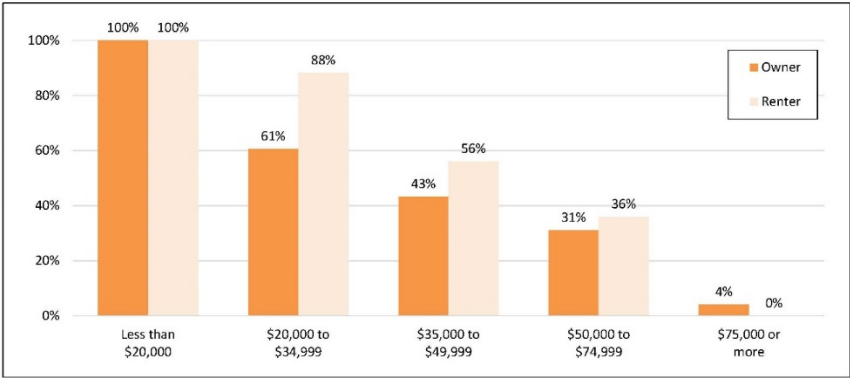
- 69% owners; 31% renters
- 93% of owned units = 3+ bedrooms
- 61% of rented units = 2 or fewer



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Housing Needs Projection

Households Spending More than 30% on Housing, Scappoose



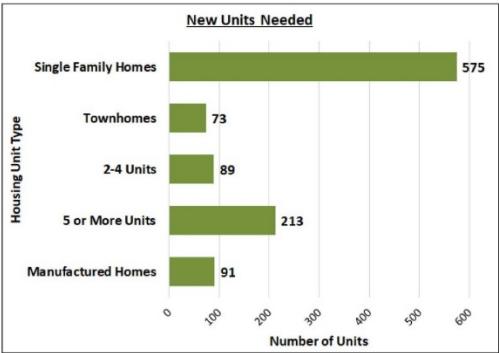
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Residential Land Needs Analysis

Comparison of 20-year Housing Need to Land Inventory

20-Year Housing Need (2043)

- 1,970 new residents
- 930 new households
- 1,041 new housing units



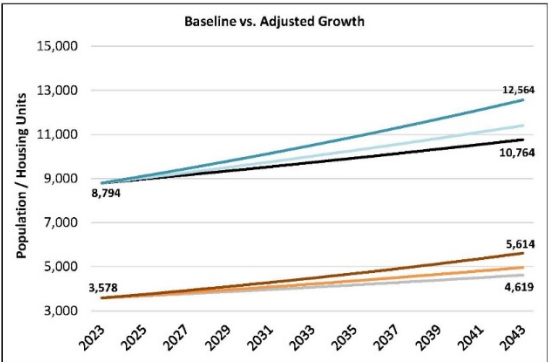
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Councilor McHugh and Councilor Santiago would like to address the issue of affordable housing.

Consultant Brendan Buckley explained as this project moves forward, we are going to get into the next phase of talking about solutions and presenting some ideas about those types of things.

Housing Needs Projection

Alternate Growth Projection, Scappoose



| | Growth Rate | 2043 Pop. | Growth |
|------------|-------------|-----------|--------|
| Baseline | 1.0% | 10,764 | 22% |
| Adjusted 1 | 1.3% | 11,402 | 30% |
| Adjusted 2 | 1.8% | 12,564 | 43% |

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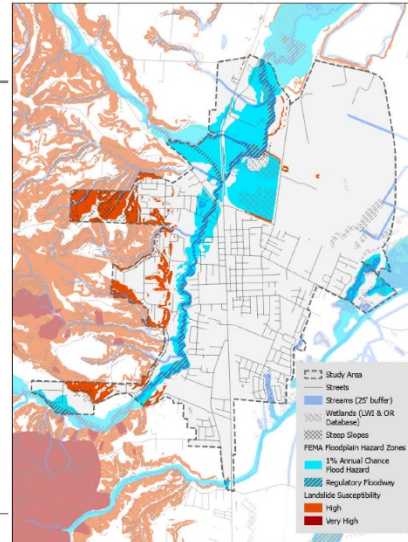


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Residential Land Needs Analysis

Buildable Acreage

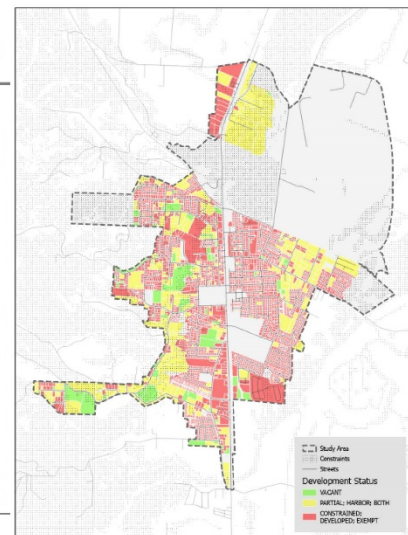
| Zoning/ Comp Plan | Vacant | Partially Vacant | Grand Total |
|-----------------------------|--------------|---------------------|---------------|
| City Limits (Zoning) | 49.77 | 87.67 | 137.44 |
| R-1 | 18.95 | 37.69 | 56.63 |
| R-4 | 14.94 | 36.27 | 51.21 |
| R-4 PD | | 0.24 | 0.24 |
| A-1 | 2.29 | | 2.29 |
| A-1 PD | | | |
| MH | | 9.41 | 9.41 |
| C | 0.53 | 0.45 | 0.99 |
| EC | 13.07 | 3.61 | 16.68 |
| LI | | | |
| UGB Area (Comp Plan) | 13.48 | 93.94 | 107.42 |
| GR | | | |
| SR | 13.48 | 81.11 | 94.58 |
| MH | | 3.05 | 3.05 |
| C | | 9.78 | 9.78 |
| Grand Total | 63.25 | 181.61 | 244.86 |



Residential Land Needs Analysis

Housing Unit Capacity

| Zoning/ Comp Plan | Projected Density | Vacant | Partially Vacant | Grand Total |
|-----------------------------|----------------------|------------|---------------------|--------------|
| City Limits (Zoning) | | 258 | 465 | 723 |
| R-1 | 5 DU/acre | 87 | 169 | 256 |
| R-4 | 6 DU/acre | 76 | 201 | 277 |
| R-4 PD | 6 DU/acre | | 1 | 1 |
| A-1 | 8 DU/acre | 16 | | 16 |
| A-1 PD | 8 DU/acre | | | |
| MH | 8 DU/acre | | 72 | 72 |
| C | 15 DU/acre | 3 | 2 | 5 |
| EC | 15 DU/acre | 76 | 20 | 96 |
| LI | 5 DU/acre | | | |
| UGB Area (Comp Plan) | | 63 | 450 | 513 |
| GR | 5 DU/acre | | | |
| SR | 5 DU/acre | 63 | 370 | 433 |
| MH | 8 DU/acre | | 24 | 24 |
| C | 15 DU/acre | | 56 | 56 |
| Grand Total | | 321 | 915 | 1,236 |



Residential Land Needs Analysis

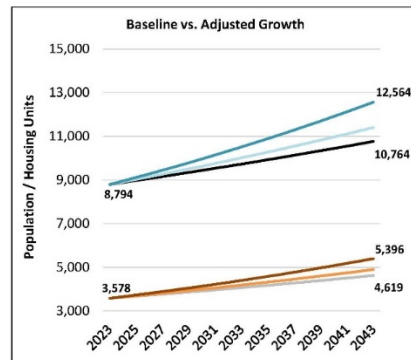
Comparison of 20-year Housing Need to Land Inventory

| WITHIN CITY LIMITS | | SUPPLY | | | DEMAND | | |
|----------------------|---|-----------------|---------------|-------------------------|----------------------|----------------------------|-------|
| Zone & Plan Category | Typical Housing Type | Land Inventory | | | Growth Rate (1.0%) | | |
| | | Buildable Acres | Unit Capacity | Avg. Density (units/ac) | New Unit Need (2043) | Surplus or (Deficit) Units | Acres |
| Low-Density: | Single-family detached; Some SF attached & plex | 202.7 | 967 | 4.8 | 603 | 364 | 76 |
| Med-Density: | SF attached; Manufact. home; 2-4 plexes | 14.8 | 112 | 7.6 | 225 | (113) | (15) |
| High-Density: | Multi-family apartments | 27.5 | 157 | 5.7 ⁺ | 213 | (56) | (10) |
| TOTALS: | | 244.9 | 1,236 | 5.0 | 1,041 | 195 | 52 |

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Residential Land Needs Analysis

Alternate Growth Projection, Scappoose



| Scenario | Growth Rate | 2043 Pop. | Growth | New Housing | Acre Need |
|------------|-------------|-----------|--------|-------------|--------------|
| Baseline | 1.0% | 10,764 | 22% | 1,041 | (52) Surplus |
| Adjusted 1 | 1.3% | 11,402 | 30% | 1,317 | 3 |
| Adjusted 2 | 1.8% | 12,564 | 43% | 1,818 | 92 |

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Measures to Accommodate Needed Housing

Comprehensive Plan Amendments

- Housing Conditions and Trends (Comprehensive Plan Findings)
- Comprehensive Plan Housing Policies
 - Policy Evaluation
 - Policy Recommendations



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Housing Strategies

| Category | Housing Strategy |
|-----------------------------|---|
| Land Supply | 1. Urban Growth Boundary Expansion or Adjustment |
| | 2. Rezone Land |
| Policy and Development Code | 3. Increase Allowed Densities |
| | 4. Variety of Housing Types |
| | 5. Minimum Density Standards |
| | 6. Accessory Dwelling Units |
| | 7. Regulatory Incentives for Affordable/Workforce Housing |
| | 8. Reduce Regulatory Barriers to Housing |

Measures to Accommodate Needed Housing

Housing Strategies

| Category | Housing Strategy (cont.) |
|------------------------------|--|
| Incentives | 9. System Development Charges |
| | 10. Tax Exemptions or Abatements |
| | 11. Land Use Permit Fee Reductions |
| | 12. Expedited Development Review |
| Funding Sources and Programs | 13. Tax Increment Financing |
| | 14. Subsidized Affordable Housing |
| | 15. Land Acquisition and Banking |
| | 16. Construction Excise Tax (CET) |
| | 17. Public Private Partnerships |
| | 18. Financial Assistance and Homebuyer Education |
| | 19. Tenant Protection Programs and Policies |

Measure to Accommodate Needed Housing

Questions and Discussion



Council President Greisen adjourned the work session at 6:57pm.

Council President Greisen

Attest:

City Recorder Susan M. Reeves, MMC