



# SCAPPOOSE *Oregon*

Tuesday, September 6, 2022

CITY COUNCIL

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

Mayor Burge called the work session to order at 6:00pm.

**Present:** Mayor Scott Burge; Council President Megan Greisen; Councilor Josh Poling; Councilor Brandon Lesowske; Councilor Pete McHugh; Councilor Tyler Miller; Councilor Jeannet Santiago; Planning Commissioner Rita Bernhard; Planning Commissioner Marisa Jacobs; Planning Commissioner Harlow Vernwald; Planning Commissioner Monica Ahlers; Planning Commissioner Bruce Shoemaker; Planning Commissioner Ty Bailey; 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:** Planning Commission Chair Scott Jensen; and Kim Holmes.

Consultants CJ Doxsee and Brendan Buckley went over the presentation.

## Scappoose Housing Needs Analysis

Joint Work Session  
September 6, 2022, 6:00 -- 7:00 pm



### Agenda



1. PSU Population Forecast Status Update
2. Measures to Accommodate Needed Housing
  - Comprehensive Plan Amendments
  - Housing Strategies

## Measures to Accommodate Needed Housing

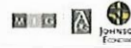


### Housing Strategies

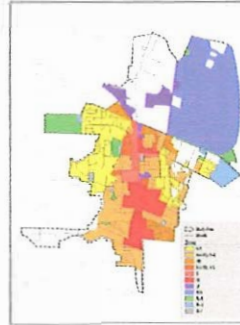
Category	Housing Strategy (cont.)	Priority
Incentives	8. System Development Charges	Long-term
	9. Tax Exemptions or Abatements	Long-term
	10. Land Use Permit Fee Reductions	Long-term
	11. Expedited Development Review	Long-term
Funding Sources and Programs	12. Subsidized Affordable Housing	Near-term
	13. Tax Increment Financing	Long-term
	14. Land Acquisition and Banking	Long-term
	15. Construction Excise Tax (CET)	Long-term
	16. Public Private Partnerships	Long-term
	17. Financial Assistance and Homebuyer Education	Long-term
	18. Tenant Protection Programs and Policies	Long-term

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### Land Supply Strategies



1. Urban Growth Boundary Expansion/Adjustment
2. Rezone Land



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### Policy and Development Code Strategies



3. Variety of Housing Types
4. Promote Accessory Dwelling Units
5. Regulatory Incentives for Affordable/Workforce Housing
6. Reduce Regulatory Barriers to Housing
7. Increase Allowed Densities



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CJ Doxsee explained within the next twenty years the City is expected to grow over 10,000 in population. He explained once you have exceeded the population of 10,000 there are State requirements for middle housing that will kick in at which point the City will need to update their code to reduce the parking requirements and change the development code regulations so that duplexes are on the same footing from every development code perspective as single family residential.

## Incentive Strategies



8. System Development Charge Waiver or Deferrals
9. Tax Exemptions or Abatements
10. Land Use Permit Fee Reductions
11. Expedited Development Review



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## Funding Sources and Program Strategies



12. Subsidized Affordable Housing
13. Tax Increment Financing (TIF)
14. Land Acquisition and Banking
15. Construction Excise Tax
16. Public-Private Partnerships and Community Land Trusts
17. Financial Assistance and Homebuyer Education
18. Tenant Protection Programs

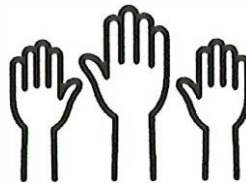


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## Measure to Accommodate Needed Housing



### Questions and Discussion



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## Next Steps



### Advisory Committee Meeting

- September 26, 2022 (MIG|APG, Johnson Economics)
  - November 1, 2022 (EcoNW, 3J)
  - January 10, 2023 (EcoNW, 3J)
- ### City Council/Planning Commission Work Session
- December 5, 2022 (EcoNW, 3J)

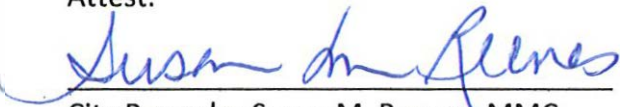


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Mayor Burge adjourned the work session at 7:03pm.

  
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Mayor Scott Burge

Attest:

  
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City Recorder Susan M. Reeves, MMC