

CLACKAMAS COUNTY BOARD OF COUNTY COMMISSIONERS

Study Session Worksheet

Presentation Date: April 30, 2019 **Approx. Start Time:** 2:00 p.m. **Approx. Length:** 1 hour.

Presentation Title: Recommendations from the Housing Affordability and Homelessness Task Force –Planning Zoning and Development.

Departments: Admin, H3S, DTD

Presenters: Dan Chandler, Jennifer Hughes, Anna Geller, Roseann Johnson

Other Invitees:

WHAT ACTION ARE YOU REQUESTING FROM THE BOARD?

Review and endorsement of recommendations regarding Planning Zoning and Development, including provisions for inclusion in the Annual Long Range Planning work program.

EXECUTIVE SUMMARY:

In the spring of 2018, the Board of County Commissioners appointed members of a Housing Affordability and Homelessness Task Force. The BCC also adopted a charter requesting the following:

The Task Force will gather information and make specific near term recommendations on regulatory changes and mechanisms that will foster the maintenance and development of affordable housing for all income levels, including the homeless.

The Task Force has met 10 times since May of 2018 to learn, discuss and make recommendations to the BCC on actions that will help address housing affordability and homelessness issues.

Those recommendations fall generally into five categories:

1. Shelter off the Streets.
2. Housing Services
3. Tenant Protections
4. Planning, Zoning and Development
5. Funding

These recommendations generally follow along the spectrum of need – moving from the unsheltered to the those in shelter to tenants to the construction of new housing.

This spring the Task Force adopted a set of recommendations aimed at changes to Planning Zoning and Development regulations. The attached proposed changes should facilitate additional housing at all income levels.

The recommendations are attached as Attachment a. Also attached are a powerpoint presentation, the task force membership list, and an action planning worksheet detailing more issues, suggestion and recommendations related to Planning Zoning And Development.

FINANCIAL IMPLICATIONS (current year and ongoing):

Is this item in your current budget? YES X NO

STRATEGIC PLAN ALIGNMENT

This item directly relates to the following County Goal:

By 2022, 2000 units of housing, affordable to a variety of residents, will be developed within Clackamas County, through a combination of public and private partnerships, and appropriate regulatory changes. Of that number, the Housing Authority goal will be to provide 1000 units affordable to households earning 60% of the area median income or less.

These recommendations are directly aimed at moving the county closer to this goal.

Note however, that the Task Force recommends that the County update and revise this goal to reflect the housing likely to be built under the Metro Housing Bond.

LEGAL/POLICY REQUIREMENTS:

N/A

ATTACHMENTS:

- a. Recommendations
- b. Power Point presentation.
- c. Equity Lens

SUBMITTED BY:

Division Director/Head Approval _____

Department Director/Head Approval _____

County Administrator Approval _____

For information on this issue or copies of attachments, please contact Dan Chandler @ 503-742-5394

Housing Affordability and Homelessness Task Force



Equity Lens

Clackamas County defines equity as: The principled commitment to ensuring the absence of visible and invisible barriers to fairness in representation, opportunity and access.

Vision Statement:

We envision a Clackamas County Task Force on Affordable Housing and Homelessness that engages communities of color and those disproportionately impacted by historic and current housing disparities in the county, that leads by example and actively makes informed decisions while bringing the voices of those disproportionately affected to the table, and that considers current and future impacts that our decisions make on communities of color and impacted populations.

What is a racial equity lens?

In work many of us use lenses (such as safety, trauma-informed and ethical lenses) to determine if a decision fits an organization's values and operating principles.

This racial equity lens is a tool that the Clackamas County Task Force on Housing Affordability and Homelessness will use to determine if we have achieved equity in our decisions and recommendations. The lens will help us see disparities, consequences, sources of structural inequity and institutional racism, potential impacts on communities of color and historically marginalized communities in Clackamas County. The goal is to turn our intentions into actions and strive to right historical wrongs in our society, creating a welcoming Clackamas County for community members of all different backgrounds.

Questions to ask when considering if a policy is equitable:

- What communities are impacted by the policy we're considering?
- Are they at the table?
 - If yes: What is their perspective?
 - If no: Why not? How can we get their perspective before moving forward with a recommendation?
- What disparate impacts may arise from this recommendation? Areas to consider are: Housing Access, Housing Stability, Displacement
 - To what extent does the proposed policy worsen disparities toward affected groups?
 - Does the proposed policy aim to correct, change or challenge institutional racism?
- What are the intended benefits or unintended consequences that might impact affected groups as a result of the policy or recommendation?
- Has the county considered disparate impacts already?
 - If yes: what existing analysis can we draw from to make an informed decision?
 - If no: What analysis does the county need to complete before we can make an informed decision?

Planning Zoning and Development

Recommendations of Housing Affordability and Homelessness Task
Force

About the Task Force

- 20 members.
 - Broad range of experience and interests – business, health care, building industry, nonprofit and lived experience with homelessness.
- Meet monthly for 2 and a half hours.
- 10 meetings to date.

Five Focus Areas

- Shelter off the Streets
- Housing Services – transitional and support services
- Planning Zoning and Development
- Housing Stability
- Funding



What's the Problem?



\$15.36

Clackamas County's mean renter wage

\$23.88

The hourly wage needed to
afford a 2-bedroom apartment
at HUD's Fair Market Rent.



Ninety-three hours per week at minimum wage is needed to afford a 2-bedroom apartment.

1 out of 4



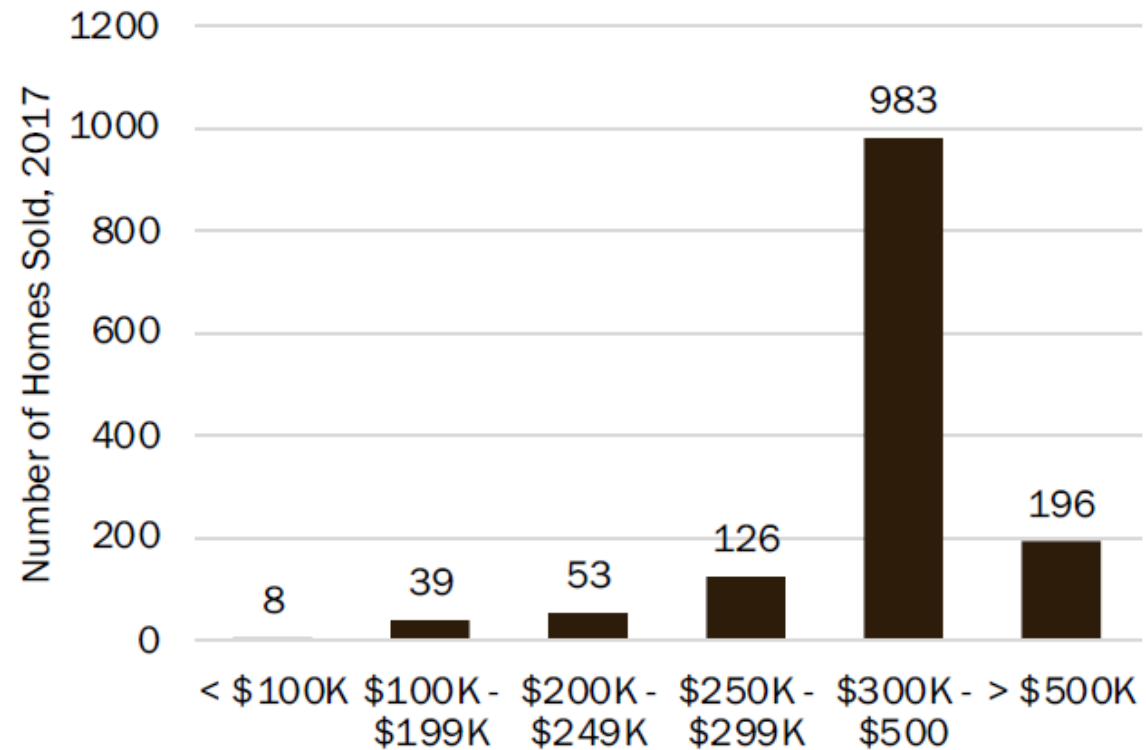
of all renters are paying more than 50%
of their income in rent

Median Home Price \$400,000 plus

In 2017, 1,405 homes were sold, 70% of homes in Urban Unincorporated Clackamas County sold between \$300K to \$500K.

Exhibit 37. Distribution of Home Sale Prices, Urban Unincorporated Clackamas County, 2017

Source: RLIS.



0-30% MFI

Housing affordable at this level requires an ongoing subsidy, such as rental assistance vouchers. Many households in this income bracket also benefit from support services for residents on site, which require additional subsidies or resources. The private market does not provide housing affordable at this level.

30-60% MFI

The private market does not typically provide new housing affordable at this level -- at least not in locations with good access to transit and amenities. Regulated affordable housing at this level often requires subsidies to construct.

60-80% MFI

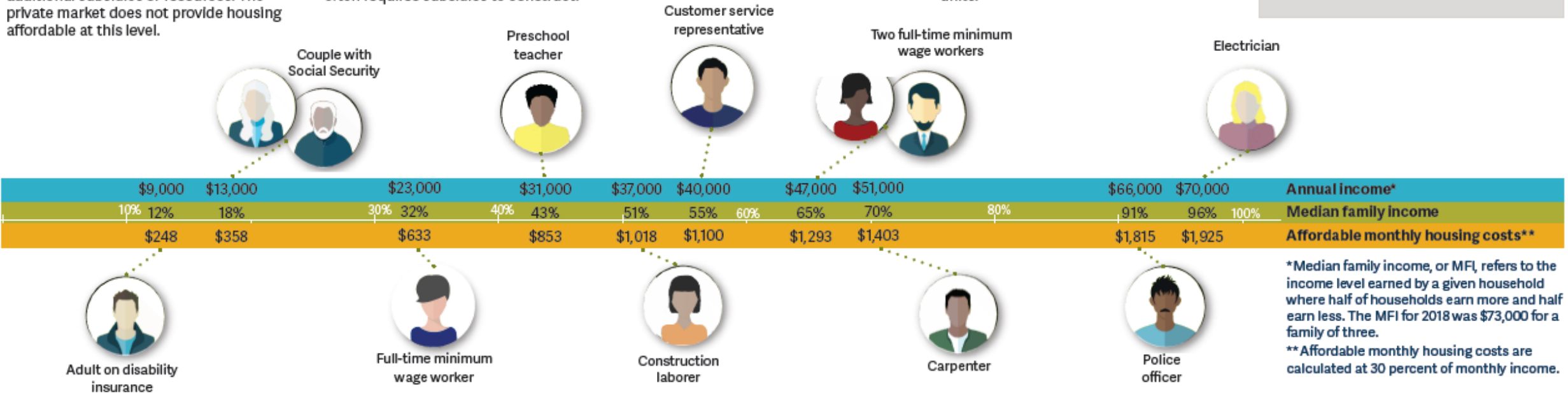
The private market does not provide much new rental housing at this level. Most people in this group live in older rental housing stock that has "filtered" down to become more affordable.

80-120% MFI

Smaller format housing types like condos, cottage clusters and accessory dwelling units can create more modest market-rate housing options for this group, including a mix of rental and homeowner units.

equitable housing.

Income data source: HUD 2018 Median Income Percentages for the Portland Vancouver-Hillsboro MSA, Worksystems Inc. 2014, BLS 2016, OASDI/SSI 2017. MFI calculations assume a three-person household.





Calculate

View Report

Monthly payment is \$2,790.74

Loan information:



Mortgage amount:

\$0k \$200k \$500k \$1m

Term in years:

1 10 19 40

Interest rate:

1% 9% 17% 25%

Annual property taxes:

\$0 \$1k \$5k \$20k

Annual home insurance:

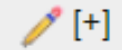
\$0 \$1k \$5k \$20k

Monthly payment (PI): \$1,824.07

Monthly payment (PITI): \$2,790.74

Report amortization: Annually Monthly

Prepayments:



None

Recommendations

- The County Should Revise Its Performance Clackamas Goal for Housing Affordability:

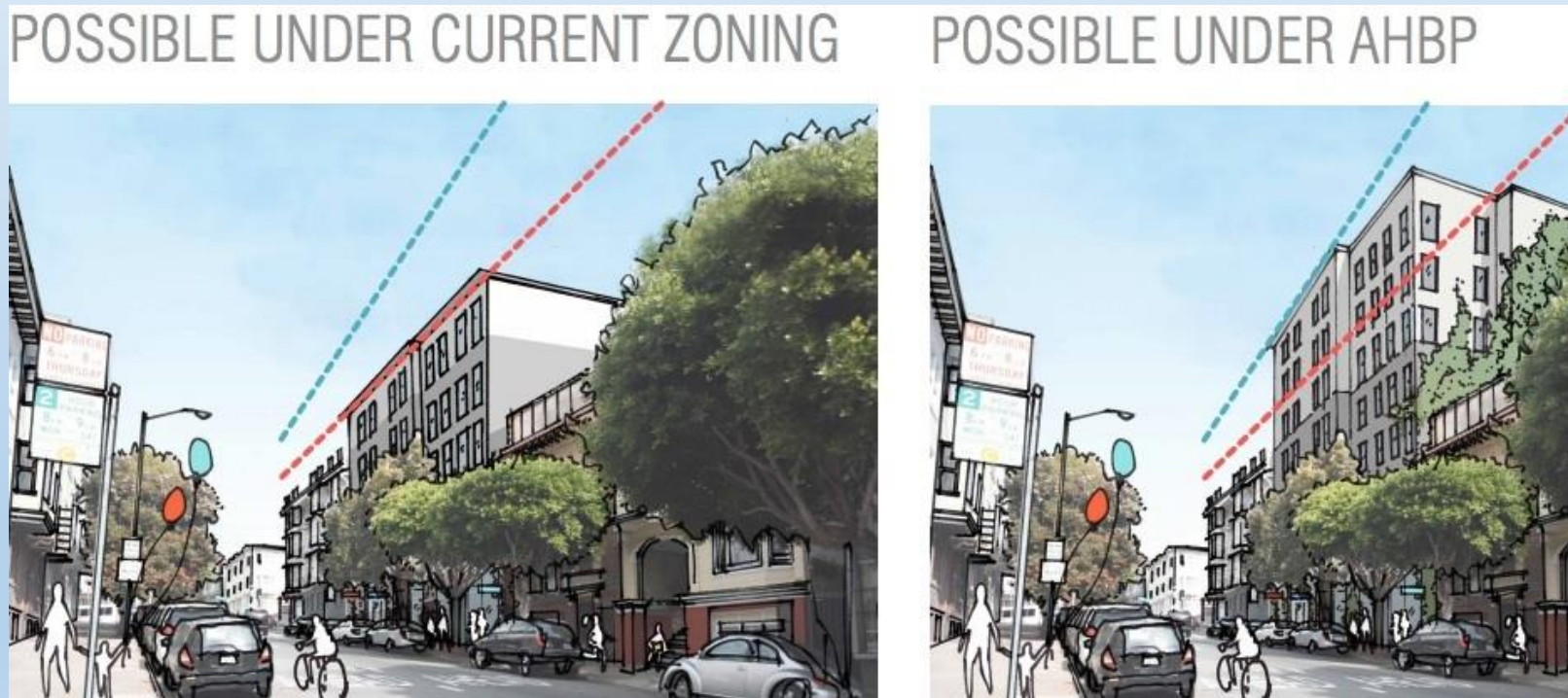
By 2026, XXXX units of housing, affordable to a variety of residents, will be developed within Clackamas County, through a combination of public and private partnerships, and appropriate regulatory changes. Of that number, the Housing Authority goal will be to provide XXXX units affordable to households earning 60% of the area median income or less.

- Metro bond will produce more housing
- Other changes will provide more housing across the spectrum.



Ten Recommendations in Two Tiers

- Provide a tiered density bonus for inclusion of affordable housing and create a transferrable development rights bonus system.



Increase maximum density for multi-family development in commercial zoning districts

- In most commercial zoning districts, housing is limited to 25 units per acre in commercial areas, while there are very few size restrictions on commercial development.
- For example, the code currently allows a multi-story office building, but may not allow a 100-unit residential building of the same dimensions.



Develop a hierarchy of parking standards based on proximity to transit that considers credits for alternative modes, the nature of the occupancy and affordability

- For example– households in the 0-30% AMI range often have fewer vehicles.
- People living near high capacity transit may have fewer cars.
- Changes should be evidence-based.



Provide enhanced ability to create Shelter off the Streets (SOS) housing.

- Task Force has recommended that the county provide additional SOS housing.
- Zoning and Development Ordinance should be modified to allow SOS housing without reliance on the Emergency Declaration



Second Tier Recommendations

- Provide for cottage cluster development in appropriate zoning districts



Make duplexes and triplexes outright uses in single-family zones, subject to clear and objective criteria

- The Task Force believes that classifying “plex” units as conditional uses rather than outright uses, leads to greater uncertainty and longer processing times and expense.



Explore opportunities for permitting additional housing types, such as micro-units, co-housing and live/work units.



- Cohousing is an intentional community of private homes clustered around shared space.
- Live-work is currently allowed with a home occupation permit, but there might be opportunities to expand the idea to other areas.

Address ability to add housing to schools, places of worship and church-owned properties.



- There may be other opportunities to expand by considering appropriate permitting solutions for conditional uses.
- Programs under consideration in Miami, Palo Alto, San Francisco

Apply an Equity Lens to Planning and Zoning Outreach



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Equity Lens, continued.

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