

# COMMENT FORM



\*\*\*PLEASE PRINT CLEARLY\*\*\*

- SPEAK INTO THE MICROPHONE AND STATE YOUR NAME AND RESIDING CITY
- Limit Comments to 3 MINUTES.
- Give to the Clerk in Chambers prior to the meeting.

Date of Meeting

8/27/18

Item Number From Agenda

2

NAME:

Jean Gail

\*\*\*Please provide complete contact information in order to receive notice of a land use decision as required by OCMC 17.50.130(C).

ADDRESS:

Street:

City, State, Zip:

PHONE NUMBER:

E-MAIL ADDRESS:

SIGNATURE:

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Date of Meeting \_\_\_\_\_

8/27/18

Item Number From Agenda \_\_\_\_\_

PLANNING COM.

NAME: \_\_\_\_\_

PAUL EDGAR

**\*\*\*Please provide complete contact information in order to receive notice of a land use decision as required by OCMC 17.50.130(C).**

ADDRESS: \_\_\_\_\_

Street: \_\_\_\_\_

211 5TH AVE

City, State, Zip: \_\_\_\_\_

OC

PHONE NUMBER: \_\_\_\_\_

E-MAIL ADDRESS: \_\_\_\_\_

SIGNATURE: \_\_\_\_\_

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Date of Meeting 8-27-2018

Item Number From Agenda 3a

NAME: Nancy Ide

**\*\*\*Please provide complete contact information in order to receive notice of a land use decision as required by OCMC 17.50.130(C).**

ADDRESS: Street: 16333 Oaktree Terrace

City, State, Zip: Oregon City OR 97045

PHONE NUMBER: 503-758-6363

E-MAIL ADDRESS: nancyide40c@gmail.com

SIGNATURE: Nancy Ide

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Date of Meeting

8/27/18

Item Number From Agenda

3a

NAME:

NIKOLA KRŠIN

**\*\*\*Please provide complete contact information in order to receive notice of a land use decision as required by OCMC 17.50.130(C).**

ADDRESS:

Street: 1605 W SUMNER ST

City, State, Zip: PDX, OR 97217

PHONE NUMBER:

503-545-6142

E-MAIL ADDRESS:

kršin@nwhousing.org

SIGNATURE:

[Handwritten Signature]

# COMMENT FORM

2/2/08



\*\*\*PLEASE PRINT CLEARLY\*\*\*

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Date of Meeting 8/27/10

Item Number From Agenda 3a

NAME: Harlow Laws

\*\*\*Please provide complete contact information in order to receive notice of a land use decision as required by OCMC 17.50.130(C).

ADDRESS: Street: 419 Roosevelt St.

City, State, Zip: Oregon City, OR 97045

PHONE NUMBER: 503 956 0634

E-MAIL ADDRESS: harlow.laws@gmail.com

SIGNATURE: Harlow Laws

# COMMENT FORM



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Date of Meeting

8-27

Item Number From Agenda

- 3a

NAME:

Jennifer Ostrick

\*\*\*Please provide complete contact information in order to receive notice of a land use decision as required by OCMC 17.50.130(C).

ADDRESS:

Street: 511 Roosevelt St

City, State, Zip: Oregon City OR

97045

PHONE NUMBER:

E-MAIL ADDRESS:

lynaj21@hotmail.com

SIGNATURE:

[Handwritten Signature]

# COMMENT FORM



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Date of Meeting

8/27/18

Item Number From Agenda

3a

NAME:

Robin Schmidt (The Father's Heart)

\*\*\*Please provide complete contact information in order to receive notice of a land use decision as required by OCMC 17.50.130(C).

ADDRESS:

Street: 603 12<sup>th</sup> St.

City, State, Zip: Oregon City, OR 97045

PHONE NUMBER:

503-722-9780

E-MAIL ADDRESS:

tfhrobin@gmail.com

SIGNATURE:

Robin Schmidt

# COMMENT FORM



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Date of Meeting \_\_\_\_\_

Item Number From Agenda

NROD

NAME:

PATTI WEBB

**\*\*\*Please provide complete contact information in order to receive notice of a land use decision as required by OCMC 17.50.130(C).**

ADDRESS:

Street:

310 Brook

City, State, Zip:

PHONE NUMBER:

503, 616 12

E-MAIL ADDRESS:

SIGNATURE:

# COMMENT FORM



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Date of Meeting

8/27/2018

Item Number From Agenda

3a

NAME:

JAMES K. MCGUIRE (JIM MCGUIRE)

\*\*\*Please provide complete contact information in order to receive notice of a land use decision as required by OCMC 17.50.130(C).

ADDRESS:

Street: 5807 SE. HILL ST.

City, State, Zip: MILWAUKIE, OR 97222

PHONE NUMBER:

503-496-8035

E-MAIL ADDRESS:

J.T.MCGUIRE3574 @ GMAIL.COM

SIGNATURE:

J. McGuire

August 27, 2018, Planning Commission Work Session

Written comments from Nancy Ide, Co-founder of Homeless Solutions Coalition of Clackamas County.

Good evening. My name is Nancy Ide, and I am speaking this evening with my hat on as co-founder of the Homeless Solutions Coalition of Clackamas County. The Coalition has a vision to provide compassionate and respectful solutions to those who are homeless through community partnership.

Tonight I would like to speak specifically to one area of the code amendments you are considering – the area of transitional housing or shelters for our community members who are on the low-or no-income spectrum. These folks are people like you and I who are residents of Clackamas County, but due to their unfortunate circumstances, cannot find stable housing in our city or county.

<https://www.facebook.com/ClackamasCounty/videos/2116653238409113/>

Recently, a video was prepared by Clackamas County and Vahid Brown, the County's Housing and Policy Coordinator spoke to help dispel myths about who the homeless are in our region. I'd like to read the comments from Vahid Brown.

Vahid: I've worked with people in our community who haven't had stable housing for years, and [they include] every type of person from every walk of life. One of the big myths you hear, particularly on the West Coast, is what's called the Magnet Myth. It's the idea that the West Coast's weather is nice, the people are friendly, the communities are welcoming, and there's an abundance of services. So, [the myth says], people come to Clackamas County from outside the region or state to be homeless here. The County did a survey two years ago on the Springwater Trail and got very solid data on homelessness in the County. We asked them:

- where they lived before they were homeless; and
- how long they lived in Oregon.

Exhibit A.

ENTERED INTO THE RECORD  
DATE RECEIVED: 8/27/18  
SUBMITTED BY: Nancy Ide  
SUBJECT: 3a.  
Equitable Housing  
+ Code Amendments

The overwhelming majority of them - 90% - were Oregonians for more than ten years. I asked them where they were last housed before camping on the Trail, and they would point to an apartment complex a few blocks from where we were. Not in every case, but two-thirds of them identified their last housing as the neighborhood in which they were currently camping. This is common across the West Coast. People lose their housing and they stay in the community they know.

That's where they have their networks, where they know the lay of the land. It makes sense.

Many people who were at working-class incomes are experiencing homelessness in our community. Not everyone has a mental illness or a substance-abuse disorder. Substance-abuse is consistent across the [overall] population, regardless of their housing status. Substance abuse disorders don't discriminate, but [affect] people all age brackets, including parents with children. For instance, this year, 65% of the head start children in our free preschools, the 3-5 year old children, are homeless. That's 2 out of 3 children. THAT is what homelessness looks like in Clackamas County. We're talking about OUR neighbors – ALL types of folks.

The [homeless] people that reinforce the stereotype are the folks that are most visible because you see them on the sidewalk going through a mental health crisis. But [those individuals] represent a tiny fraction of the overall community of people who are struggling to maintain stable housing in our community.

Those are words from Vahid Brown and I'd like to publicly thank him for his tireless, hands-on work in our region helping the homeless find housing.

*I chose to use Mr. Brown's words today because of his conclusions that the homeless people in our county are mostly local residents who came upon hard times.*

As a city, it is our obligation to not be selective, but to provide housing opportunities to all income brackets in our community. The other proposed code amendments you are considering are addressing a variety of equitable housing options without a conditional use, but the missing piece is housing for our homeless and low-income residents. I encourage you to recommend codes that permit shelters in the MUC and MUD zone districts without a conditional use. I also encourage you to use specific federal language for housing to help applicants secure grant funding for building transitional housing. The phrase “transitional shelter” is old school, and the federal government is simply saying “shelter” to define a variety of housing options for homeless and low-income persons. Once a person is housed, the County is doing its part by providing a variety of services to promote good health and well-being, and Clackamas Community College is ready and waiting with workforce training to help transition the homeless into a sustainable, independent living environment.

Please help provide the missing piece in our Oregon City community by permitting shelters without a conditional use.

Thank you.

My name is Robin Schmidt. I'm the Executive Director of The Father's Heart Street Ministry in Oregon City. I want to thank you for this opportunity and for all that you are doing on behalf of the most vulnerable in our community. I am impressed with your desire to find and implement solutions for them. In the last two years of my directing, I have seen so much support from the local community. I have heard countless times the appreciation for us being available to those in need. The community seems to appreciate a place that they can contribute to the needs of others, not only with their item and financial donations, but many times they bring people in need for services. There seems to be an underlying compassion that runs through Oregon City and it's citizens. We are so glad to be a part of this community.

The Father's Heart is a Day Center for those experiencing homelessness and those on the verge of losing their homes. We also have served for many years as an emergency warming shelter for up to 49 people when the weather is freezing or below. Because of Oregon City granting emergency resolutions, we have been able to offer a safe, caring place for people to receive a warm meal and a warm place to lay their head. We also help keep people from filling emergency rooms in the hospital by preventing them from sickness. You could honestly say that we save lives.

The people served in the emergency shelter many times are also fighting physical health issues, disabilities, mental health on top of dealing with severe weather. They come to us many times with soaked wet clothes and or shoes. We are able to offer them dry clothes and shoes, hand and feet warmers, a warm meal and a supervised, safe night of rest. We are also able to refer people to our Day Center for receiving much needed services.

Sometimes people are brought to us by people in the community that see someone in distress, also police officers and sometimes even some are released to us from the local hospital because they have no place to go but us. We are grateful for the privilege of serving the community by caring for those in great need in severe weather.

Those that come to our Day Center are not only able to receive meals, but also showers with a clothing exchange, computer access, access to a phone and use us as their mailing address. We also have weekly services from Clackamas county

*Exhibit B -*

ENTERED INTO THE RECORD

DATE RECEIVED: 8/27/18

SUBMITTED BY: Robin Schmidt

SUBJECT: 3a.

Equitable Housing

housing, weekly veterans representatives and monthly foot care and Medical care.

In the last month alone, we have seen clients advocated for and supported in court, transported to appointments, 3 people find affordable housing, with one moving in to her new home tomorrow! We have given out numerous bus tickets to those just starting employment, many sleeping bags for those waiting to get inside. We had one guest come back to thank us for being available in his great time of need and sharing with us that he has been sober for on year, working and living in his own home. Another guest in his late 80's and a veteran wrote me a note to thank us for the "good program" we have at TFh.

Day or night, The Father's Heart greatly respects our neighborhood and community at large. We have strict guidelines for appropriate behavior inside as well as outside on our property. Guests that come in for emergency shelter must be able to comply to our guidelines to stay as a guest. Every night the guidelines are gone over with all guests to make sure that peace is maintained for all. This means being considerate while outside on our property. There are designated areas for smoking and visiting outside and no one is allowed outside after 10pm.

It is made clear that those that can't comply will be asked to leave or sometimes trespassed. This however, is not something that occurs often. We have found that people are too appreciative of the emergency shelter to jeopardize their stay.

The Father's Heart encourages you to change the current terminology of "emergency resolution" to "permitted use". In the past, the cold weather comes earlier than the passing of an emergency resolution. Last year, I actually opened the shelter at midnight of the day the resolution was passed. I couldn't live another night telling people as soon as the resolution passes we can open. So, at midnight I drove over to the transit center and the nearby streets and told people we were open. The simple fact is that we cannot operate at night without funding. We couldn't receive funding from the county until the city passed an emergency resolution.

Changing the code to "permitted use" would also allow us the necessary time to prepare and schedule volunteers and staffing for the operation of the emergency

warming shelter. In years previous, we have had to tell volunteers that we hope to be operating by a certain date, but that is only if the resolution is passed. As you can see, a permitted use would help us greatly for scheduling with confidence the volunteers that want to serve.

The Father's Heart is only interested in maintaining a well serving Day Center and providing an emergency warming shelter in extreme weather. We are honored to be in Oregon City.

Thank you for your time. I'd now like to introduce Jim McGuire, a former guest of The Father's Heart Day Center as well as the emergency warming shelter.

This isn't my first time coming before you. But I hope it's my last. And frankly, I don't know what all our advocating, picketing, letter writing, meeting taking has done. Getting local meetings was met with a mere shoulder shrug and an aloof response. Getting county, state officials involved was useless.

I came here before to advocate on behalf of my neighborhood. We were a great little place. Kids laughing and riding their bikes in the street, families standing on corners chatting, front yard BBQs. Now, our street has lost 7 kids. We have 5 rental house and one on the way. Our children aren't allowed to play outside without supervision. This, this is what you all created. Now, I don't feel safe walking my dog at dark. I walk along Human excrement in our alleys. I have to make sure I look ahead to ensure my children don't see sexual acts in the alleys. "Neighbors" come home clearly under the influence, blaring music and screaming profanity. Again. I say, this, this is what you all created. You didn't hear the pleas of my street. But maybe you'll acknowledge that will not be an isolated incident if you do not change your codes. And take notes for the upcoming proposed changes.

~~I come here to ask that you own what you are creating.~~ It is your job to plan for growth. And each and every one of you should be putting the desires of the community first. We can choose to be a town, known for the jail, the courthouse, the homeless, the transitional houses for criminals, sexual offenders and addicts. OR you can create a city for young professionals. A place where families can come, put down roots and grow. You can cultivate a city known for its unique location, amazing locally owned businesses and our historical preservation ~~of this country.~~ But it's up to you to make a choice. As much as we'd like to say we can have it all, we simply can't. Families don't want to raise their children around felons. Families want to feel safe walking their neighborhood.

So, when I hear a complaint I ask for 2 possible solutions.

Options. Stop transitional homes. Stop ADUs. Focus on the very flawed codes we currently have and make rules so that tax paying, voting citizen are the ones who get to drive the direction of their neighborhoods. ~~You can tighten regulations = detail~~

OR Re-write the code so neighborhoods can be involved. Focus on making clear rules that are defined so that we don't have homes filled with felons, addicts, and sex offenders with no consequence and with no oversight. The ADUs need clear

ITEMS ENTERED INTO RECORD  
FILE: LEG-18-00001  
DATE: 8-27-2018  
EXHIBIT: C  
SUBMITTED BY: Jennifer Ostrick

defined rules so that we don't have sheds as "ADUs". Owners of the property must be held accountable. There must be a system in place that examines the integrity of the area where these multi-living dwellings will occur and actually stop the development if it negatively impacts that area. A simple, "the code is the code, or my hands are tied" are simply unacceptable. *outcome. ~~As they lead to~~ new*

This isn't just a "my street concern". And if you are naive enough to think that this won't impact you, then I can't speak to that. What I can say is I run all over this town. My last run I found 5 needles. When I ran around CCC I had to literally run around 3 homeless people.

I keep hearing we are worried to become the next Portland. But Portland has a vibe to "embrace all". When you move to Portland, you have a sense of what you are getting. From food carts, to people sleeping in your yard. Oregon City does not. Oregon City is tore into so many parts that what defines us has been lost. Rules aren't made for those who follow them. They are made for those who try to get around them. I don't fear Portland, I fear that we will become the next Gotham city.

Now I need to go home. Lock my doors, arm my security system and put my children to bed.

**From:** [Paul Edgar](#)  
**Sent:** Tuesday, August 28, 2018 11:04 AM  
**To:** [Pete Walter](#); [Laura Terway](#); guttmcg@msn.com  
**Cc:** [Rocky Smith - Home](#); [Damon Mabee](#); [Mike Mitchell](#); [Brain Shaw - OC Commissioner](#)  
**Subject:** Metro's Chapter 3.07, "Urban Growth Management Functional Plan" & "Regional Functional Plan Requirements" with 2018 updates

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It is my belief that Metro's Chapter 3.07 Urban Growth Management Functional Plan should be reviewed for compliance and direction as it states in 3.07.010 Purpose:

"Any city or county determination not to incorporate all required functional plan polices into comprehensive plans shall be subject to conflict resolution and mediation processes included within RUGGO, Goal I provisions, prior to final adoption of inconsistent policies or actions".

Last night before the Planning Commission 8/27/18, I referenced Title 7 - Housing Choices & Title 12 - Protection of Residential Neighborhoods - 3.07.1220, Residential Density.

Title 3.07.1220 Residential Density - "Metro shall not require any city or county to authorize an increase in the residential density of a single family neighborhood in an area mapped solely as Neighborhood."

There is significant guidance found in virtually all of the Titled Sections that directly applies to the current considerations, efforts and actions to update Oregon City's Equitable - Affordable Housing with new policies and code revisions.

My personal comments are that the great middle of the housing needs are mostly driven by the conditions of the Marketplace and the lack of new lands found within the identified Urban Growth Boundary. We should be very careful prescribing new infill with inconsistent density requirements in established neighborhoods that adversely and negatively destroy the character and culture that holds a neighborhood together.

Found in Title 3.07.760 - "Recommendations to Implement other Affordable Housing Strategies" are table 3.07-720 on Five-Year Voluntary Affordable Housing Production Goals. There are lists by "Jurisdiction" of "Needed new housing units for households earning less that 30% of the median household income and Needed new housing units for households earning 30 - 50% of the median household incomes."

**How we address the creating of code revisions for housing people below the 30% of the median household incomes is of the highest priority and it is to me the one lost group of housing.**

My personal belief that this can happen best in Planned Communities within Cluster Housing Concepts, where efforts are to have primary access to transit and education with very small lots.

We as society and tax payers cannot afford the so called affordable housing high rise projects, that are to the most part subsidized with significant tax payer funded efforts to reduce the costs that are now approaching \$250,000 plus per dwelling unit. There is also cost that we will pay as a society where the next generation is brought up in environments where there are elevators and no trees, green grass, parks and fresh air.

Please review the many outstanding Senior Housing Communities and ideas can be picked up.

We should review how we can re-purpose Industrial and CI lands on all side of Clackamas Community College, that have sat idle and transfer some of those lands their zoning to other places and thus open the door to Greater Need Process of Review, that could solve the problems with the opportunity to locate housing, where NIMBY and other neighborhood reactions are minimized. The key to these open lands is that they satisfy the critical transit and education/re-education and job skills building components with the highest weight values. There are many and multiple tears/levels of very low cost housing that needs to be addressed and each can be considered a stepping stone to the next level.

When market costs of housing and income levels do not match and people are forced to the street or to their cars. The proposed housing on the upper floors of possible housing between McLoughlin Blvd and Main Street in those new allowable floors (re-setting the height Standard to 75-Ft.) would not be affordable - equitable housing to anyone 30% below the median average income. Most everything being suggested within these revisions that seems to get talked about is for people above the median average income or on the higher ends of income. To me we are losing track of what this whole revision process is and should be all about.

Please make this information part of the record of these hearings and available to all members of the Oregon City Planning Commission.

<https://www.oregonmetro.gov/sites/default/files/2018/04/16/urban-growth-management-functional-plan-04162018.pdf>

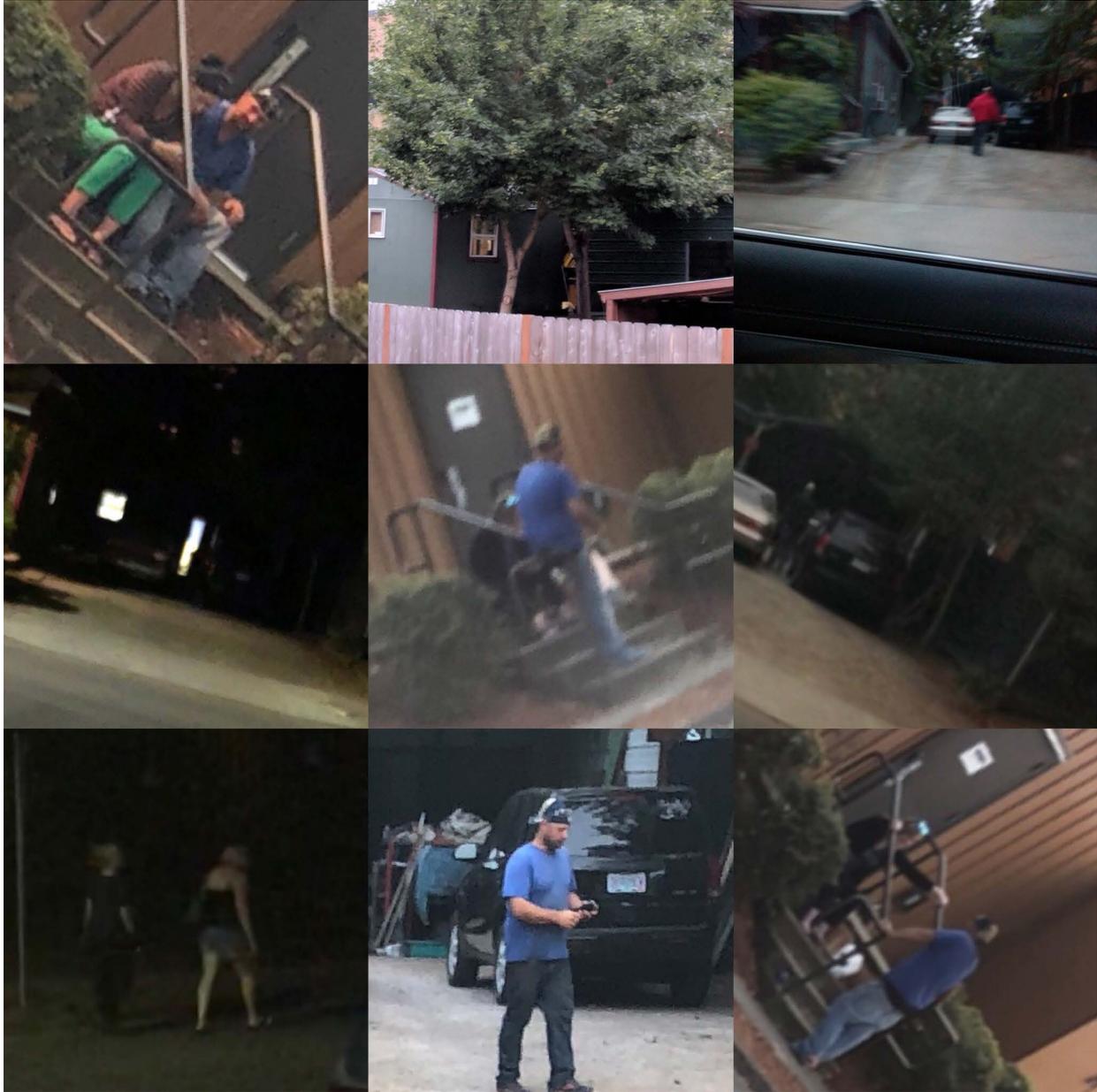
Thank You,

Paul Edgar, Canemah Neighborhood Resident

From: [Karla Laws](#)  
To: [Linda Larson](#), [Dale Miller](#)  
Subject: Homeless  
Date: Monday, August 21, 2018 11:05:52 PM

Late afternoon to evening activities of homeless & transitional house at 523 in the past few days on Roosevelt. Totally My neighbor and my household witnesses sexually acts, unsafe shouting/cussing, possible drug dealings, indecent exposure. My children do not feel safe and see inappropriate things. In the upper middle shed photo doing sexual activities just trying to walk to their car from their own porch. The person living in the shed will not leave. No bathroom facilities. If codes become more lenient, I don't see how this will improve.

Please share w who you see fit. Please keep my identity & contact anonymous for the protection of my family.



& tonight at 10:03pm. Shed being occupied illegally with no bathroom facility. Ppl from 523 occupy this shed frequently, at least 3 different ladies overnight. Seen ppl homeless and high go in here too on a regular basis.

Exhibit E. Karla Laws  
File: LEG-18-00001  
Planning Commission  
9.27.2018



Karla Laws  
Sent from my iPhone

# Fort Kennedy Vision Statement

## On Tiny Houses in a Cluster

“Our direction is to enable All Veterans to move forward in their lives after military service. We will provide transitional housing, shelter for homeless service men and woman. To ensure All Veterans receive the support through employment, family counseling, and help with well-deserved benefits. We will work with all Veteran Agencies in the community, we will achieve a much needed ‘Hand Up, not a Hand Out’ for our Homeless Veterans.”

We would like to comment on affordable housing, with efforts to create transition shelters/housing and very low cost (affordable) housing, **where we can move more people/families, affordably off of our streets.**

The focus of Fort Kennedy has been initially on creating encampments, with Transitional Shelters and Semi-Permanent Housing (Tiny Houses) for our Homeless Veterans.

Fort Kennedy currently operates a Veteran specific day center, at 7600 Johnson Creek Road on the second floor of a building within space provided by Crosspoint Northwest. We subsequently allocate space for non-profits; Gold Star Wives, Vietnam Veterans Post 392, and PTSD foundation of America and even the VA.

Our Veterans and non-Veterans and how we (as society) address these conditions and various reasons and core causes of the lack of housing and subsequent homelessness, there will always be an open wounds.

Our seniors and the working poor find their ability to find Housing is equally a problem/opportunity, which needs to be addressed positively and overlaps the greater needs of society.

We have significant segment of people without adequate housing that have Mental Health Issues, many of our Veterans also have the additional problem of PTSD and those problems can be compounded, where a lot are addicted and/or self-medicate and that results in additional major problems/opportunities.

We have look to all transitional opportunities to move people from being dependent within society, to where they are self-supporting, that includes addressing all educational opportunities including job training.

We also need to talk about the "Not In My Back Yard" (NIMBY) issues, of where and how we create/locate - locations, for the full spectrum of people priced out of housing opportunities, including opening up the UGB.

Paul Edgar, Board Member of Fort Kennedy, 501(c) (3)

**To provide everyone a better idea of what a 20-unit planned community built in a cluster for Homeless Veterans - Housing, could be using an Oregon City company might cost, we gathered following information.**

ITEMS ENTERED INTO RECORD  
FILE: LEG-18-00001  
DATE: 8-27-2018

EXHIBIT: F  
SUBMITTED BY: Paul Edgar

Better Built Barns, 13781 S. Forsythe Rd. (Just off Clackamas River Drive.) in Oregon City to provide Fort Kennedy a quote on Affordable Tiny Houses.

We asked them to spec-out a 10' x 20' units (200 sq. ft.) in their Country Barn style, with 9' base walls and a loft. (Floor to ceiling interior peak, would be approximately 13' high, which provides a lot of cube.)

We asked for them to upgrade these structures where these Tiny House Units would be built on Post and Beam, but with 2' x 6' Construction and with a pressure treated material for the floor structures.

The Gambrel Roof rafter would be 4' in height to the initial curb, then would then go up an additional 2' to the peak, providing a floor to ceiling height of approximately 13' and also have one 5' wide dormer, and built with addition of vents, roofing pre-engineered for Solar Panels.

Each of these Tiny Housing units would have two 3.0' man doors, four 3' x 3' windows for legal egress, and two 2' x 2' windows.

Each Tiny Housing unit would have an 8' x 10' sleeping loft and below it 8' x 10' walled in room (Handicap accessible bedroom, or have two bunk-beds.)

The preliminary estimated cost is based on building 20 of these Tiny House units (all material and labor) at one site. The cost would be \$8,500 per structure or \$170,000 in total. (This would be achieved as a result of, gaining a 10% volume discount, by building all structures at one location)

There would be no plumbing, electrical and/or wall heating units, but that could be easily added after the fact, hopefully by donation.

They would be ready for standard insulation and hard board interior walls possibly over that of sheet-rock, to prevent damage.

This same Tiny House units could be designed to where they could have an 8' x 10' kick-out on the back side, if there was a need for a future bathroom and/or micro kitchen. (This would make the structures 280 Sq. Ft. and add \$3,000 more and would open the door to SDC Fees and other Impact Fees being assessed.)

Each of these Tiny House structures could easily sleep up to four (4) people comfortably and more in emergency conditions.

What we are attempting is to build are Affordable Housing Units on Post and Beam, which are in a size, which is below a size (200 Sq. Ft.) of what requires Building Permits and is additionally not assessed with SDC or other Impact Fees.

To make this vision complete, we see a need for a central commissary building that becomes the kitchen - meeting space, with toilets and showers. This building should be envisioned, as part of creating an effective planned community.

Centralizing outreach efforts, where effective peer-to-peer intervention can take place, in combination with counseling, we can transition Homeless Veterans into a sustainable life and will prevent suicides.

Testimony for Planning Commission consideration of the Equitable Housing Code Amendments- LEG-18-00001 on 8/27/2018

- My name is Nikolai Ursin
  - Served as a member of the Technical Advisory Team for the Equitable Housing Strategy
  - Here on behalf of NHA, one of the largest non-profit housing organizations in the state
  - Roughly 2000 units in 15 Oregon counties, with nearly a third of our portfolio located in Clackamas County
  - Was before Commission in March discussing Pleasant Ave Veterans Housing
    - Narrowly approved by this body in a last minute 5/2 vote that was almost held up due to factors that may no longer applicable to future projects if the package before you is passed into code.
    - I'm here today to say that that is a good thing, and here's why:
  
- The need for housing is clear
  - The last point in time homeless count found more than 2000 people living in the streets/shelters/cars in Clackamas County. These include veterans, children, the disabled, and hard working families that just fell into difficult times due to the loss of work, illness, or other factors outside of their control.
  - The cost of market rate housing is now out of reach for many who call this community home, where the median home value is now at \$410,000 and the average rent for a 2-bedroom unit is \$1230.
  - For a family earning minimum wage or several dollars an hour higher, this rent is far out of reach.
  - This imbalance causes all sorts of problems, from family instability, to greater traffic caused by folks who now must live far from their places of employment simply to keep a roof over their head.
  - It's for these reasons this process got underway.
  
- Overly prescriptive code can get in the way of innovative development
  - Pleasant Avenue Veterans Housing was designed to produce the most housing for the least cost. It was unadorned, but still elegant. The design reduced material waste, thereby reducing its carbon footprint. It was a model we hoped to prove here and take to other areas of the state to

replicate, but then we discussed our effort with planning staff and found that it couldn't be done.

- Articulation and modulation, ground floor building height, maximum façade width. These were all adjusted, at great cost of funding and time, and we still couldn't get our project through land use review without variances.
- I am thrilled that the code revisions take this into account, and provide a more predictable path for those wishing to build needed housing for the community.
- Parking is not free
  - While we did not dispute the parking requirements through a variance request for our project, these did come with a price-tag.
  - Offstreet parking costs roughly \$10k per space to build, not taking into account circulation requirements. Structured parking can range between \$25-50K depending on if it is underground.
  - These are not absorbed by the developer in market rate buildings. Rather, they are passed along to the renter/owner. If the city wants to have housing that is equitable, parking is something you have to consider.
  - If there's a market for parking, the market will provide it.
  - It makes sense that in a city with such topographic challenges, the market would provide parking, and I suspect most new development provides plenty of parking for buyers
  - However, times are changing. Self driving cars, electric bikes and scooters, and other technologies may reshape transportation in ways we can barely imagine.
  - I'd hope this commission wouldn't get in the way of the market and its ability to experiment in ways to most efficiently build what Oregon City buyers/renters demand.
- Finally, I want to applaud the city for this inclusive and participatory process
  - The code amendments before you were thoughtfully and thoroughly considered.
  - Your expert staff and excellent consultants took city code and made it interesting and relevant.
  - The eventual recommendation was supported by the majority of those who participated in the various committees, and I have a feeling there were many involved who wish the community could do even more to bring about equitable housing for Oregon City residents.

- After what I hope is unanimous approval of this package of code amendments, I'd welcome review of System Development Charges and Tax abatement programs that further reduce the cost of developing needed housing. In addition, I'd encourage the city to look for ways to provide further investments in housing through dedicated Construction Excise Taxes, Tax Increment Financing, and your city's support of Measure 26-199, the regional affordable housing bond that will be on the ballot this November.
- All of these together can truly address the housing crisis facing our communities, so that hardworking families are able to afford a safe and stable place to live in Oregon City.
- Thank you and I'd welcome any questions you may have.