



Equitable Housing Policy Project

Community Workshop

May 15, 2018



Welcome & Agenda

1. Introductions
2. Presentation
3. Discussion Groups
4. Report Back
5. Comments and Wrap-up

Equitable Housing Goal

“Diverse, quality, physically accessible, affordable housing choices with access to opportunities, services and amenities.”

Broad definition includes choices for homes:

- To buy or rent
- Accessible to all ages, abilities and incomes
- Convenient to meet everyday needs, such as transit, schools, childcare, food and parks

Equitable Housing Project

General Code & Policy Audit



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graph TD; A[General Code & Policy Audit] --> B[Code & Policy Amendments]; B --> C[Equitable Housing Opportunity Mapping]; C --> D[Informational Materials for Development]; D --> E[Final Plan and Adoption Process];
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The diagram illustrates a five-step process for the Equitable Housing Project. The steps are represented by colored rectangular boxes arranged in a descending staircase pattern from top-left to bottom-right. Each box is connected to the next by a light blue downward-pointing arrow. The colors of the boxes are blue, green, yellow, orange, and dark orange, respectively.

Code & Policy Amendments

Equitable Housing Opportunity Mapping

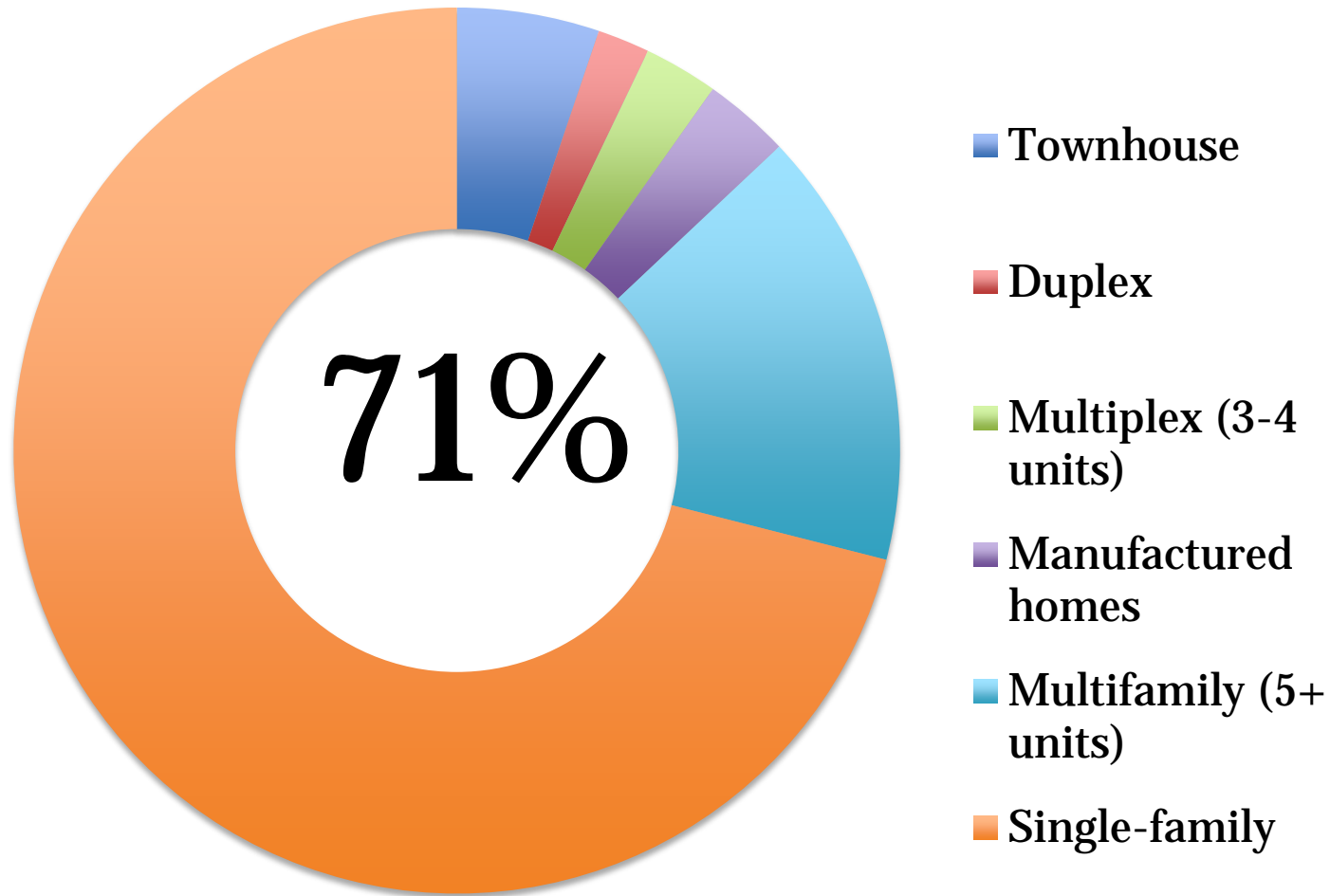
Informational Materials for Development

Final Plan and Adoption Process

Current Oregon City Housing

- Single-family detached houses dominate the supply, BUT:
 - Houses are unaffordable to an increasing number of households
 - At the most extreme, related to an increase in persons experiencing homelessness
 - Smaller households are the norm

Limited Housing Choices



Alternative Housing Opportunities

- While limited in numbers, alternatives to single-family detached homes are diverse

Multifamily (5+ units)	2,120 units
Townhouse	688 units
Manufactured homes	418 units
Multiplex (3-4 units)	359 units
Duplex	252 units
Accessory dwelling units	23 units
Cottage housing	0 units

Housing Prices Unaffordable

Households Paying More than 35% of Income to Housing

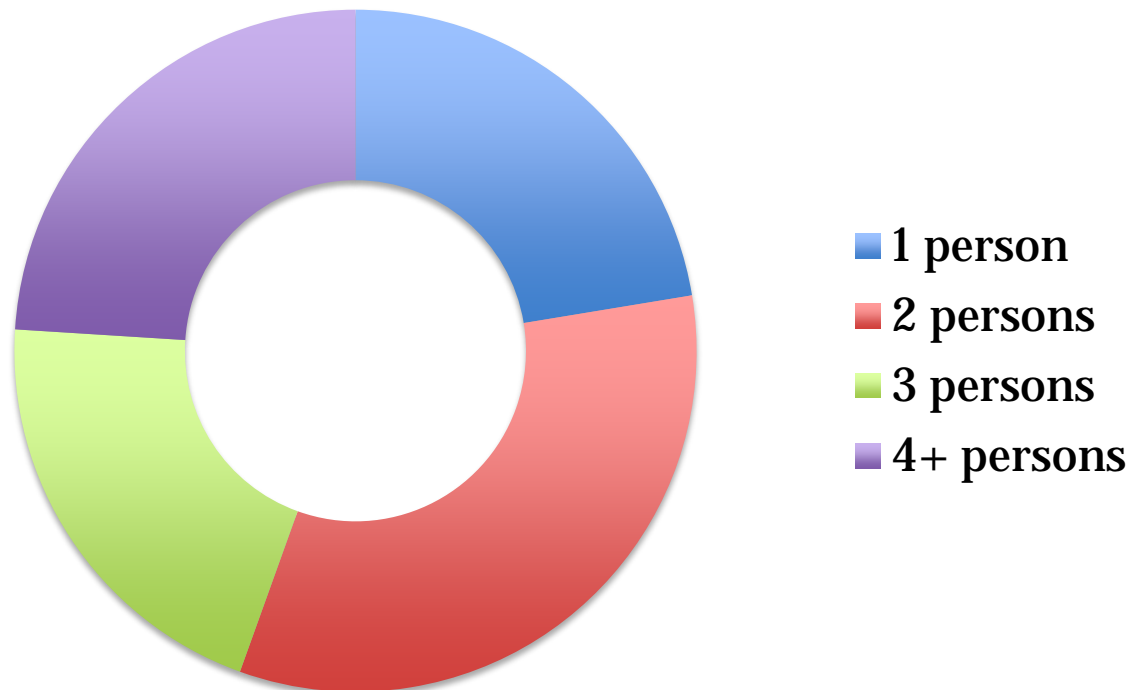
Homeowners (w/mortgage)	23.9%, 1,629 households
Homeowners (w/out mortgage)	10%, 171 households
Renters	40.1%, 1,633 households
Combined city-wide	27%, 3,433 households

Increasing Homelessness

- 2017 count of 322 individuals experiencing homelessness in Oregon City, 186 under 18
- School district has seen a 93% increase in homeless student population in 10 years
- Top reasons cited by those experiencing homelessness were rents that were too high, unemployment and eviction

Household Sizes Shrinking

- Over 55% of households are 1-2 people
- Only 37.2% of households have children



Problem



Approach

A lack of housing that meets needs of Oregon City households contributes to the lack of equitable housing, lack of housing choices, and increase in homelessness.

This project supports housing growth by removing regulatory barriers to:

- Facilitating the development of more housing
- Facilitating the development of more types of housing
- Facilitating the development of more equitable housing

The background is a detailed zoning map showing various colored zones such as R-8 (yellow), R-6 (orange), MUC-1 (light blue), R-2 (brown), R-3.5 (dark orange), R-10 (light yellow), and R-4.5 (pink). The map includes street names like Warner Rd, Milne Rd, Leland Rd, and Marysville Rd, as well as landmarks like Rivercrest Park Dr and Mountainview Cemetery. Overlaid on the left side of the map is a semi-transparent white rectangular box containing a bulleted list of zoning types.

Existing Zoning

- Low-Density Residential Zones
- Medium-Density Residential Zones
- High Density Residential Zone
- Mixed-Use Zones
- Commercial Zones

- [illegible]

Big Ideas

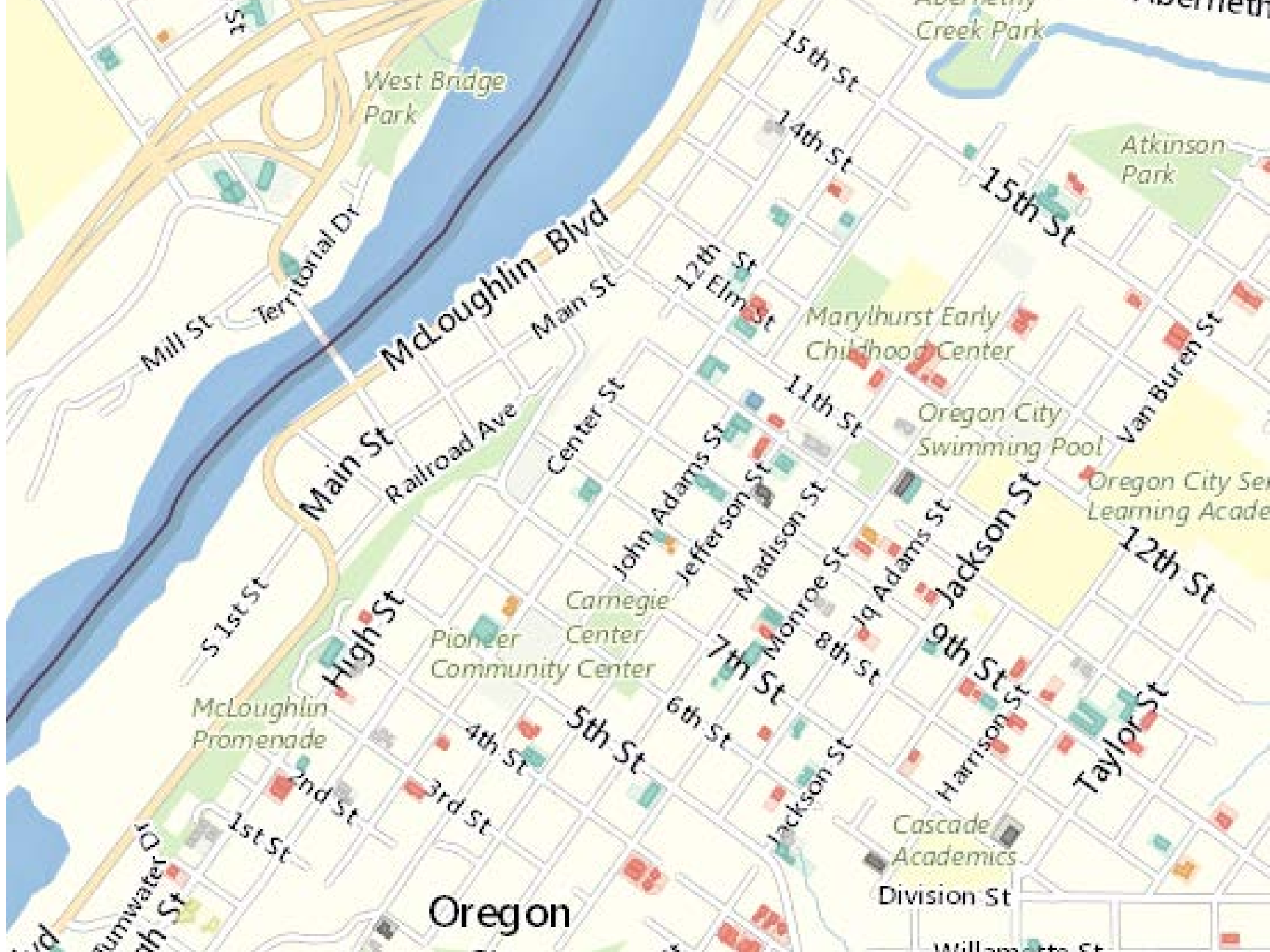
- Expand ‘missing middle’ housing in low and medium-density zones
- Expand housing types while maintaining density in high-density zones
- Continue to allow multifamily residential in mixed-use and commercial zones
- Coordinate design and improvement requirements for residential development
- Provide informational resources

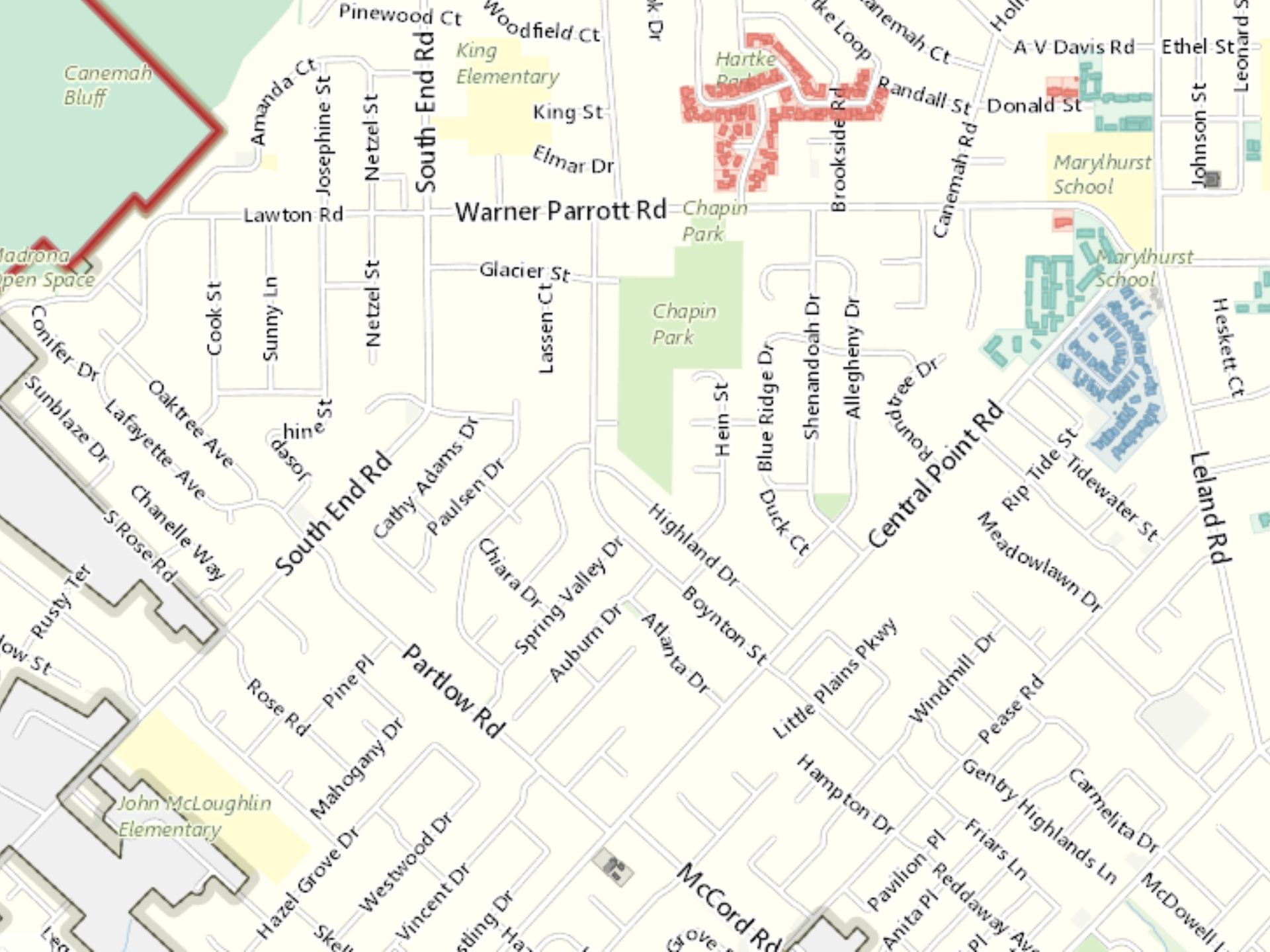
Discussion Questions

- Which aspects of this concept do you support?
- Which aspects would you change and how?

Missing Middle







Canemah Bluff

Madrona Open Space

Warner Parrott Rd

Chapin Park

Hartke Park

Marylhurst School

Marylhurst School

Leland Rd

Central Point Rd

South End Rd

Partlow Rd

McCord Rd

John McLoughlin Elementary

King Elementary

Single-family Homes



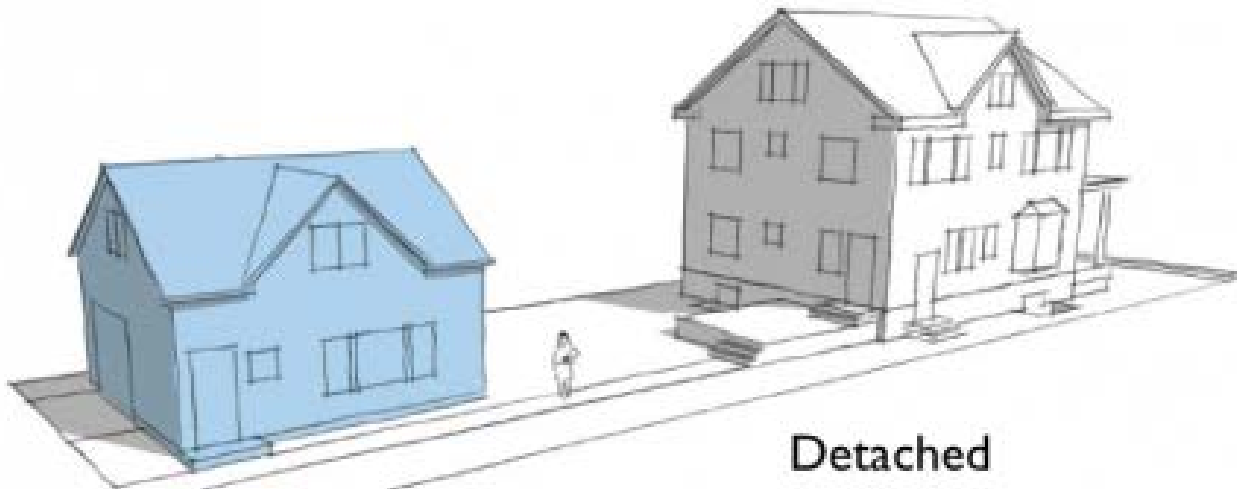
ADU



Internal



Attached



Detached

Internal Conversion



Corner Duplex



Duplexes



Townhouse



Manufactured Homes



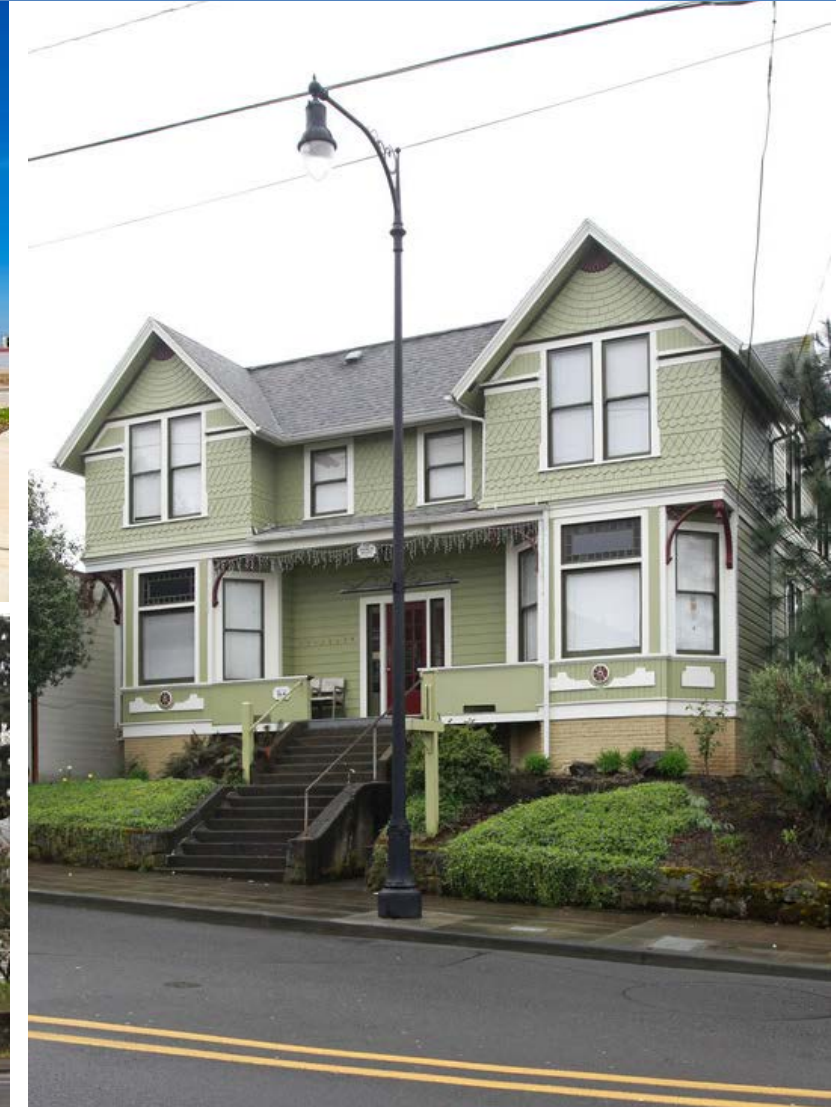
Multiplexes



Cluster Housing



Greater Variety at Higher Densities



Townhouse



Cluster Housing



Residential in Commercial/MX



7/2/15



ONVILLE ROAD



Design & Improvement Requirements




DESIGNED BY:	MBV
CHECKED BY:	LJM/SLO
APPROVED BY:	RJB
DESIGN NO:	12727-500
CORR. NO.:	-
SCALE:	1" = 60'
DATE:	SEPTEMBER, 2006
DRAWING NO:	P06/28
SHEET NO:	01 of 02



Informational Materials

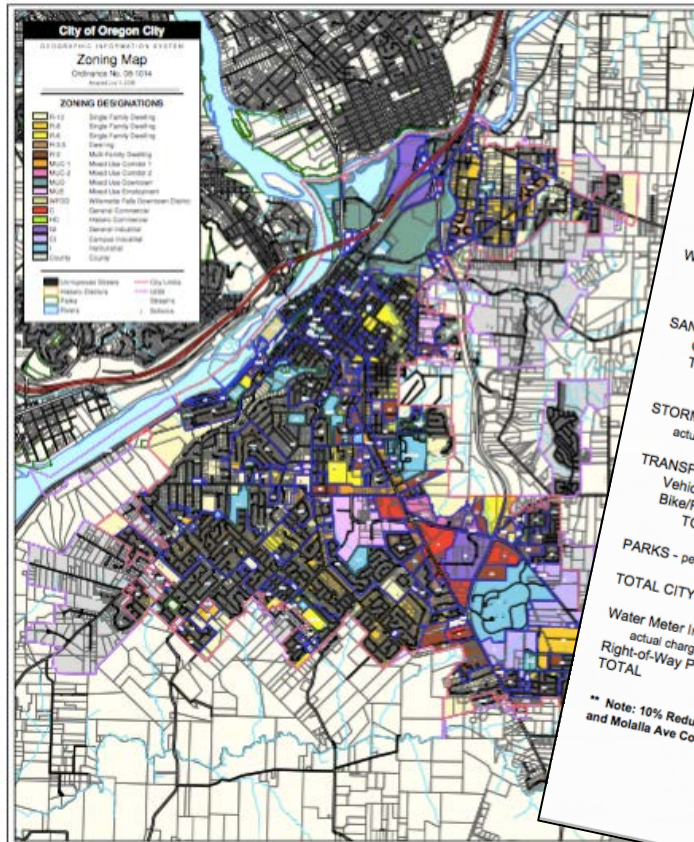
Sample Apartments - 123 Sample St, Samletown, SA, 12345

Year Built:	2015
No. of Units:	84 Units
NRSP:	71,300 SF
Total Land SF:	20,000 SF
Price:	\$18,000,000
Per Unit:	\$214,286
Per SF:	\$252.45
Cap Rate:	6.25%
GRM:	11.24
Financing:	\$12,600,000
LTV %:	70.00%
Interest Rate/Loan Constant:	5.75%/7.07%
Amortization Period:	30 yrs
Debt Service:	\$891,025
Cash on Cash:	4.32%



Unit Description	Unit Type	No. of Units	Unit SF	Rent	Monthly Total
Ash	Single/Studio	5 Units	450 SF	\$810	\$4,050
Elm	1 Bedroom	7 Units	700 SF	\$1,260	\$8,820
Dog Wood	1 Bedroom	10 Units	775 SF	\$1,395	\$13,950
Pine	2 Bedroom	5 Units	950 SF	\$1,710	\$8,550
Evergreen	2 Bedroom	10 Units	1,000 SF	\$1,500	\$15,000
Juniper	3 Bedroom	5 Units	1,200 SF	\$1,800	\$9,000
Redwood	3 Bedroom	5 Units	1,200 SF	\$1,800	\$9,000
Maple	Single/Studio	5 Units	450 SF	\$810	\$4,050
Ash (2nd Floor)	1 Bedroom	7 Units	775 SF	\$1,445	\$10,115
Elm (2nd Floor)	1 Bedroom	10 Units	950 SF	\$1,760	\$17,600
Dog Wood (2nd Floor)	2 Bedroom	5 Units	1,000 SF	\$1,550	\$7,750
Pine (2nd Floor)	2 Bedroom	10 Units	1,200 SF	\$2,115	\$21,150
Evergreen (2nd Floor)	3 Bedroom	5 Units	1,200 SF	\$2,115	\$10,575
Pine (2nd Floor)	3 Bedroom	5 Units	1,200 SF	\$2,115	\$10,575
Total / Average		84 Units	71,300 SF	\$1,563	\$130,465

	Pro Forma	Per Unit
Potential Gross Revenue	\$1,600,800	\$19,057
Vacancy	(\$80,040)	(\$953)
Concessions	(\$48,024)	(\$572)
Net Effective Rent	\$1,472,736	\$17,533
Other Income	\$41,400	\$493
Effective Gross Revenue	\$1,514,136	\$18,025
Expenses	\$216,000	\$257
Real Estate Taxes	\$28,520	\$340
Insurance	\$25,000	\$298
Utilities	\$11,000	\$130
Repairs & Maintenance	\$14,700	\$175
General & Administrative	\$8,000	\$95
Contract Services	\$52,995	\$631
Management Fee	\$1,500	\$18
Marketing	\$11,000	\$130
Reserves & Replacements	\$389,715	\$4,639
Total Expenses	\$5,124,621	\$61,386
Net Operating Income	\$891,025	\$10,637
Debt Service	\$233,397	\$2,779
Cash Flow		
Cash on Cash	4.32%	



OREGON CITY
Public Works - Development Services
621 Center Street - Oregon City, OR 97059
PH (503) 637-0991 / FAX (503) 637-7992

Typical Duplex Dwelling Unit Residence
System Development Charges
Effective 7/1/2017

WATER	
actual charge based on meter size and number of meters (see schedule)	
SANITARY SEWER - per unit	
Oregon City (80% of SFR)	
Tri-City Service District (80% of SFR)	
TOTAL SANITARY SEWER	
STORM - per unit (estimate)	\$ 1,665
actual charge based on parcel square footage and zoning	\$ 2,500
TRANSPORTATION - per unit	
Vehicle **	\$ 4,165
Bike/Ped	\$ 791
TOTAL TRANSPORTATION	
PARKS - per unit	\$ 4,425
TOTAL CITY SYSTEM DEVELOPMENT CHARGES (per unit)	\$ 148
Water Meter Installation (excludes service line installation)	\$ 4,573
actual charge based on meter size and number of meters (see schedule)	\$ 4,881
Right-of-Way Permit	\$ 14,410
TOTAL	
** Note: 10% Reduction for Mixed Use Downtown Zone & along 7th Street and Molalla Ave Corridor per Res 09-02	\$ 151
	\$ 14,561

Discussion Questions

- In small groups, review each concept:
 - Which aspects of this concept do you support?
 - Which aspects would you change and how?
- Staff circulating to address questions
- Report back

Next Steps

June: Final Plan and PAT
Recommendations

Summer: Staff drafting final plan

Fall: Planning Commission and City
Commission review

Stay involved: Project website, mailing list
<https://www.orcity.org/planning/equitable-housing>



Thank you!



Contact: Pete Walter
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