



**Planning Commission
Community Auditorium and Webex
1915 Main Street, Forest Grove, OR
Monday, December 21st, 2020, 7:00 pm**

1. CALL TO ORDER AND ROLL CALL:

Chair Phil Ruder called the Planning Commission to order at 7:01 p.m. via Webex Video Conference.

COVID-19: Due to the emergency declaration resulting from COVID-19 (Coronavirus disease) and protocols, the Planning Commission limited in-person contact and social distancing. **The Planning Commission conducted the meeting remotely by video conferencing.** The meeting was remotely video conferenced by Planning Commission Coordinator Cassi Bergstrom as well as televised live from the projector screen at the Community Auditorium by Tualatin Valley Community Television (TVCTV) Government Access Programming LIVE Channel 30 on their website. To view the recorded meeting, please visit <http://tvctv.org/>. The public was allowed to attend and observe in the Community Auditorium as space allowed (no more than 10 persons total at one time). Written comments on items not on the agenda and written testimony regarding the public hearing were accepted if submitted by December 21st, 2020, 3 p.m. to Senior Planner Dan Riordan.

Roll Call:

Planning Commission Present via Webex Remotely: Phil Ruder, Chair; Commissioners Lisa Nakajima, Ginny Sanderson, Joel Redwine, and Julie Danko.

Planning Commission Excused: Hugo Rojas, Vice Chair and Commissioner Dale Smith.

Staff Present: Bryan Pohl, Community Development Director (remotely via Webex); Dan Riordan, Senior Planner (remotely via Webex); Cassi Bergstrom, Planning Commission Coordinator (in the Community Auditorium).

2. PUBLIC MEETING:

A. PUBLIC COMMENT PERIOD FOR NON-AGENDA ITEMS:

None.

B. PUBLIC HEARING:

None.

C. ACTION ITEMS:

None.

D. WORK SESSION ITEMS:

(1.) Annual HB 4006 Severe Rent Burden Meeting and Overview of HB 2001 and HB 2003 Missing Middle Housing Laws.

Part 1 – Annual HB 4006 Severe Rent Burden Meeting

Senior Planner Dan Riordan gave a PowerPoint presentation, presenting legislation regarding the severe rent burden public meeting and state housing legislation regarding House Bill 2001 and 2003.

Oregon House Bill 4006 requires a public meeting be held if the jurisdiction has a severe rent burden, which is defined as “at least 25% of renter households pay more than 50% of household income on gross rent”. Forest Grove estimated severe rent burden in the year 2020 is 34.6%.

Chair Ruder made comment that Forest Grove also has Pacific University and retirement homes will bring up the percentage of rent burden, and Senior Planner Dan Riordan explained that they do take that into consideration. Chair Ruder believes this needs to be up front information presented when starting the public hearing, and Commissioner Nakajima agreed.

Mr. Riordan went on to give an overview of House Bill 4006 and the discussion to take place at the public meeting: The causes and consequences of severe rent burden; barriers to reducing rent burden; and possible solutions to reducing the rent burden. Annual reporting is required from the City to show how we are alleviating the rent burden crisis.

Mr. Riordan showed on slides the housing cost components and gave examples of causes of the severe rent burden and the barriers to reducing the rental rate. Possible solutions were listed and the current City actions have been to provide non-profit tax exemption, density bonuses for construction of affordable housing, vertical housing tax exemption, and system development charge (SDC) deferral.

COMMISSIONER DISCUSSION:

Senior Planner Dan Riordan opened the floor for Commissioner Discussion, and wanted to hear possible reason as to why Forest Grove has such a severe rent burden.

Chair Ruder stated that there has been hundreds of apartment units added in Forest Grove recently, and wondered what the housing type barrier is. Mr. Riordan explained that the private market builds what they can most profit from, and that is not necessarily the affordable housing or the one bed, one bath housing type needed.

[Commissioner Redwine had to leave the meeting at 7:29 p.m. due to an urgent matter.]

Chair Ruder made comment that it is hard to plan for affordable housing when there is no real budgeted money for such thing. Community Director Bryan Pohl replied, saying the affordable housing is a regional issue from an economic standpoint.

Commissioner Nakajima stated that the 34% number is inflammatory for Forest Grove due to the needed housing for university students and the senior assisted living facilities, and that fact needs to be up front. Regulation and government has created the lack of affordable housing by the large amount of system development fees and construction excise tax fees being charged. Mr. Pohl responded to Commissioner Nakajima, stating that this is a bigger issue than just an issue within Forest Grove. Chair Ruder believes a regional Commission will need to be created to make a real impact where the different city/county Commissions can work together.

Commissioner Danko inquired if the eviction moratorium in place is a concern regarding the severe rent crisis, and Mr. Riordan stated that it is a huge concern and is being addressed at the state level. Chair Ruder made comment that the moratorium will create a big issue when landlords no longer want to own rental property anymore.

Part 2 - Overview of HB 2001 and HB 2003 Missing Middle Housing Laws

Senior Planner Dan Riordan gave Commissioners an overview of what Oregon House Bills 2001 and 2003 mean for the community of Forest Grove through a Powerpoint presentation.

House Bill 2001 is the so called “Missing Middle Housing Law” which allows for conversion of single-family homes for middle housing types such as duplexes, triplexes, fourplexes, and cottage clusters. Cities within the Portland Urban Growth Boundary must adopt the rules by June 30, 2022, and the state adopted a model code that cities can use. Mr. Riordan gave a brief overview of the model code and what it addresses, as it is very specific. The law allows an Infrastructure Based Time Extension Request (IBTER) which provides time to implement a plan with solutions and timeline for resolving infrastructure deficiencies, and the City of Forest Grove received a grant to prepare an IBTER for the Westside Planning area for future housing.

Mr. Riordan went on to give an overview of House Bill 2003, which mandates that cities subject to the law adopt housing production strategies for approval by the State. The law requires monitoring and accountability with the understanding that most cities do not provide housing, and requires convening housing producers and providers in developing the housing production strategies. Enforcement actions from

the state may apply if the cities do not follow through with the housing production strategy. Mr. Riordan explained to Commissioners the Housing Production Strategy Requirements as well as the Housing Production Strategy Buckets. A regional housing needs analysis was prepared by the Oregon Housing and Community Services Department as a prototype to show the regional housing needs for comparison.

COMMISSIONER DISCUSSION:

Senior Planner Dan Riordan opened the floor for Commissioner Discussion as well as any questions they may have regarding the House Bills 2001 and 2003.

Chair Ruder inquired if the model code would be adopted or if the City will draft their own code? Mr. Riordan said the City usually adopts the model code, but that can be discussed.

Commissioner Nakajima inquired if there will be a change in Planning Commissioners responsibilities now that these House Bills are requiring middle housing in residential zones, as this is a very significant change. Mr. Pohl responded that Commissioners roles could change, but we don't know yet until we get the code changed to model what legislation requires as it removes a lot of discretion.

Mr. Riordan stated that at the state level they are trying to address affordable housing and well as the climate change goals. Commissioner Nakajima responded that the developers are driven one way, and the State of Oregon has another objective.

Chair Ruder brought up the aesthetic requirements within the model code and how that can be limiting to a developer. Mr. Riordan responded, saying it creates a real challenge for clear and objective standards within the code. The state says any type of housing is needed housing, discretion still lies within a Planned Unit Development application whereas a subdivision application is clear and objective.

Chair Ruder brought up accessory dwelling units (ADU's) and the system development costs associated, and the fees seem very high for the actual impact. Chair Ruder would like to see some data showing the impact of an ADU to the infrastructure in comparison to a primary dwelling.

Mr. Riordan updated Commissioners that the next legislative session will address homelessness.

3. BUSINESS MEETING:

A. APPROVAL OF MINUTES:

None.

B. REPORTS FROM COMMISSIONERS/SUBCOMMITTEES:

None.

C. DIRECTOR'S REPORT:

Community Development Director Bryan Pohl informed Commissioners that the next meeting probably will not be held until February.

D. ANNOUNCEMENT OF NEXT MEETING:

The next meeting is to be determined.

E. ADJOURNMENT:

The meeting was adjourned at 8:20 p.m.

Respectfully submitted by:

Cassi Bergstrom
Planning Commission Coordinator