



FEDERAL GRANT FEASIBILITY ANALYSIS

WORK SESSION
JESSE VANDERZANDEN
CITY MANAGER

Purpose

Consider Council Objective 3.19: “Investigate Federal Grant Opportunities. Conduct feasibility analysis to determine if outside assistance is needed.”

This issue was raised at the Budget Committee and the Committee instructed staff to find out more information.

Background

- Staff has successfully applied for federal grants, namely:
 - Fire Safer Grant: Firefighters, Diesel Exhaust, Self-Contained Breathing Apparatus (pending)
 - Cops Grant: Police Officers
 - CDBG: Senior Center, Street/Sidewalk improvements

Background

- Staff met with two consultants: CFM Strategic Communications and Summit Strategies. Both are Oregon-based and well known experts in their field. They have staff in Washington, D.C. and work closely with the Oregon Delegation and their staff.
- Their scope of services include working with City staff to create a list of projects, write and apply for the grant, and meet with the Delegation and/or Agency in support of the grant.

Questions

- The primary questions the Budget Committee asked were:
 - Is Forest Grove eligible?
 - If yes, what projects qualify?
 - What is the cost for grant services?
 - How long does it take to obtain a grant?

Answers

- Potential Projects
 - Fire and Police Grants
 - Police Station Seismic (up to \$1 million)
- Police Location Remediation (up to \$.5 million if it qualifies for Brownfield funding)
- Farmers Market (marketing and development)
 - Historic Renovation
- National Endowment for Humanities (Tigard arts trail)
 - Rail conversion

Answers

- The cost is at least \$60,000/year.
- It is recommended to contract for at least three years as it often takes that long to recognize, apply, and secure a federal grant.
- The contractor identifies 6-8 projects and then applies for grants. These projects are updated each year to keep the list current.

Answers

- Funding for the contract would come from the General Fund.
- The monies spent on a contract are not reimbursable by the grant.

Options

- Option 1: Take no action
- Option 2: Authorize staff to issue a Request for Proposal and execute a three year contract. This would require a budget amendment.
- Option 3: Authorize staff to let a Request for Interest and have a future work session to determine whether to issue an Request for Proposal. This would not require a budget amendment at this time.

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HOUSING NEEDS ANALYSIS UPDATE

DAN RIORDAN
Senior Planner
Community Development Dept.

TIM WOOD
Project Consultant
FCS Group

WORK SESSION PURPOSE

Tonight's work session will:

- ❑ Brief City Council on the 2009 Housing Needs Analysis (HNA) Update.
- ❑ Provide an opportunity for Council feedback and discussion on work completed including current housing estimates and projections.
- ❑ Provide an opportunity for Council direction on policies for needed housing.

BACKGROUND

- ❑ The State Department of Land Conservation and Development (DLCD) is helping severe rent burdened communities by funding updates to local HNAs.
- ❑ DLCD selected FCS Group to lead the update and do technical analysis.



BACKGROUND

- ❑ To date, FCS completed the following tasks:
 - ❑ Current housing inventory;
 - ❑ Housing needs forecast for the next 20-years;
 - ❑ Reconciliation of housing supply and demand;
 - ❑ Assessment of land needs for housing for the next 20-years; and
 - ❑ Preliminary housing policy memo.

BACKGROUND

- ❑ Tasks remaining include:
 - ❑ Final housing policy memo;
 - ❑ Adoption draft of complete HNA; and
 - ❑ Adoption process.
- ❑ Under DLCD funding requirements the final HNA must be done by June 30th.



BACKGROUND

The last HNA was done in 2009 to support the City's Comprehensive Plan update and to ensure compliance with State rules for needed housing.

Much has changed since 2009:

- ❑ The “Great Recession” occurred.
- ❑ The economic rebound affected housing demand.
- ❑ The Oregon Legislature expanded the UGB in the City's planning area.
- ❑ Forest Grove was identified by the State as a severely rent burdened community.

CONTEXT

- ❑ In general, an HNA includes:
 - ❑ An inventory of existing housing stock by type and price range.
 - ❑ Housing demand projections by type and price range for the next 20 years.
 - ❑ Assessment of housing land needs based on how land is currently zoned and the housing projections.



PROJECT ADVISORY COMMITTEE

- ❑ An advisory committee was convened to assist the consultant and review work products.
- ❑ The committee also discussed housing policies for consideration to promote needed housing.
- ❑ The committee met three times.

Participants

- ❖ **City Councilor Valfre**
- ❖ **Planning Commission member**
- ❖ **Bienestar Director**
- ❖ **West Tuality Habitat Director**
- ❖ **Home Builders Association Staff**
- ❖ **Local Apartment Manager**
- ❖ **Affordable Housing Ad-Hoc Member**



Housing Needs Analysis

Significant Findings



The map displays the City of Oak Street with its boundaries and various designated areas. The City Boundary is shown as a thick green line. The Urban Reserve Area is highlighted in yellow, and the Urban Growth Boundary is highlighted in blue. The map includes a legend in the bottom left corner with the following items:

- City Boundary (thick green line)
- Urban Growth Boundary (blue area)
- Urban Reserve Area (yellow area)

Key areas labeled on the map include:

- Urban Reserve Area** (yellow area in the northwest)
- UGB Area** (blue area in the north-central part)
- Westside Area** (green-outlined area in the west-central part)
- Oak Street Area** (green-outlined area in the east-central part, with a green circle around Oak Street and a green arrow pointing to it)

Major roads and streets shown include:

- PURDIN
- VERBOORT
- MCKIBBIN
- BEAL
- PORTER
- MARTIN
- HWY 47
- 27TH
- 26TH
- 25TH
- 24TH
- 23RD
- 22ND
- 21ST
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- 7TH
- 6TH
- 5TH
- 4TH
- 3RD
- 2ND
- 1ST
- 0TH
- NEGATIVE

Other labels include:

- PLUM HILL
- DAVID HILL
- SILVERSTONE
- HARTFORD
- QUAIL
- BONNIE
- BARNET
- ASH
- BRYCE
- WILLAMINA
- 28TH
- 27TH
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Water bodies include:

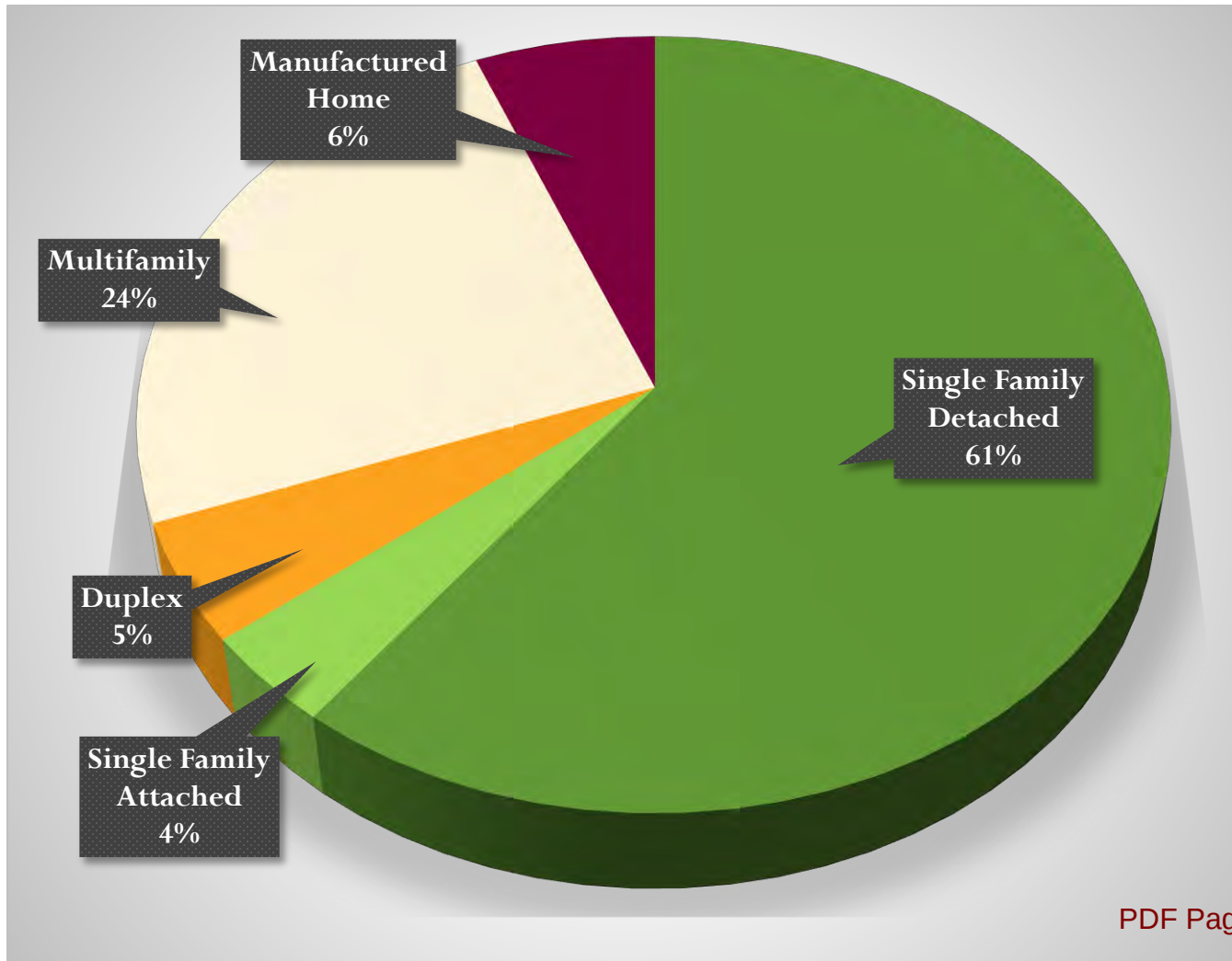
- CARPENTER CREEK
- PLUM HILL
- DAVID HILL
- SILVERSTONE
- HARTFORD
- QUAIL
- BONNIE
- BARNET
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- WILLAMINA
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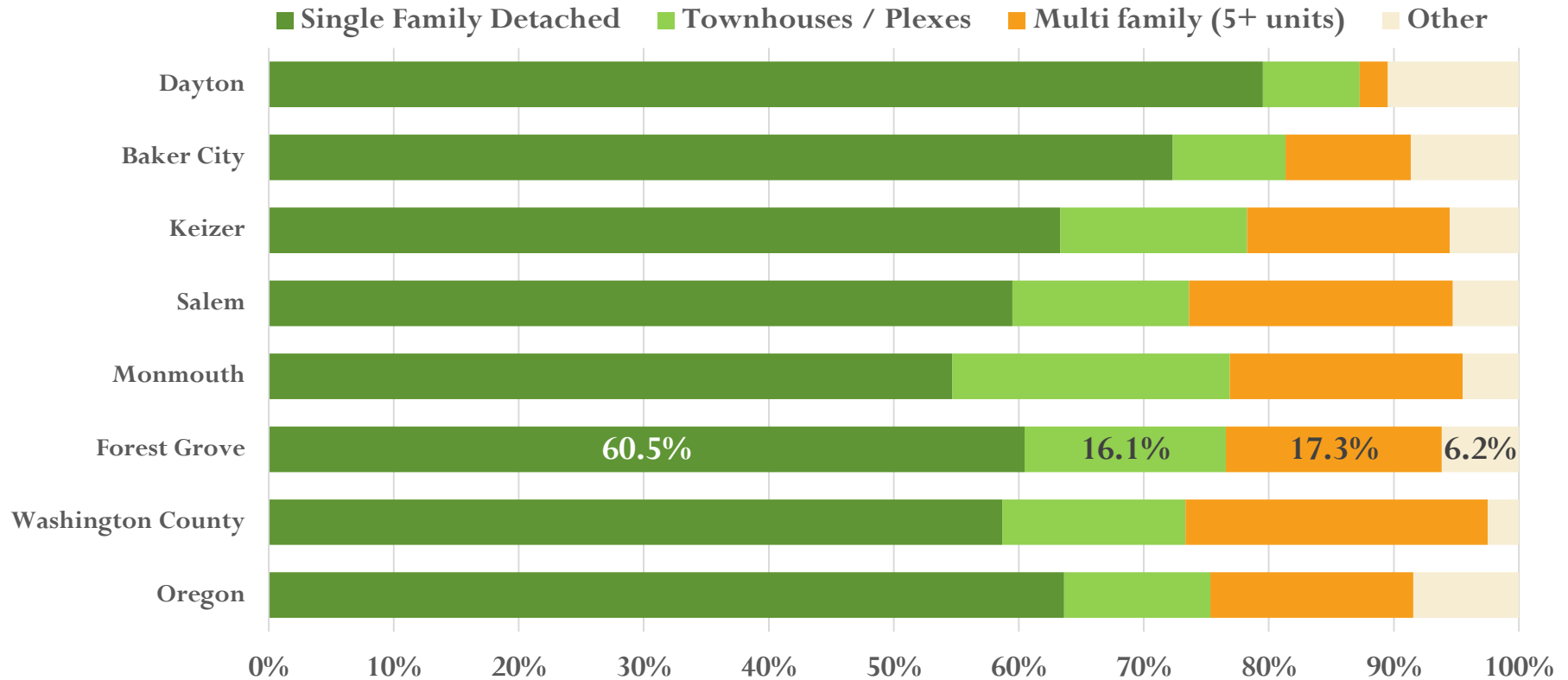
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CURRENT HOUSING SUPPLY

Total Housing Units: 8,440

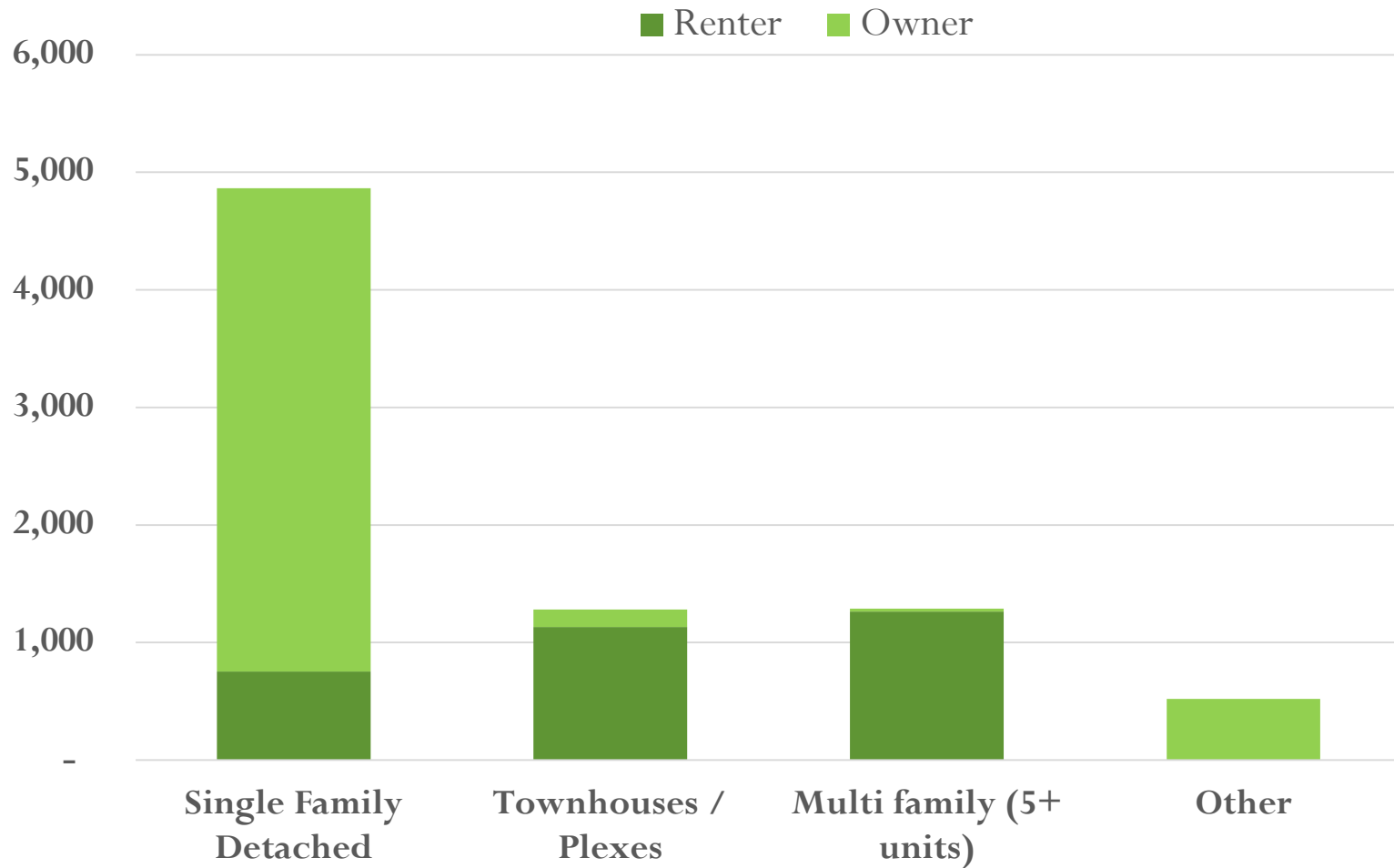


CURRENT HOUSING MIX



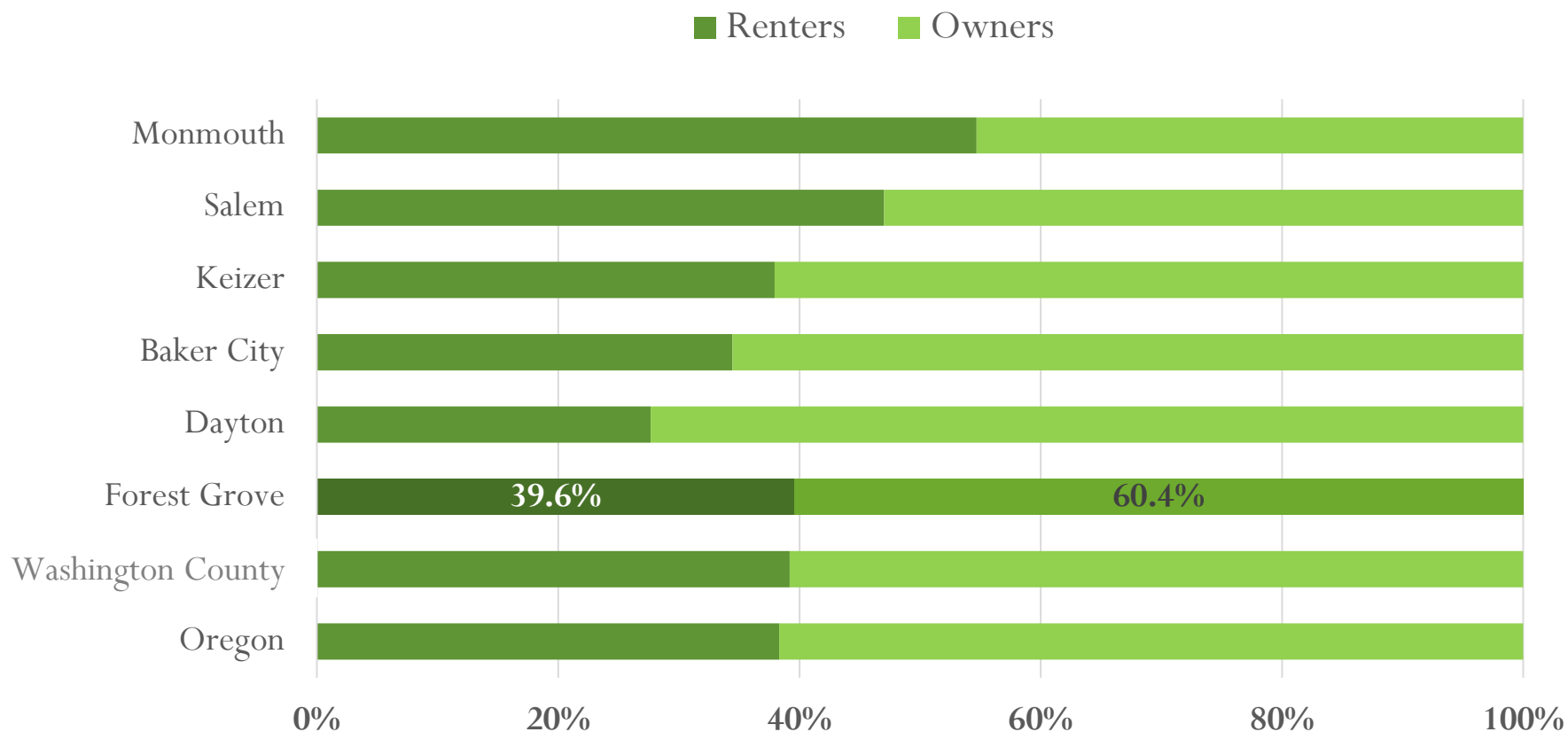
Source: U.S. Census Bureau, 2013-2017 American Community Survey (Table B25024), compiled by FCS Group

OCCUPIED HOMES



Source: U.S. Census Bureau, 2013-2017 American Community Survey (Table B25032), compiled by FCS Group

OCCUPIED HOMES



Source: U.S. Census Bureau, 2013-2017 American Community Survey (Table B25032), compiled by FCS Group

Housing Forecast



HOUSING FORECAST

- ❑ Forest Grove's population is expected to increase by about 9,600 persons over the next 20 years.
- ❑ Based on the City's average household size of 2.8 persons / household, an additional 3,400 housing units will be needed for expected population growth.

	Estimate 2019	Forecast 2039	Proj. Change 20 Years	Proj. AGR (2019-2039)
Forest Grove UGB Population	24,652	34,275	9,622	1.66%
Forest Grove Housing Needs				
Group Quarters Population	1,238	1,721	512	
Population in Households	23,414	32,553	9,680	
Avg. Household Size	2.81	2.81		
Resident Housing Units	8,332	11,585	3,252	1.66%
Seasonal & Vacant Housing Units	445	619	174	1.66%
Total Housing Units (baseline)	8,777	12,203	3,426	1.66%

Source: Metro Population Distributed Forecast; U.S. Census ACS 2013-2017 data, and interpolations by FCS GROUP.

HOUSING FORECAST

Projected Housing Need by Type and Tenancy

Approximate Attainable Home Price*	Owner-Occupied Dwellings	Renter-Occupied Dwellings	Total Dwelling Units	Attainable Housing Products
Upper (120% or more of MFI)	809	98	907	Standard Homes
Middle (80% to 120% of MFI)	522	170	691	Small and Standard Homes, Townhomes
Low (50% to 80% of MFI)	383	355	737	Small Homes, Townhomes, Mfgd. Homes, Plexes
Very Low (30% to 50% of MFI)	216	274	490	ADUs, Govt. Assisted
Extremely Low (less than 30% of MFI)	123	478	601	Govt. Assisted
Total	2,052	1,374	3,426	

*Assumes 30% of income is used for rental payments. Forest Grove HNA draft findings, April 2019. FCS GROUP.

Forecasts do not include group quarters units.

HOUSING SUPPLY AND DEMAND

- Overall the UGB appears adequate to address housing needs during the 20 year planning period.

Housing Units

	Housing Capacity (Supply)	Housing Demand	Remaining Capacity
Low Density	2,732	2,724	8
High Density*	2,091	958	1,133
Total	4,823	3,682	1,141

* includes townhomes, apartments and group quarters.

Source: Appendix 2, 2018 Metro Buildable Land Inventory (BLI) report

INVENTORY OF APPROVED LOTS

- ❑ However, the supply of approved lots is low limiting short term development potential.

Current Subdivisions					
Forest Grove					
Project Name	Location	# of Lots Approved	# of Lots Issued	Lots Left	Status
Green Grove Co-Housing Phase 1	3351 Thatcher Rd	9	3	6	Initiated
Oak Hill Settlement IV (Lots 112-152)	Brooke Street & David Hill Road	41	36	5	Initiated
Pacific Crossing Phase 4	West end of Goff Road	63	62	1	Initiated
Silverstone Phase 1 (Lots 1-45)	David Hill Road	45	45	0	Initiated
Silverstone Phase 2	David Hill Road	38	34	4	Initiated
Silverstone Phase 3	David Hill Road	44	18	26	Initiated
Silverstone 4 "The Meadows" (Lots 1-73)	David Hill Road	73	73	0	Completed
Smith Orchard	Gales Way & B St	8	0	8	In grading
Kidd Court	22nd Place	7	4	3	Initiated
Hawthorne Gardens	Hawthorne & 26th Ave	29	29	0	Completed
Gales Creek Terrace	Pacific Ave	197	0	197	In grading
Sunset Crossing	Sunset Ave	26	0	26	Initiated
		580	304	276	

SUPPLY CONSIDERATIONS

Expanding the supply of approved subdivision lots is constrained by:

- ❑ Lack of infrastructure needed to serve development.
- ❑ This applies to the Westside and Oak Street areas.
- ❑ Lack of desire of some property owners in the UGB area to annex into the City.



SUPPLY CONSIDERATIONS

The supply of approved subdivision lots could be increased by:

- ❑ Implementing the Westside Refinement Plan including adopting an infrastructure funding approach.
- ❑ It's estimated the Westside area could accommodate about 1,900 homes at build-out.
- ❑ Preparing and implementing a refinement plan for the Oak Street Area to promote mixed use development.
- ❑ Preparing and adopting a concept plan for the Urban Reserve meeting Metro requirements.

Preliminary Policy Discussion

POLICY DISCUSSION

The advisory committee discussed several policies to promote needed housing at their last meeting:

- ❑ Adopt cottage / cluster housing development standards.
- ❑ Compact development providing more affordable housing options.
- ❑ Reduced required parking for certain housing types such as regulated affordable housing.
- ❑ Reduce cost of development and encourage efficient use of land.

POLICY DISCUSSION

- ❑ Review MINIMUM residential densities.
 - ❑ The minimum is currently set at 80% of zone target density.
- ❑ Revise System Development Charge methodology.
 - ❑ Tie SDC amount to unit size (sliding scale).



POLICY DISCUSSION

- ❑ Revisit establishing a Construction Excise Tax. State law requires that a percentage of collected revenue go to:
 - ❑ Developer incentives for affordable housing;
 - ❑ Home ownership programs run by the State; and
 - ❑ City initiatives related to housing.

Council Discussion



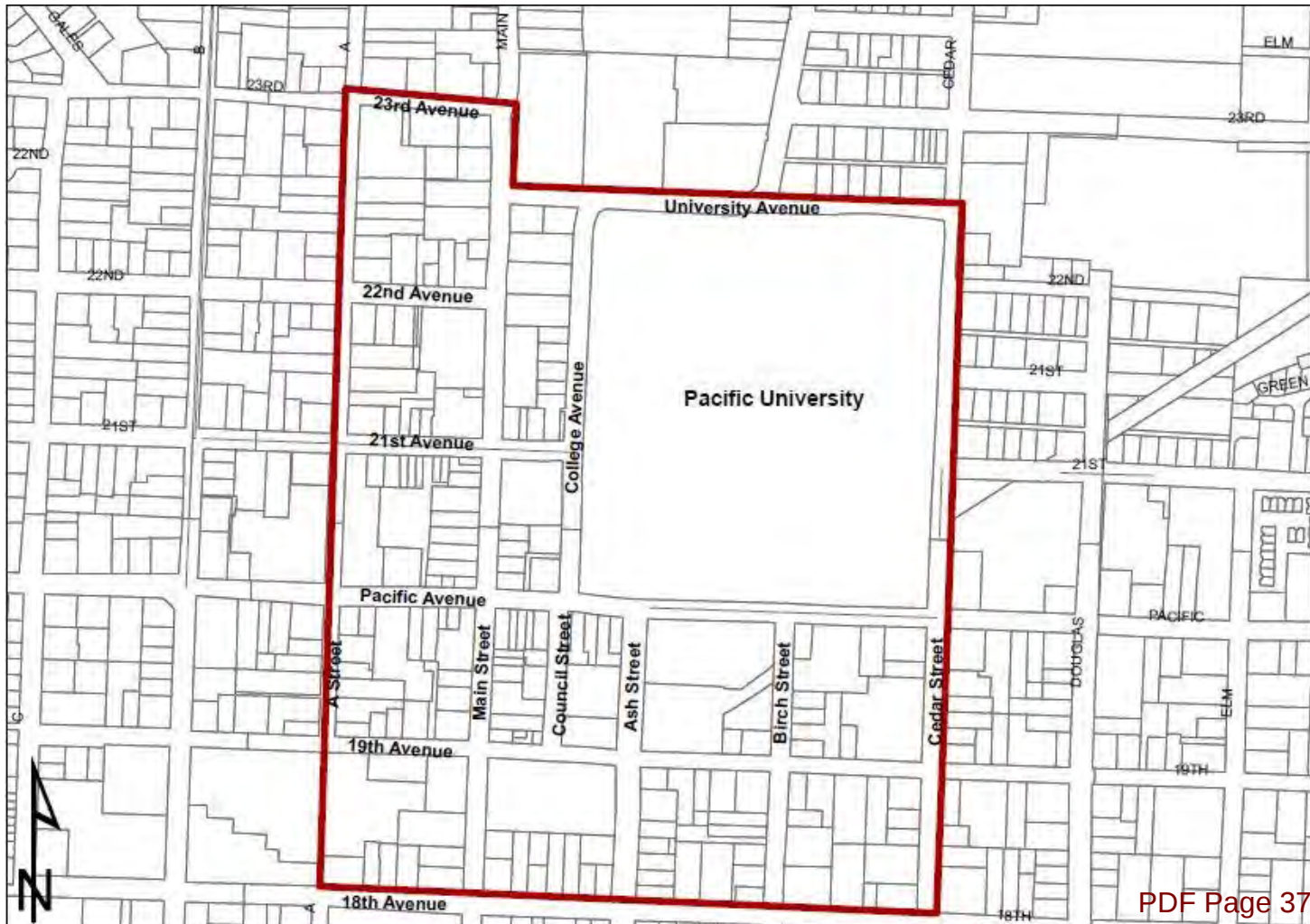
TOWN CENTER PARKING STUDY

DAN RIORDAN
Senior Planner
Community Development Dept.

BRIAN DAVIS
Senior Analyst
Lancaster Engineering

BACKGROUND

Study Area



PROJECT CONSULTANT

- ❑ Lancaster Engineering:
 - ❑ Transportation Engineering and Planning firm.
 - ❑ Located in Portland and Bend.
 - ❑ Founded 35 years ago.
 - ❑ Lancaster Streetlab: Data-driven approaches to parking management and multimodal planning.
- ❑ Brian Davis, Project Consultant, Streetlab Director and Senior Analyst.



THE TASK

- ❑ Lancaster Engineering has been asked to:
- ❑ Inventory existing on-street and off-street public parking spaces.
- ❑ Assess use of the parking spaces.
- ❑ Recommend public parking strategies.



COMMUNITY INVOLVEMENT

- ❑ An advisory committee was convened to:
- ❑ Assist the consultant and review work products.
- ❑ Provide a forum for property and business owner involvement.
- ❑ First meeting held on May 28th. Three meetings anticipated.

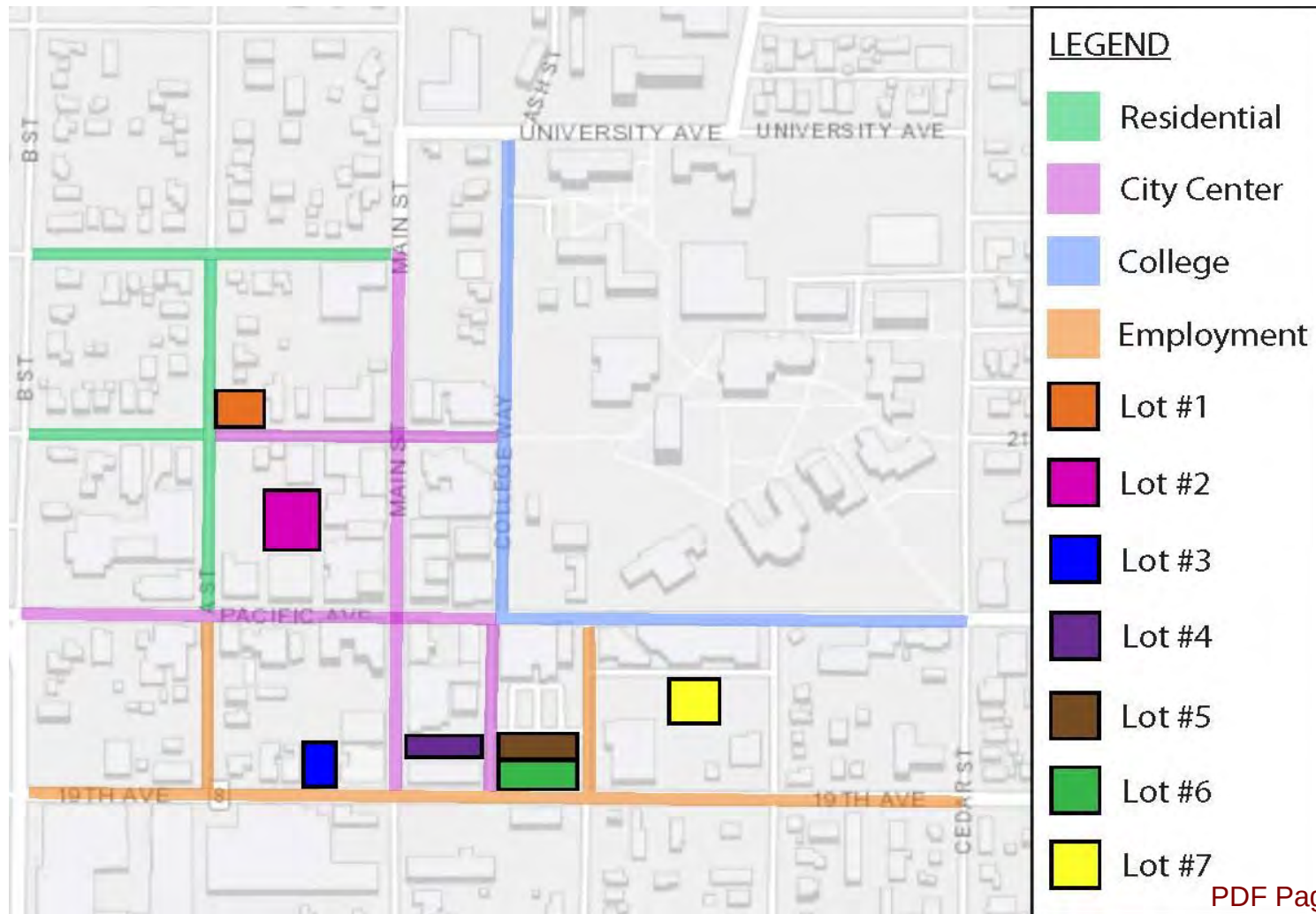
Participants

- ❖ **Business and Property Owners**
- ❖ **Planning Commission member**
- ❖ **Pacific University representative**
- ❖ **Adelante Mujeres**
- ❖ **United Church of Christ**
- ❖ **Community Development**
- ❖ **Economic Development**
- ❖ **Engineering**
- ❖ **Code Enforcement**

The Study



STUDY AREA AND PROPOSED SUBAREAS



ANALYSIS OVERVIEW: KEY METRICS

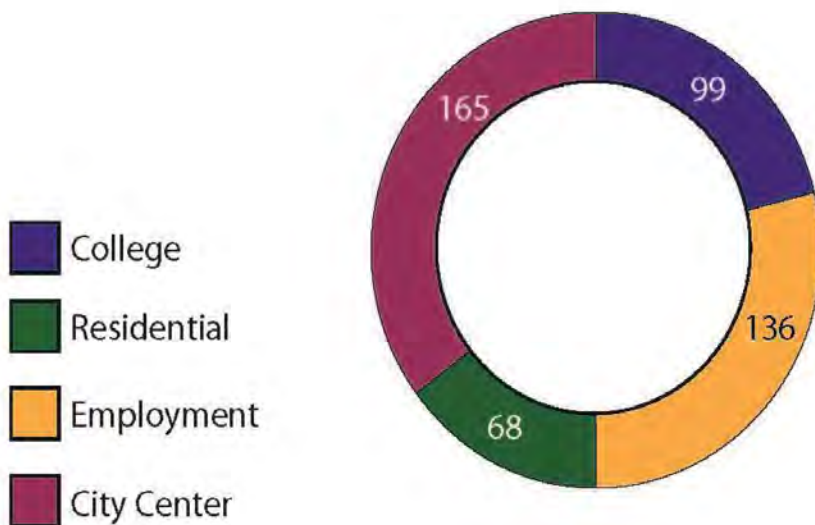
- ❑ Number and type of parking stalls.
- ❑ Peak hour(s) for demand.
- ❑ Occupancy during peak times / off peak times
 - ❑ As a percent of overall supply.
- ❑ Duration of stay.
- ❑ Number of unique vehicles served.
- ❑ Number of vehicles observed to “overstay”.



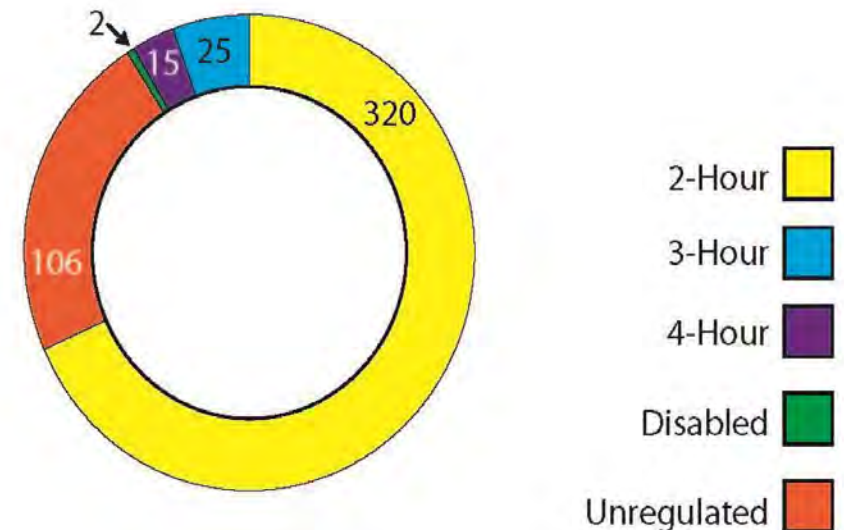
ON-STREET PARKING SUPPLY

On-Street Parking Supply (468 stalls total)

By District



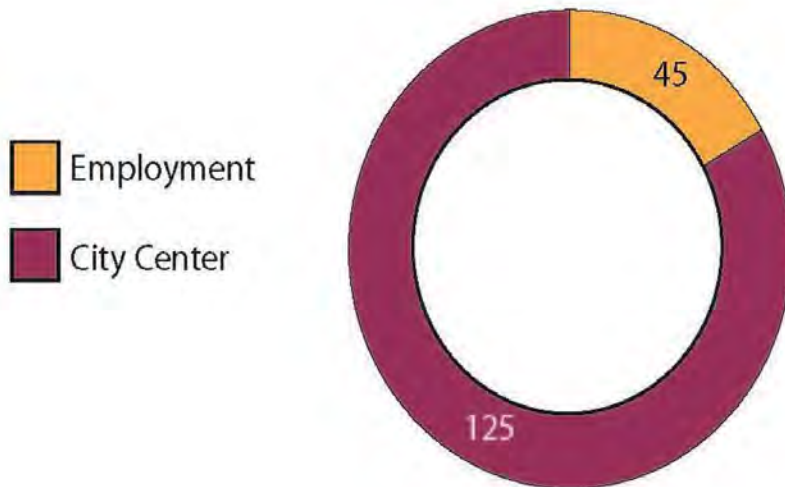
By Type



OFF-STREET PARKING SUPPLY

Off-Street Parking Supply (170 stalls total)

By District



By Type



DATA COLLECTION

Land Use	Peak Demand Period
Residential	12:00 AM – 5:00 AM
Retail	11:00 AM – 3:00 PM, 6:00 PM – 7:00 PM
Office	9:00 AM – 4:00 PM
School	10:00 AM – 11:00 AM
Restaurant	12:00 PM – 2:00 PM, 7:00 PM – 9:00 PM

❑ City Center (Retail) Area:

- ❑ Hourly occupancy / turnover data collection.
- ❑ Typical weekday (~10:00 am to 8:00 pm); and
- ❑ Saturday (~10:00 am to 10:00 pm).



❑ Other subareas:

- ❑ 12:00 am to 1:00 am (expected residential peak).
- ❑ 11:00 am to 12:00 pm (peak for many office / retail uses).
- ❑ 2:00 pm to 3:00 pm (peak demand for other office / employment uses).
- ❑ 7:00 pm to 8:00 pm (peak demand for retail / restaurant uses).

Parking Violations

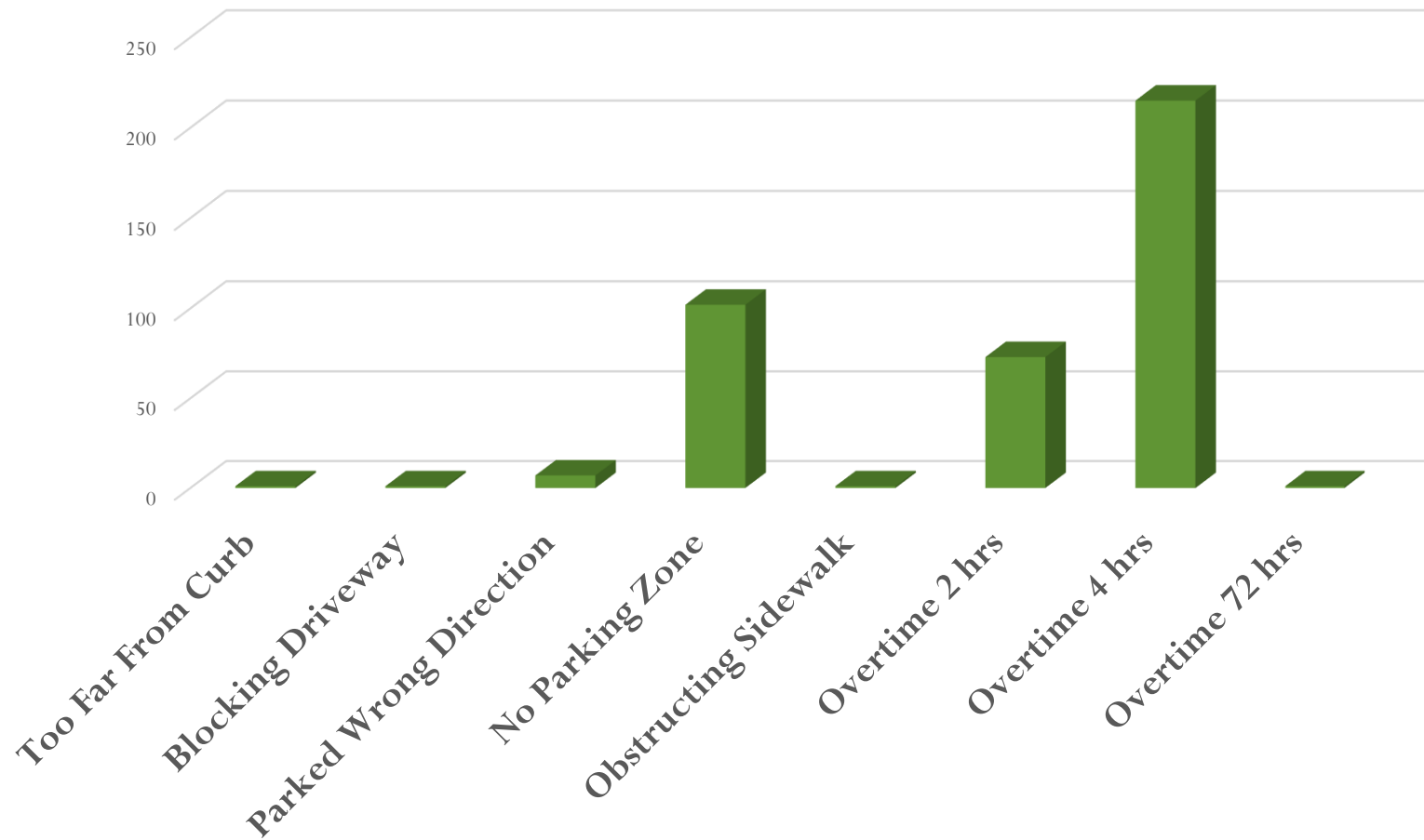


Parking Violations

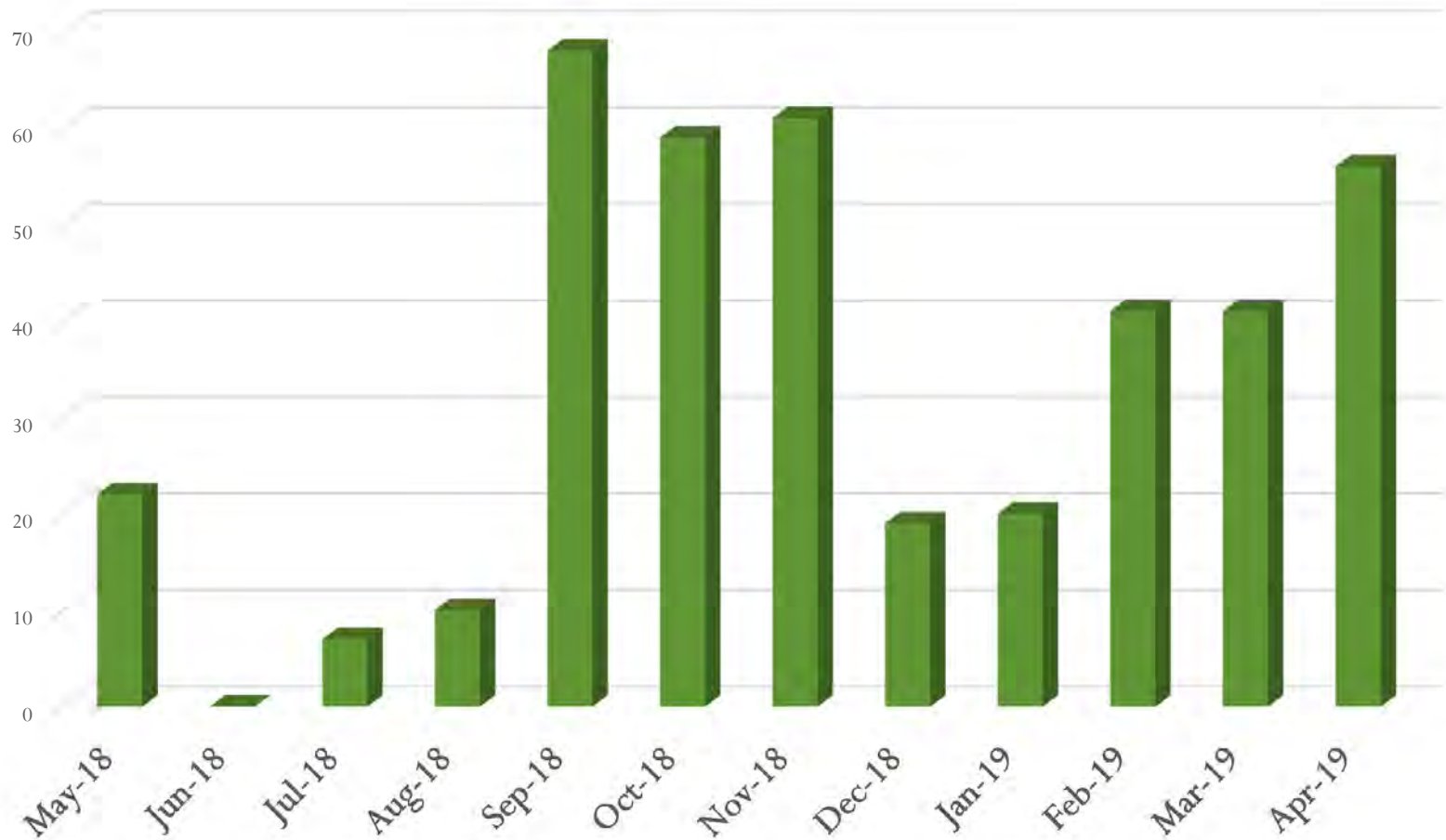
- ❑ In addition to parking demand data, parking violation data is useful for identifying parking problem areas or “hot spots”.
- ❑ Parking violation data is available for the past 12 months and is categorized by:
 - ❑ Type of violation
 - ❑ Month of violation; and
 - ❑ Location of violation.



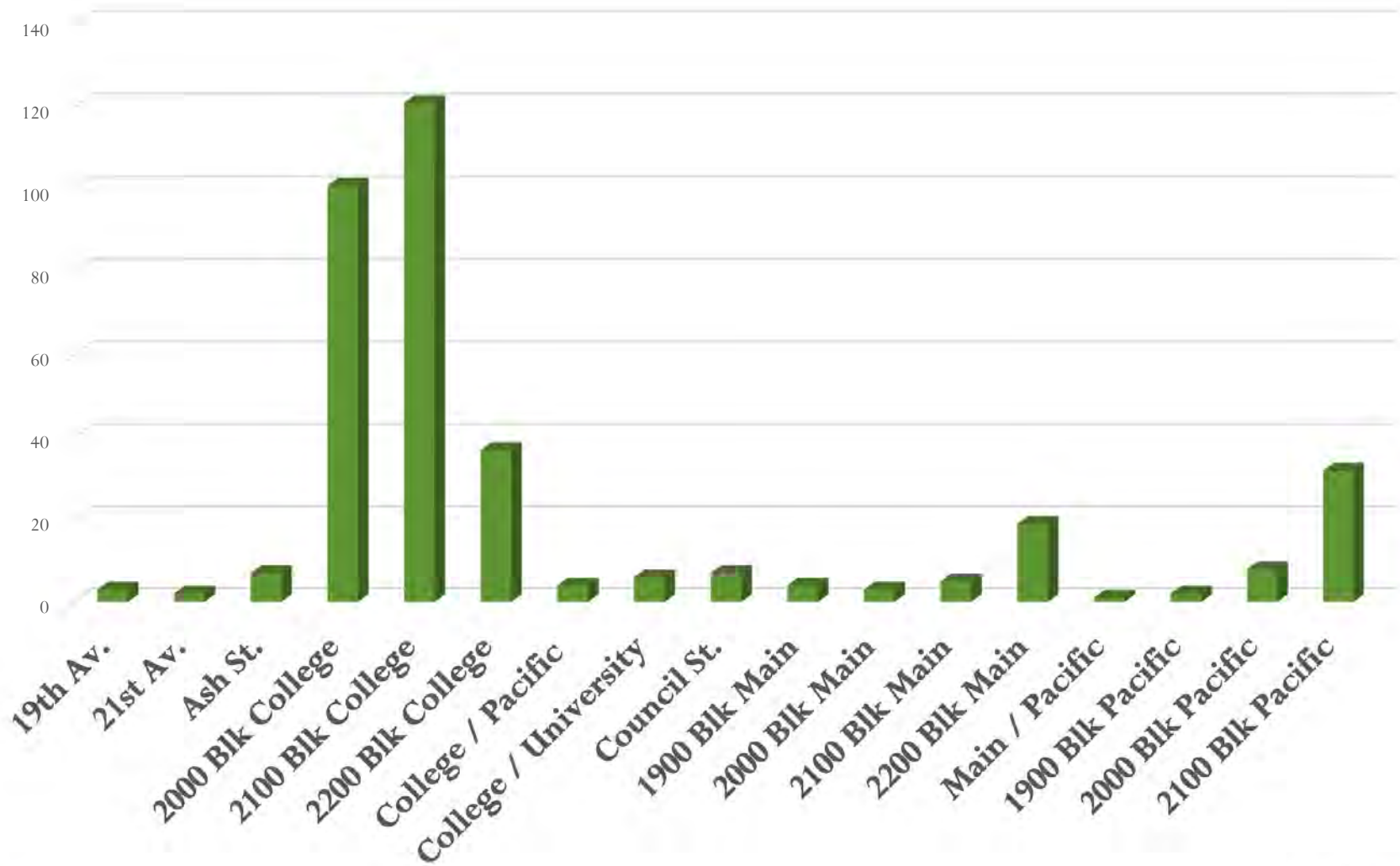
Type of Violation



Month of Violation



Location of Violation



Council Discussion

Council Discussion

- ❑ Staff is asking for Council comments and direction on:
 - ❑ Parking subareas / street classifications.
 - ❑ Data collection approach (days / times).
 - ❑ Other observations the Council wishes to provide the project team.

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