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|  | **City of Canby**  **Housing Needs Analysis** |

**Draft Stakeholder Outreach Summary**

**June 22, 2022**

The City of Canby has initiated a process to update its housing data and policies and identify tools to help encourage the development of more housing affordable to Canby residents. From April through June 2022, the City interviewed key stakeholders including housing producers, such as developers, real estate agents, and housing advocates, and consumers and consumer representatives for priority populations, including renters, low-income households, Hispanic/Latinx residents, other racial and ethnic minorities and immigrant or refugee communities, veterans, people with disabilities, seniors, agricultural workers, and formerly and currently houseless people. A complete list of interviewees is included as an Appendix. Housing producers were asked to identify barriers and opportunities to facilitate the development of more affordable housing options. Housing consumers were asked to share their experiences attaining affordable housing and the barriers to doing so.

**Key Themes**

To be added when interviews are complete.

**Housing Producer Interviews Compilation**

1. Are there other “barriers” to constructing attainably-priced housing development in Canby, such as land availability, infrastructure capacity, vacant land costs, lending constraints, etc.? If so, are there solutions or actions you would like the City or other agencies to consider?

* Permits and system development charges are an issue.
* There is no incentive to develop affordable housing.
* There are no incentives for developing homes of 1,000 sf versus 4,000 sf.
* Canby is as good at receiving unique development ideas as any community.
* There is a city-owned parcel available in downtown which there is interest in but no movement on.
* Land is not an issue in downtown, but a proactive development strategy seems to be missing.
* State land use laws, zoning and the UGB to be specific.

1. How have zoning and other regulations affected the kind of development you would like to see?

*Dimensional standards, such as minimum and maximum density, setbacks, and building heights.*

* These regulations limit what you can build. The R-2 zone is the same regardless of whether it is in downtown or elsewhere. I’d like to see more options in the downtown, such as taller building height maximums, lower setback and lot coverage requirements, and fewer requirements for on-site recreational space.
  + They have a significant impact on housing because they reduce flexibility.
  + Deregulation would lead to less expensive housing.

*Density standards and/or minimum lot sizes/*

* The 20-foot width requirement makes townhome development difficult.

*Allowed uses, including types of housing allowed, single-family, townhouses, manufactured homes, accessory dwellings, etc.*

* No.

*Design standards, including building design, historic compatibility requirements or site design like landscaping, parking ratios.*

* Design standards could be updated. Modern styles are not included in these standards, so design is stuck in the 1990s.
* Parking standards limit affordable housing development.

*Review requirements, including land use application types, fees, review times, building permit review fees and review times.*

* It may be a bit of an issue with the fire department requiring 26 foot street width for access.
* Parking requirements are a bit odd. One bedroom requires one space and everything else requires two.
* Canby has been good about this. Clackamas County is becoming a bottleneck.

*Environmentally sensitive land use restrictions, such as limited development on steep slopes*

* No.

*Engineering requirements, specifically infrastructure required for streets, water, sewer, stormwater*

* Maybe road width.
* Pervious vs impervious (60-70% impervious requirement)
* Natural gas requirement is another issue.
* Generally, these requirements add costs.

*Political considerations or neighborhood attitudes (e.g., the potential for local opposition to a project or types of projects).*

* I’ve seen it and experienced it. It is hard on the planners and the planning commission to go against the public. Maybe make an appeal more expensive? A sliding scale?
  + No opposition to the Dahlia downtown. Nurture that attitude elsewhere.

1. Of the issues or concerns you mentioned, what has been the most significant regulatory impediment impacting future development?
   * Not a regulatory issue. The city should do more of its own permitting.
   * Getting city comments on preliminary plat to county surveyor to allow the county surveyor to start plat review process is very important.
2. Have you found any opportunities in the zoning code that have given you needed flexibility to do the kind of project(s) you wanted? Consider: lot sizes, density, variety of housing types allowed, PUD or master plan process. Or, even if not of interest on your project(s), do you see opportunities in the zoning code for smaller lots, greater density, middle housing types, or other similar development options?

* The R-2 zone has a lot of flexibility. For example, lot size in R-1 is limiting at 7,000 sf per lot. R-2 doesn’t have that problem. That is an important factor.

1. What has been your experience working with the planning and development review process, from staff to fees to timing? Although not the main focus of this project, are there any areas for improvement?

* They do a good job. Customer service is solid. Way above average.
* Consider SDC waiver for ADU or single-family residential additions as these will not result in additional legal lot.
* Consider SDC reduction for townhomes based on size compared to larger single-family homes and size of water meter connections (5/8 vs. 3/4 or number of driveway parking spots or one vs. two car garages. Also look at demographics associated with townhomes, assumed fewer residents for SDC rate reduction.
* Getting city comments on preliminary plat to county surveyor to allow the county surveyor to start plat review process is very important.

1. Are there zoning standards or other development review regulations, tools and practices from other jurisdictions that you would like to see the city consider adopting?

* Yes, Beaverton has an incentive program for restaurants which they shared with Hillsboro. The city should look into it.
* Tigard has a set of very impressive housing incentives.
* They could let land use attorneys write land use findings so the staff doesn’t have to write them.
* For infill duplexes per House Bill 2001 create city code to waive sidewalk and street frontage improvements. Also define the process for post conversion of single-family lots into duplexes and standards for roads, utilities and traffic impact study up front.
* Create single family zoning permitting range of densities.
* Consider permitting master submittal process for site plans with approved subdivisions so that all site plans are issued at once.
* Having implementation zoning in place, especially new zoning concurrent with the comprehensive plan process is really important to get lots on the market quickly.

1. In addition to the (fill in the blank) type of residential development you would like to see in Canby, what opportunities do you see for middle housing development in Canby in the future? What does the community want and need, and what kinds of housing could feasibly be built to meet those needs?

* They need more middle housing (e.g. the sorts of units the Dahlia has) and senior housing.
* The city needs more large lot dwellings.
* Downtown area needs to have more density, higher density and taller buildings.
* Look at zoning of Clackamas Fairgrounds property for potential up zone in case surplus land owned by the county could be developed in the future. Consider R1.5 instead of current R1.
* Look at NW corner of city where significantly parceled, more likely to covert at high densities when already significantly parcelized consider R1.5 instead of R1. Highly parcelized R1 areas take a lot of time to convert.

1. The above questions are generally focused on the development side of housing. In your experience, are there local obstacles to people finding and/or securing housing (unrelated to the construction of new units)?

* There are no homes available for less than $349,000. That’s an issue for first time home buyers.
* A lot of apartments are being built. Big ones too. It makes it impossible for people to afford to buy because all of the development attention is on rental properties. This is true for first time home buyers and older folks looking to downsize.
* Vacancy rates.
* Affordability and supply outstrips demand.
* Too much attention and money being spent on rental housing.
* Biggest cost inflators land supply or lack thereof and entitlement process.

**Housing Consumer Interviews Compilation**

**PART 1 – Your Housing Experience**

1. What type of housing do you live in now and have you lived in previously?

* Live in a single family home on two acres of land.
* Own a two-bedroom condominium.
* Live in a townhouse in Woodburn.
* I live in a mobile home I paid for with cash.
* I live in a manufactured home in Aurora and I own the lot.
* Senior/disabled housing in Canby. 500 square foot apartment.

1. What characteristics did/do you look for in a home?

* Gas fireplace and stove. Washer and dryer that are not in the garage.
* Someone else to take care of the landscaping.
* A small yard.
* Access to transit. There are some areas in Canby that are not served by TriMet or CAT.
* Concerned about the train that divides Canby. Sometimes it stops and blocks traffic for several hours.
* Road conditions and traffic are a problem. Infrastructure cannot accommodate growth.
* Single story homes or ground floor apartments.
* Interest in cottages and tiny houses.
* Sidewalks.

1. Would anyone like to share their experience trying to find housing to meet your household needs in Canby? Was it easy or difficult to find a home with the characteristics you desire in your price range?

* Moved from California to be close to family and wanted to live on land in the country.
* Lived in an apartment before purchasing the condominium.
* Could not find affordable housing in Canby. Townhouse is part of an HOA takes care of the landscaping.
* I have paid rent for the mobile home with social security, but rent was raised significantly and I may need to look for alternative housing.
* Could not find affordable housing in Canby, so I live in a manufactured home in Aurora.
* I’m moving from Canby to Idaho to get away from the growth in Canby.
* Many focus group members moved to the Canby area to be close to family.
* Some focus group members found Hope Village to expensive.
* The waiting list to get into rural subsidized housing in Canby is at least 18 months.
* The condominium I purchased was on the market for less than 30 minutes.
* If I didn’t find my current apartment, I would be living with my kids.
* Many apartments were developed with promises of low income, but rents were not affordable.
* Concerned about growth in Canby – traffic, crime, loss of farmland, etc.

**PART 2 – Housing Production Strategy Guidance**

The median family income for households with 4 members in Clackamas County is $80,484. A common measure of affordability is for households to spend no more than 30% of their income on housing. Using that measure, the expected housing cost for home owners earning 80% MFI ($64,387) level in Clackamas County is $2,211, which is sufficient to afford a home priced at $351,000. Households at 80% of MFI level in Clackamas County should be able to afford monthly rents of $1,610. Meanwhile, the median home price in Canby is $560,000.

1. In your opinion, is 80% or less of the City’s area median income the appropriate figure to use for determining affordable housing, or should it be a lower percentage? If so, what percentage do you feel would be better and why?

* Canby should use a number considerably lower. Our facilities have a wait list at 40% of median income.
* I agree. 40% is a good place to start. There are rent controlled apartments elsewhere in town where maximum rent is less.
* Apartments are typically available at around $1,600 per month. If you cannot afford that, you look for a room to rent. If you can’t find one, you look for an RV park and then on the street. From there you might transition to a car or sleeping outdoors. Solutions are needed.
* Not in the current housing climate. There are large numbers of people who make around $40,000 per year that can only afford to rent.
* Most people are already in rural housing development like mobile home parks. They either own their home and rent property from the parks, or they are in low income rural development apartments.
* Some older adults in apartments in Canby struggle to make payments of $1,200 to $1,400/month for a single bedroom apartment. They are concerned about large annual increases in rent.

1. What types of housing does Canby need more of?

* Canby needs more apartments. Most people 62 or older are at the point in life where they are choosing to divest themselves of housing. They want to be in a community with no household maintenance or landscaping. Many like to be in a community that serves meals. Other people just able to pay their rent.
* The waitlist at some of the senior housing facilities is 3 to 4 years long.
* Many people are borderline or don’t qualify for Medicaid. They are looking for apartments with less maintenance and a close community.
* Single story, accessible homes where people with walkers are able to navigate around corners, use walk-in showers, etc.
* People have seen rents increase and are looking for apartments with rent control.
* Manufactured homes are another important source of affordable housing. Residents are concerned about large spikes in rent.
* Smaller cottage cluster homes with someone hired to do the maintenance.
* Canby doesn’t have simple 1,300 square foot, two-bedroom homes for first time homeowners. That is not what is being built.
* The City needs to be intentional about encouraging a full spectrum of housing and affordability.
* There is a need for middle housing and apartments.
* Poverty has a greater impact on the Hispanic population. Migrant families move up with the Harvest and planting season. Those families are planting for a generation or more and staying put, but still dealing with low incomes and other factors. Hispanic families are also having more kids than the average.
* Large homes are being built for people who move to Canby from other places. Apartments and townhomes need to be built at the same rate as single family homes. People at the table keep pushing back on low income housing.
* Recent legislation was tough on landlords who can make more money on single family homes.
* There is increasing involvement from government in providing low income housing. Organizations like Canby Center operate it for the government agency.
* We need to find a way to create $250,000 homes that allow people with lower incomes to have ownership and build equity.
* Duplexes and apartments.
* Intergenerational housing for low income families.

1. What characteristics and amenities are needed in homes that serve priority populations?

* Close access to a grocery store or market.
* Residents are well-served by Canby Area Transit (CAT). Most people have access because of the Canby Shuttle, Meals on Wheels, or grocery deliveries.
* Applaud CAT for bringing back circulator route. It connects older and young adults to get to jobs in Woodburn and Oregon City. I Hope they can continue to look at increasing that service. For example, two loops instead of one to get people farther out of town.
* It’s nice if people have a washer and dryer in their apartment or on each floor.
* With summers getting hotter and hotter, air conditioning is a must.
* Homes without stairs.
* Many rural housing apartment complexes have no rear exist.
* Need a parking lot that is large enough for a shuttle bus to turn around.
* Need to be close to stores.

1. What actions should the city take to help increase housing production?

* The only real mechanism is for the city to actually purchase the land, build the infrastructure, and sell the land for smaller homes on smaller lots.
* Look at code changes to reduce minimum lot sizes, allow accessory dwelling units, etc.
* Improve access to jobs and services
* Allow more types of homes
* Explore rent control
* Purchase land for affordable housing

1. Anything else you would like to add?

* Hope Village provides a range of housing from senior housing to end-of-life. The Canby Adult Center provides needed services. The City and Chamber should promote Canby as a senior friendly community. It’s a huge asset for the city to have the number of high quality senior housing facilities and services that you find in Canby.
* People are attracted to a more rural community. Openness, pastoral feeling, and not connected to Portland.
* People are moving to Marion County for less expensive housing. I hope the City will find homes for bank tellers and other service providers.
* The City needs a vision for the future. What kind of community does Canby want to be? Across between wealthy and low-income households.
* Look to urban areas outside the UGB like Whiskey Hill Road.
* There is simply not enough housing. People are afraid of eviction and stressed about raised rents, especially with the prices of groceries and gas. There are long wait lists and people cramming in with their families.

1. Who else should we talk to?

* The Oregon Department of Human Services has a Canby Office that helps people in the middle ground that don’t qualify for assisted living, but are having trouble find affordable housing
* Church groups
* Tom Scott, Scott Investment Properties

**Housing Producer and Consumer Interviewees**

To be added when interviews are complete.