

RESOLUTION NO. 2018-54

RESOLUTION AUTHORIZING THE CITY OF FOREST GROVE TO SUBMIT A REQUEST FOR FUNDING ASSISTANCE FROM THE OREGON DEPARTMENT OF LAND CONSERVATION AND DEVELOPMENT TO UPDATE THE CITY'S 2008/2009 HOUSING NEEDS ANALYSIS

WHEREAS, The Oregon Legislature appropriated funds to the Oregon Department of Land Conservation and Development (DLCD) for the purpose of providing technical assistance to local governments in increasing the affordability of housing within urban growth boundaries; and

WHEREAS, DLCD identified the City as having households with severe rent burden where more than 25% of renters in the City pay more than 50% of household income on rent; and

WHEREAS, according to the Oregon Housing and Community Services Department approximately 37% of renter households in Forest Grove experience severe rent burden; and

WHEREAS, this severe rent burden qualifies the City for funding assistance from DLCD to update the City's 2008/2009 Housing Needs Assessment; and

WHEREAS, The City of Forest Grove desires to partner with DLCD to update the City's 2008/2009 Housing Needs Assessment for purposes of updating housing needs projections addressing housing types and price levels, residential land needs, and identification of measures for accommodating needs housing as described in Oregon Administrative Rules (OAR) Chapter 660, Divisions 7 and 8; and

WHEREAS, grant funds, if awarded, will pay for consultant assistance, at no direct cost the City, to prepare a public hearing ready draft Housing Needs Assessment to ensure Forest Grove accommodates housing needs over the next twenty years.

NOW THEREFORE, BE IT RESOLVED BY THE CITY OF FOREST GROVE AS FOLLOWS:

Section 1. The City of Forest Grove City Council supports a request for funding assistance (Exhibit A) from DLCD to update the City's 2008/2009 Housing Needs Analysis.

Section 2. The City Manager is hereby authorized to submit the request for funding assistance to DLCD on behalf of the City of Forest Grove.

Section 3. The resolution is effective immediately upon its enactment by the City Council.

PRESENTED AND PASSED this 11th day of June, 2018.


Anna D. Ruggles, City Recorder

APPROVED by the Mayor this 11th day of June, 2018.


Peter B. Truax, Mayor



A place where families and businesses thrive.

<i>CITY RECORDER USE ONLY:</i>	
AGENDA ITEM #:	<u>10</u>
MEETING DATE:	<u>6/11/18</u>
FINAL ACTION:	<u>Reso 2018-54</u>

CITY COUNCIL STAFF REPORT

TO: City Council

FROM: Jesse VanderZanden, City Manager

MEETING DATE: June 11, 2018

PROJECT TEAM: Daniel Riordan, Senior Planner, Jeff King, Economic Development Manager, Bryan Pohl, Community Development Director

SUBJECT TITLE: Resolution Authorizing the City Manager to Apply for State of Oregon Funding Assistance for Updating the City's Housing Needs Analysis

ACTION REQUESTED:

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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 Ordinance Order X Resolution Motion Informational

X all that apply

ISSUE STATEMENT: The Oregon Department of Land Conservation and Development (DLCD) is accepting requests for funding assistance from cities and counties to update comprehensive plans and land use regulations to increase the affordability and supply of housing in the state. The City qualifies for funding assistance to update the City's Housing Needs Assessment. The request for assistance requires consent from the City Council in support of the funding application. A resolution supporting the request is attached for Council consideration (Attachment A).

BACKGROUND: During the 2018 legislative session, the legislature adopted HB 4006 (Attachment A) and appropriated funds to DLCD for purposes of providing technical assistance to local governments to increase the affordability of housing within growth boundaries. Technical assistance includes analysis of housing needs, audits of land use codes to identify barriers to housing development, revisions to land use codes to remove barriers and implementation plans for increasing housing supply. Funding priority is given to cities and counties where 25% or more of the renters pay more than 50% of household income on rent. DLCD identified Forest Grove as having households with severe rent where more than 25% of the City's renters pay more than 50% of household income on rent. According to the Oregon Housing and Community Services Department approximately 37% of renter households in Forest Grove experience severe rent burden. This severe rent burden qualifies the City for funding assistance to update the City's 2008/2009 Housing Needs Assessment (HNA). Priority for updating HNAs is given to jurisdictions with needs assessment more than five years old. Updating the HNA is the first step toward qualifying for additional technical assistance such code audits to identify barriers for increasing the supply of affordable housing. Priority for code audits is given to jurisdictions with HNAs less than five years old.

To provide this assistance, DLCD will contract with consultants experienced in completing Housing Needs Analyses (HNAs). There is no direct cost to the City for updating the HNA. The consultant will

work with one or more advisory committees appointed by the City to prepare a public hearing ready draft HNA for Council consideration. An HNA includes a housing needs projection addressing housing types and price levels, residential needs analysis, buildable lands inventory and identification of measures for accommodating needed housing as described in Oregon Administrative Rules Chapter 660, Divisions 7 and 8 and ORS 197.307. As used in ORS 197.307, "needed housing" means all housing on land zoned for residential use or mixed residential and commercial use that is determined to meet the need shown for housing within an urban growth boundary at price ranges and rent levels that are affordable to households within the county with a variety of incomes, including but not limited to households with low incomes, very low incomes and extremely low incomes, as those terms are defined by the United States Department of Housing and Urban Development. Needed housing includes the following housing types:

- Attached and detached single-family housing and multiple family housing for both owner and renter occupancy;
- Government assisted housing;
- Mobile home or manufactured dwelling parks;
- Manufactured homes on individual lots planned; and
- Housing for farmworkers.

Funding assistance will pay for consultant assistance at no direct cost to the City. By submitting the request for funds the City commits to completing the project by June 30, 2019.

STAFF RECOMMENDATION: Staff recommends City Council adopt the attached resolution authorizing the City Manager to submit a request for funding assistance to the Oregon Department of Land Conservation and Development to update the City's 2008/2009 Housing Needs Assessment.

ATTACHMENT(s):

Attachment A: HB 4006

Attachment B: Resolution

Enrolled
House Bill 4006

Sponsored by Representative KOTEK; Representatives ALONSO LEON, DOHERTY, KENY-GUYER, NOSSE, SMITH WARNER, Senator JOHNSON (Pre-session filed.)

CHAPTER

AN ACT

Relating to housing; and declaring an emergency.

Be It Enacted by the People of the State of Oregon:

SECTION 1. (1) For purposes of this section:

(a) A household is severely rent burdened if the household spends more than 50 percent of the income of the household on gross rent for housing.

(b) A regulated affordable unit is a residential unit subject to a regulatory agreement that runs with the land and that requires affordability for an established income level for a defined period of time.

(c) A single-family unit may be rented or owned by a household and includes single-family homes, duplexes, townhomes, row homes and mobile homes.

(2)(a) The Housing and Community Services Department shall annually provide to the governing body of each city in this state with a population greater than 10,000 the most current data available from the United States Census Bureau, or any other source the department considers at least as reliable, showing the percentage of renter households in the city that are severely rent burdened.

(b) The Housing and Community Services Department, in collaboration with the Department of Land Conservation and Development, shall develop a survey form on which the governing body of a city may provide specific information related to the affordability of housing within the city, including, but not limited to:

(A) The actions relating to land use and other related matters that the governing body has taken to increase the affordability of housing and reduce rent burdens for severely rent burdened households; and

(B) The additional actions the governing body intends to take to reduce rent burdens for severely rent burdened households.

(c) If the Housing and Community Services Department determines that at least 25 percent of the renter households in a city are severely rent burdened, the department shall provide the governing body of the city with the survey form developed pursuant to paragraph (b) of this subsection.

(d) The governing body of the city shall return the completed survey form to the Housing and Community Services Department and the Department of Land Conservation and Development within 60 days of receipt.

(3)(a) In any year in which the governing body of a city is informed under this section that at least 25 percent of the renter households in the city are severely rent burdened, the

governing body shall hold at least one public meeting to discuss the causes and consequences of severe rent burdens within the city, the barriers to reducing rent burdens and possible solutions.

(b) The Housing and Community Services Department may adopt rules governing the conduct of the public meeting required under this subsection.

(4) No later than February 1 of each year, the governing body of each city in this state with a population greater than 10,000 shall submit to the Department of Land Conservation and Development a report for the immediately preceding calendar year setting forth separately for each of the following categories the total number of units that were permitted and the total number that were produced:

- (a) Residential units.
- (b) Regulated affordable residential units.
- (c) Multifamily residential units.
- (d) Regulated affordable multifamily residential units.
- (e) Single-family units.
- (f) Regulated affordable single-family units.

SECTION 2. (1) Section 1 of this 2018 Act becomes operative on the 91st day after the date on which the 2018 regular session of the Seventy-ninth Legislative Assembly adjourns sine die.

(2) Notwithstanding the operative date specified in subsection (1) of this section, the Housing and Community Services Department may, before the operative date specified in subsection (1) of this section, adopt rules and take any action necessary for the department and the governing bodies of cities to comply with section 1 of this 2018 Act on and after the operative date specified in subsection (1) of this section.

SECTION 3. In addition to and not in lieu of any other appropriation, there is appropriated for the biennium ending June 30, 2019, out of the General Fund:

(1) To the Department of Land Conservation and Development, the amount of \$1,730,000 for the purpose of providing technical assistance to local governments in increasing the affordability of housing within the boundaries of the local governments. In providing technical assistance, the department shall give priority to cities described in section 1 (3) of this 2018 Act.

(2) To the Housing and Community Services Department, the amount of \$270,000 for the purpose of conducting a study on the cost of affordable housing and providing technical assistance grants to promote the development of subsidized affordable housing.

SECTION 4. This 2018 Act being necessary for the immediate preservation of the public peace, health and safety, an emergency is declared to exist, and this 2018 Act takes effect on its passage.

Passed by House March 1, 2018

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Timothy G. Sekerak, Chief Clerk of House

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Tina Kotek, Speaker of House

Passed by Senate March 2, 2018

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Peter Courtney, President of Senate

Received by Governor:

.....M.,....., 2018

Approved:

.....M.,....., 2018

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Kate Brown, Governor

Filed in Office of Secretary of State:

.....M.,....., 2018

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Dennis Richardson, Secretary of State