



Addendum

September 19, 2019

To: Planning Commission (September 26, 2019)

From: Chris Kerr, Community Development Director *CK.*
Colin Cortes, AICP, CNU-A, Senior Planner

Subject: Addendum to Agenda Item 7: Housing Needs Analysis (HNA) Recommended Measures

Summary:

Staff received on August 29 the first written public comments on the HNA recommended measures – from North Willamette Valley Habitat for Humanity®.

Recommendation:

Read, understand, and consider it as the Commission finishes deliberating on the HNA recommended measures.

Attachment:

109A. E-mail from Ben Wilt, North Willamette Valley Habitat for Humanity®, August 29, 2019

Colin Cortes

From: Ben Wilt <ben@nwvhabitat.org>
Sent: Thursday, August 29, 2019 9:54 AM
To: Colin Cortes
Subject: Woodburn Housing Needs Analysis

Follow Up Flag: Prepare a PC supplement.
Due By: Friday, September 13, 2019 8:30 AM
Flag Status: Flagged

This email is from an external sender.

Good morning Colin,

I have been reviewing Woodburn's HNA to get a better idea of your policy suggestions for a more affordable/liveable city, and provide some feedback.

In general, I'm interested in streamlining the WDO, and incorporating more as permitted types of diverse housing styles. Ultimately I view property ownership as the key to long term, stable affordability, so owner-occupied and Community Land Trust ownership are my first choices. Market Rate units are bound to follow the market, and often do little to provide affordable housing for the workers that help a city thrive.

Most of the provisions of part 1 are great. I'd be happy to see a decrease in parking requirements, more bike parking, and more efficient use of lots. Where I disagree is with the 12/12 roof pitches and altered trusses, and the 9 foot ceiling requirement. They both put a pretty heavy burden on new development, and will likely not do as much as good site planning and energy efficient envelope construction, respectively. Regarding the roof pitch, it is difficult to work on, and a second story makes insulation to the same R-value more costly. There would also be a homogenization of steeply pitched new single story developments, which would likely look very strange. In terms of ceiling height, I think it's safe to say a well insulated and air sealed envelope does far more than ceiling height for comfort. In the heating season a better envelope 8 ft ceiling will also use less energy, with less useless heated air stacked above the occupants. The stacking effect also works in reverse in drafty homes during cooling season, pushing cold air out at floor level as warm air settles from the attic.

I'm all for Part 2. Smaller houses with common facilities and better land use makes a lot of sense.

Part 3 has a lot of good suggestions. I could see the CET being useful in pushing new development styles, and density bonuses, inclusionary zoning, and new developer training all seem very useful. Zero energy ready bonuses would be awesome, that might incentivize our step to that level of efficiency. I like the idea of improving transit, but I think that burden should be shared by those already incorporated, such as large employers, as well as new developments. Scaled SDCs make a lot of sense, and Habitat will always push for partially or fully waived SDC's for affordable housing, as those are cost savings that go directly to our homeowners. Incorporating ADUs into new subdivisions is a great idea. I'm really curious about the ADU and Tiny Home pilot programs, I think that Habitat would like to partner with the City on a project like that, and I know the Director of Love Inc expressed interest in a similar tiny home development.

I'll try to make it to the final meeting next month, I'd be happy to state my position to the planning commission.

Best,

Benjamin Wilt

Construction Manager

North Willamette Valley Habitat For Humanity

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