

**CITY OF SILVERTON
URBAN RENEWAL ADVISORY COMMITTEE MEETING MINUTES**

7:00 P.M.

JANUARY 21, 2020

The City of Silverton Urban Renewal Advisory Committee met at the Silverton Community Center on **January 21, 2020** at 7:00 p.m. with Chairman Freilinger presiding.

I. Roll Call

Present	Absent	
X	_____	Chairman Jason Freilinger
X	_____	Milla Eubank
_____	Excused	Greg Gossack
X	_____	Sheldon Lesire
X	_____	Aaron Huddart
_____	Excused	Steve Kay
X	_____	Eric Druliner
X	_____	Stacy Palmer
X	_____	Bill Miles

Staff present:

Community Development Director, Jason Gottgetreu and Planning and Permit Assistant, Kate Schlee

II. APPROVAL OF MINUTES

Member Palmer moved to approve the minutes from the meetings held on August 20, 2019, as presented. Member Eubank seconded the motion. There was no discussion and the motion passed unanimously.

III. BUSINESS FROM THE FLOOR

There were no comments.

IV. DISCUSSION/ACTION

4.1 Review Proposals for Potential Development of the Westfield Site

Community Development Director Jason Gottgetreu presented a history of the Westfield site; background of the solicitation for proposals; and, three proposals for potential development of the Westfield Site. The Urban Renewal Agency is under no obligation to select a proposal if it is not in the City's interest.

Applicant: Neighborly Ventures and United Way of the Mid-Willamette

The site would be accessed through Davenport Lane, which would further extend Davenport Lane. The buildings are three-story buildings. The development would include 138 apartment

units for families making 60% of the area median income (AMI) and 24 cottage-cluster units for seniors earning about \$1000 per month.

The proposal assumes purchase of approximately six acres for development of the apartments for the price of \$800,000 and purchase of the approximately one acre for development of the cottages for the price of \$134,000. They have also requested a waiver of the parks and recreation system development charges (SDC's) and a tax exemption when the project is complete, which is expected in 2022. The SDC's lost would be approximately \$630,000.

Applicant: Proposal by Community Development Partners and Habitat for Humanity

The proposal includes 104 apartments, a community building and single family attached units for individuals and families between 30% and 60% AMI. The proposal assumes purchase of the property for \$1.3 million with SDC waivers for off-site improvements. Anticipated funding would be in early 2020 with completion expected in 2022.

Applicant: Proposal by Farmworker Housing Development Corporation

The proposal has two options and assumes purchase of the property for \$1 million with a \$250,000 SDC waiver. The proposal does not include extension of Davenport Lane. The mixture of affordable units would be: 20% of units at 50% AMI; 50% of units at 60% AMI; 10% of units at 80% AMI; and, 10% of units at market rate.

Option A would include 120 units comprised of two and three story buildings that contain 90 one-bedroom and 30 two-bedroom units. Option B would include 80 units comprised of 60 one-bedroom and 20 two-bedroom units. Project completion is expected in 2024.

Chairman Freilinger asked about the requirement for a secondary fire access. Director Gottgetreu stated that fire access would have to be addressed. Member Miles provided additional information regarding fire access.

Chairman Freilinger opened the meeting to public testimony at 7:41 pm.

Karen Garst, 1205 Tenino, Silverton, OR 97381

Ms. Garst stated that she is working with Sheltering Silverton and homelessness and thinks that anyone who works in Silverton should be able to afford to live in Silverton, even if it means apartment complexes.

Ms. Garst brought up the zoning, planning commission and city council comments regarding this property.

Member Lesire asked about the denial by city council. Director Gottgetreu provided an explanation of the planning commission and city council concerns and decisions.

Member Palmer added that affordable housing is not only the entry-level worker, but also for seniors.

Member Lesire commented that he thought the United Way proposal was the most attractive to him.

Member Huddart commented that he liked the first two proposals, but was partial to the Habitat for Humanity proposal because of the home ownership aspect. He was cautious about the United Way proposal because of additional parking and traffic in that part of town.

Member Eubank stated that she was also partial to the Habitat for Humanity proposal because of the home ownership aspect. Also, the offer was the best offer for the city and they are not asking for waivers.

Chairman Freilinger asked if the extension of Davenport Lane would be considered an off-site improvement. Director Gottgetreu responded that it would be a negotiation.

Member Druliner stated that these are three great examples and is leaning towards the first two proposals because of the variation of unit sizes and home ownership.

Member Palmer brought up that the concerns of traffic and increased burden on schools that were brought up during the discussion about the apartments behind Wilco were not realized.

Chairman Freilinger explained to the committee what happened with the denial of the zone change from his perspective. He stated that none of the proposals fit what he had hoped for, but that the issue of affordable housing needs to be addressed. He also added that he doesn't know why the option of re-zoning the property to R-5 has not been brought up. It would allow for multi-family housing with a lower density.

Member Palmer stated that she thinks that due to this property being the only property that the city owns that it would be a waste to zone it R-5 versus R-10.

Chairman Freilinger responded by stating that he understands Member Palmer's point of view, but that he is a pragmatist and thinks that between public sentiment and city council views he thinks that it would be more likely to be approved at a lower density. He thinks that it could be an opportunity for compromise.

Member Lesire added that he understands Chairman Freilinger's point of view, but thinks that the property should be zoned R-10.

Molly Ainsley, 1115 Mill Street, Silverton, OR 97381

Ms. Ainsley stated that she works for Habitat for Humanity. She also thinks that it is a good idea to re-open the issue before the city council.

In regards to the community resistance to R-10 zoning, she suggests that opponents speak to an attorney to find out the differences between land being developed using federal funds for low income housing and market value housing.

Member Palmer asked how long Ms. Ainsley has been a member of the Affordable Housing Task Force. Ms. Ainsley responded that she's been on the task force since the beginning, which started in January 2019.

Director Gottgetreu explained the difference between the densities and zones.

The committee members agreed that they did not prefer proposal three.

Member Palmer made a motion stating that the committee recommends to the Urban Renewal Agency options one or two, but has a preference for option two. The committee would like to see a diverse income neighborhood with home ownership option and community gardens and is supportive of the R-10 densities given the flexibility of the designation in terms of housing types provided that it is specific to affordable housing. Member Lesire seconded the motion and it passed unanimously.

V. REPORTS AND COMMUNICATION

The committee members agreed on a date for the next meeting to review grant applications on 2/12/2020 at 6:30 pm.

VI. ADJOURNMENT

The Meeting adjourned at 8:50 p.m.

Respectfully submitted,

/s/Kate Schlee,
Planning and Permit Assistant