

**CITY OF SILVERTON**  
**ORDINANCE**  
**20-11**

**AN ORDINANCE OF THE SILVERTON CITY COUNCIL APPROVING A COMPREHENSIVE PLAN AMENDMENT (CP-20-01) TO ADOPT THE 2020 SILVERTON HOUSING NEEDS ANALYSIS AND HOUSING STRATEGY AS A SUPPORT DOCUMENT TO THE COMPREHENSIVE PLAN**

**WHEREAS**, the Silverton Community Development Department at the direction of the Silverton City Council determined there is a need to update the Housing Needs Analysis and Housing Strategy (HNA); and

**WHEREAS**, ECONorthwest was retained to assist in preparing the HNA with the assistance of the Affordable Housing Task Force as a Project Advisory Committee (PAC); and

**WHEREAS**, the PAC met at advertised public meetings including an open house that were advertised and the public invited to attend to provide input on the plan; and

**WHEREAS**, a draft plan was prepared in January 2020 and reviewed by the Project Advisory Committee, staff, and the public; and

**WHEREAS**, after proper legal notice, public hearings before the Planning Commission to consider this Comprehensive Plan Amendment to adopt the 2020 Silverton Housing Needs Analysis and Housing Strategy as a support document to the Comprehensive Plan were held on June 9, 2020 and October 13, 2020 to take testimony on the plan; and

**WHEREAS**, after proper legal notice, a public hearing before the City Council to consider this Comprehensive Plan Amendment to adopt the 2020 Silverton Housing Needs Analysis and Housing Strategy was held on November 2, 2020 to take testimony on the plan.

**NOW, THEREFORE, THE CITY OF SILVERTON ORDAINS AS FOLLOWS:**

Section 1: The City Council finds that the proposed amendment CP-20-01 is consistent with the goals and policies of the Silverton Comprehensive Plan and the Oregon Statewide Planning Goals as described in the Staff Report and Findings attached as Exhibit A.

Section 2: The City Council of the City of Silverton adopts the 2020 Silverton Housing Needs Analysis and Housing Strategy as a support document to the 2002 Silverton Comprehensive Plan, which by this reference is incorporated herein.

Section 3: This ordinance shall be effective upon and from 30 days of adoption.

Ordinance adopted by the City Council of the City of Silverton, this 2<sup>nd</sup> day of November, 2020.



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Mayor, City of Silverton  
Kyle Palmer

ATTEST



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City Manager/Recorder, City of Silverton  
Christy S. Wurster

**EXHIBIT A**  
**CP-20-01**

**The City Council of the City of Silverton adopts the following findings:**

1. The passage of House Bill 2003 in 2019 established a requirement for the Oregon Land Conservation and Development Commission (LCDC) to set a schedule (by December 31, 2019) for all Oregon cities with a population of more than 10,000 to adopt updated housing needs analyses (HNAs). The City is on schedule with the current HNA, after which it will have to be updated every 8 years.
2. In May 2019, the City engaged ECONorthwest to develop a housing needs analysis and housing strategy to document these housing issues (among others) and work with the community to develop policy approaches to help solve these issues.
3. Throughout this project, ECONorthwest met with the Housing Affordability Task Force five times to discuss the findings and results of the HNA and to develop policy responses to address housing affordability and other unmet housing needs in Silverton. In December 2019, the City hosted an open house to discuss the results of the HNA and solicit opinions about the policy solutions proposed in the Silverton Housing Strategy. The open house was attended by more than 40 residents of Silverton as well as other interested stakeholders. The response to the policy proposals was, on the whole, positive.
4. The primary goals of the housing needs analysis were to (1) project the amount of land needed to accommodate the future housing needs of all types within Silverton, (2) evaluate the existing residential land supply within Silverton to determine if it is adequate to meet that need, (3) fulfill state planning requirements for a twenty-year supply of residential land, and (4) identify policy and programmatic options for the City to meet its identified housing needs.
5. The goal of the Urbanization element is to “Provide adequate land to meet anticipated future demands for urban development in a logical and orderly manner.” Conducting a HNA allows the City to develop policies on where and how housing of different types is to be provided, thereby ensuring development occurs in a logical and orderly manner.
6. The goal of the Citizen Involvement element of the Comprehensive Plan is to “Insure that the citizens of Silverton and those residents in the planning area have an opportunity to be involved with all phases of the planning process.” Throughout this project, ECONorthwest met with the Housing Affordability Task Force five times to discuss the findings and results of the HNA and to develop policy responses to address housing affordability and other unmet housing needs in Silverton. In December 2019, the City hosted an open house to discuss the results of the HNA and solicit opinions about the policy solutions proposed in the Silverton Housing Strategy. The open house was attended by more than 40 residents of Silverton as well as other interested stakeholders. The response to the policy proposals was, on the whole, positive. The HNA will be presented before the Planning Commission and City Council in Public Hearings.
7. The goal of the Housing element is to “Meet the projected housing needs of citizens in the Silverton area.” The primary goals of the housing needs analysis were to (1)

project the amount of land needed to accommodate the future housing needs of all types within Silverton, (2) evaluate the existing residential land supply within Silverton to determine if it is adequate to meet that need, (3) fulfil state planning requirements for a twenty-year supply of residential land, and (4) identify policy and programmatic options for the City to meet its identified housing needs..

8. The City of Silverton recognizes that affordability is increasingly becoming a barrier to people staying in and moving to Silverton. Long-time residents have been unable to purchase housing in Silverton, and some are being priced out of the rental market. The Silverton Affordable Housing Task Force started meeting in January 2019 to discuss housing affordability issues and policy solutions to begin to address these issues. Before the Housing Needs Analysis started, the Task Force discussed key data about housing affordability to better understand the dimensions of affordability problems for homeowners and renters in Silverton and people being priced out of the housing market. They discussed potential solutions to these issues, such as changes in the City's Development Code, policies to support the development of income-restricted affordable housing, and policies to support the development of market-rate affordable housing.
9. A 20-year population forecast (in this instance, 2020 to 2040) is the foundation for estimating the number of new dwelling units needed. The forecast of population for Silverton for the 2020-2040 period per Metro 2040 Population Distribution Forecast 2016 is estimated to increase from 10,701 to 13,759, an increase of 3,058 people representing a 29% increase with a 1.26% annual growth rate.
10. To accommodate the city's forecasted population growth of 3,058 new residents, Silverton will need to plan for 1,158 new dwelling units between 2020 and 2040, at an annual average of about 58 new dwelling units per year. About 753 dwelling units are anticipated to be single-family detached housing types (65%); 81 dwelling units will be single-family attached housing types (7%); 151 dwelling units will be duplexes, triplexes, and quadplexes (13%); and 174 dwelling units will be multifamily housing types of five or more units (15%).
11. The City cannot adopt the housing needs analysis until it identifies how it will meet this 17 gross acre deficit of land in the Multifamily Plan Designation. ORS 197.296 requires that the City must adopt "measures" (i.e., policies) "...necessary to accommodate the estimated housing needs."
  - 11.1 The City will consider rezoning the properties that are designated Multifamily of the Comprehensive Plan that are currently zoned R-1 to a Multifamily zone
  - 11.2 The City will develop a more defined plan for potential multi-family housing on the city-owned Westfield property.
  - 11.3 The City will consider allowing middle housing in the R-1 zone.
  - 11.4 The City will develop criteria and a process for identifying land to up-zone (or rezone) to meet the deficit of land for multifamily development.