



ONTARIO HB 2001 & HB 2003 UPDATES MEETING NOTES: TAC Meeting # 1 – September 23, 2020

INTRODUCTIONS

ATTENDEES

In-Person

TAC Members:

Larry Wilson
John Breidenbach
Riley Hill

Staff/Consultants:

Dan Cummings
Marc Berg

Virtually

TAC Members:

Kristy Rodriguez
Eric Evans
Mel (Melissa) Gonzalez

Staff/Consultants:

Greg Winterowd
Sean Edging
Morgan Gipson
Jaime Crawford

Unable to Attend

TAC Members:

Kristine Needs

Staff/Consultants:

Peter Hall

WHO YOU ARE AND WHY YOU ARE INTERESTED IN INCREASING HOUSING OPTIONS IN ONTARIO

Paraphrased Attendee Responses:

- **Kristy Rodriguez, Malheur County Housing Authority Executive Director** – Lack of affordable housing and supportive housing. Small projects are most common; therefore, construction cost limitations make projects hard to bid / hard for developers to build
- **Eric Evans, Malheur County Planning Director** – need for housing because of regional competition (Idaho)
- **Riley Hill, Mayor of Ontario** – need for new single-family housing
- **Larry Wilson, Malheur County Commissioner** – need for constructing regular (i.e., single-family detached) housing for all income levels, competition issues being so close to Idaho
- **Dan Cummings, Ontario Community Development Director** – directs both the City's Planning & Zoning and Economic Development departments. Housing + economic development are linked
- **John Breidenbach, Ontario Planning Commissioner, CEO Chamber of Commerce** – In every meeting, including economic development meetings, we agree that we need more housing
- **Greg Winterowd, Principal, Winterbrook Planning** – worked in Ontario since 2006 on both private (developer) and the public (City's) behalf. Ontario's housing needs are unique because of border town status and volume of housing development in neighboring Idaho counties
- **Morgan Gipson, GIS Tech, Ontario (Jacobs Engineering)** – Technical assistance with GIS / Map making
- **Sean Edging, Housing Policy Analyst, Department of Land Conservation and Development (DLCD)**
- **Jaime Crawford, Assistant Planner, Winterbrook Planning**
- **Marc Berg, Planning Tech, Ontario**
- **Mel Gonzalez, DHS Schools Team**

Some of the initial comments from the Mayor Hill and the Commissioner Wilson:

“How do we get the units (being built) in Idaho to be built here in Ontario?”

“Home ownership builds stability to a community.”

PROJECT OVERVIEW

STATE STATUTORY REQUIREMENTS (CODE AMENDMENTS FOR DUPLEXES, ADUS, MANUFACTURED HOMES)

Consultants presented revised Zoning Ordinance to comply with HB 2001 duplex provisions, accessory dwelling units (SB 1051/ORS 197.312) and the siting of manufactured homes on individual lots (ORS 197.314)

Question from Mayor Hill: Can subdivision CC&Rs (Covenants, Conditions, and Restrictions) override these requirements?

Answer from Sean Edging (DLCD): CC&Rs in place before the regulations are passed are not affected by the requirements. Any future recording of a CC&R cannot expressly exclude these housing types.

OTHER AMENDMENTS – TOWNHOUSES / ROWHOMES

Consultants presented revised Zoning Ordinance to reduce minimum lot widths for attached single-family (row house / zero lot line) dwellings. Reduce minimum lot widths from 50' to 25' in RS-50 single-family zone. This will allow for the same duplex on a 50' lot to be built as two 25' wide lots with zero-lot line setbacks and a lot division down a common firewall. The revision will allow for more homeownership opportunities for attached single-family dwellings.

TOP 3: NEED, OBSTACLE, SOLUTIONS/PRODUCTION MEASURES

The items listed below were expressed during open discussions at TAC Meeting #1. These lists include information recorded and provided by the City.

HOUSING NEED

What is needed housing in Ontario? Who needs housing options in Ontario? What types of housing are needed to meet specific needs? Where do we need specific housing types in Ontario?

- New construction single-family housing for all income levels
 - Smaller (“starter”) single-family, medium-sized single-family homes, and larger single-family home construction
 - Attached single-family could be an option
- Homeownership options – almost no homes for sale under \$150,000
- Affordable housing
 - Subsidized (like the 120 units soon to be turn-key in the next 18 months) and
 - Private rental options for Housing Choice Voucher use
- Transitional housing
- More housing for workforce / middle income households (e.g. employees at Snake River Correctional Institution)
- Housing that is affordable for people who work and live in Ontario

HOUSING OBSTACLES

What is stopping housing development in Ontario? “Soft” obstacles like regulations / financing / competition from other areas? “Hard” obstacles like land costs / infrastructure / access?

- Ontario’s regional housing market includes Idaho
 - No low-income housing in Fruitland, ID; minimal low-income housing in Ontario
 - 265 families on Ontario’s current Housing Choice Voucher waitlist
 - The regulations (Oregon) and the incentives (Idaho) push home construction out of Ontario
 - Differences in income, sales and property taxes
 - Over half of those employed in Oregon reside in Idaho

- Utilities are more expensive in Oregon than in Idaho
- New duplex legislation could discourage developers and homebuyers from developing/purchasing homes in Oregon and could push developers to create subdivisions in Idaho rather than Oregon
- Housing construction costs
 - Material costs
 - Costs to develop property (infrastructure)
- Limited supply of existing homes
 - Older / naturally occurring affordable homeownership opportunities are being purchased by households from out of state / region
- Difficult for families to secure housing loans
 - Extensive documentation required
 - Credit issues
- Considerations and negative perceptions:
 - Ontario has a high number of welfare recipients (the entire county qualifies for free student lunches)
 - ODHS offers more benefits compared to Idaho, bringing welfare recipients to Ontario
 - Ontario has a high crime rate and is considered by some to be unsafe
 - Due to income and credit considerations, it is difficult for poor families in Ontario to transition to home ownership
- The OR ID Border Board is considering some of these taxation and housing and taxation concern
- Oregon and Malheur County should consider the interests of developers and their investments
- Limited tax dollars (to pay for the \$10k city incentive and similar county incentive)
- Politics in general
- Decreased local ownership of businesses
- Lack of home maintenance and pride of ownership

HOUSING SOLUTIONS / PRODUCTION MEASURES

What specific measures do you believe will help housing production in Ontario? Are there measures in other communities that you think would work well here? What are your specific solutions to overcome housing obstacles?

- Revise state tax structures to be competitive with Idaho
 - Property tax deductions
 - Estate tax laws
 - Income taxes
- Build smaller homes to ensure affordability
- Continue City payment to buyers of new single-family residential homes in Ontario and Malheur County
 - Additional local incentives when existing new homeowner housing incentive program monies are no longer available
- City to continue Revitalize Ontario! and downtown beautification projects
- Homeownership opportunities – such as single-family attached housing
 - Conversion of apartments to for-sale condominiums
 - Consider allowing single-family attached on narrower lots to encourage home ownership
- Explore the legality and feasibility of developers using CC&Rs to guide visual appearance of duplexes and single-family detached homes in Planned Developments
- Incentives for employers to encourage workers to live in Oregon
- Encourage state and federal funding for single-family as well as multi-family housing development
- Encourage affordable housing
- Encourage single-family housing for all income levels – including professionals and higher paid workers who are now moving to Idaho

- Better maintenance/regulations on rentals, to encourage “pride of ownership”

Some questions that came up in the meeting:

- Can we incentivize the “working poor” into home ownership?
- Are some types of housing currently prohibited by zoning?
- Are there any other federal programs to help with our housing needs?

NEXT STEPS / TAC HOMEWORK

- City to begin adoption process for code amendments to meet State statutory requirements
- City and Consultants to draft interview questions and format for “kitchen table” convos
- **October 14th** – DRAFT HNA and BLI available for TAC review
- **October 21st** – TAC Meeting #2
- **TAC Homework for Meeting #2**
 1. Bring 2-5 names for one-on-one interviews (professional colleagues, constituents, community members); and
 2. Begin thinking about scheduling/planning to hold at least one kitchen table convo before end of year

ADDITIONAL INFORMATION

- Project Website: <https://www.ontariooregon.org/hna.html>
- Ontario Economic Development page: <https://www.ontariooregon.org/economicdevelopment.html>
 - Housing Incentive Program
 - Revitalize Ontario!
 - <https://www.facebook.com/RevitalizeOR/>
- Community in Action: <http://www.communityinaction.info/>