

2017 Year-end Activity Report – Affirmatively Furthering Fair Housing and Comprehensive Plan Amendment Process

Fair Housing Council of Oregon and Housing Land Advocates

January 16, 2018



OVERVIEW

EnviroIssues completed another productive year of partnership with the Fair Housing Council of Oregon (FHCO) and Housing Land Advocates (HLA). The end of 2017 marks a two and half year engagement to assist Oregon jurisdictions in identifying and addressing Fair Housing issues and Statewide Planning Goal 10 implications in their comprehensive plans and development codes.

According to Oregon's statewide planning land use law, jurisdictions are required to provide the Department of Land Conservation and Development (DLCD) a 35-day notice prior to the first evidentiary hearing when proposing a change to their comprehensive plan and/or their development code. The EnviroIssues (EI) team reviews all summaries of proposed plan amendments. Our work includes identifying those with Fair Housing and/or Goal 10 implications. HLA and FHCO review EI's staff recommendations and provide their comment, changes or approval. EI, HLA, and FHCO staff then conducts a detailed staff report review for all proposal amendments to help assess whether further action is warranted. Letters are produced by members or staff of HLA or FHCO and are submitted to jurisdictions if proposals contain inadequate Goal 10 findings and/or fair housing implications.

This year-end report includes three main elements:

- A high-level case summary of activity in 2015, 2016 and 2017,
- A detailed summary of the proposed amendments that received formal comment from the project team in 2017 including a geographic analysis, and
- Recommendations/takeaways for future action.

BRIEF CASE SUMMARY: 2015-2017

Over the last three years, FHCO, HLA and EI tracked 1,440 proposed plan amendments as submitted to DLCD; these are summarized in Table 1. The first project year reflects a lower number of proposal amendments tracked compared to the other years due to start of the overall project in the middle of 2015. The total number of proposed amendments DLCD received that year was 608, comparable to subsequent years.

Table 1. Comprehensive Plan Change Activity 2015 thru 2017			
Year	Total PAPAs tracked	Total Staff Reports Reviewed	Total Formal Comment Submissions
2015*	270	22	22
2016	555	121	40
2017	615	158	59
Totals	1,440	301	121
<i>*The Comprehensive Plan Review project began July 2015</i>			

In 2015, of the 270 proposal plan amendments tracked, 22, or 8%, had possible Fair Housing and/or Goal 10 implications. Comment was submitted to jurisdictions on all 22.

In 2016, of the 555 proposed plan amendments tracked, 121, or 22%, warranted detailed proposal and staff report review. Of those cases, the project team submitted comments on 40 of the proposals to jurisdictions. Three were positive comment letters commending the increase in housing supply while still calling for adequate findings regarding the state of housing supply as required by law. In eight cases that we know of, jurisdictions responded to the letters by conducting an adequate Goal 10 analysis and included those updates in their staff reports.

This past year, project team members tracked 615 proposed plan amendments. Team members gave additional review to approximately one quarter (26%) of those proposals. Of those, team members made formal comment on nearly half (59). We wrote four positive comment letters while the others called for adequate Goal 10 findings. As of January 2, 2017, 47 of the 59 cases are known to have been adopted, three have been cancelled and/or denied, two are pending due to jurisdictions awaiting receipt of final requirements from applicants, three have city council adoption hearings late in January of 2018, and the remaining four cases are pending. EI staff has contacted the remaining four jurisdictions via email and by phone to understand the status of the proposed amendments but as of the date of this report there has been no response provided. EI staff will continue to monitor the status of these four cases through DLCD's reporting system for a complete picture.

DETAILED SUMMARY OF THE CASES THAT RECEIVED COMMENT BY THE PROJECT TEAM IN 2017

This section analyzes the 59 amendments the project team submitted comment letters to in 2017.

Of the 59 cases, four received positive letters praising city/county efforts for adequate Goal 10 findings and/or advancing fair housing. The project team submitted comment letters to the remaining 55 cases. Our comment letters included request for Planning Commission and/or City Council to defer proposal adoption until adequate Goal 10 obligations were documented within the staff reports.

Of the 59 amendments, all except five were from cities with populations ranging from 819 to 166,575 residents. The City of Adair Village was the smallest city where a case was reviewed while the City of Eugene was the largest. The remaining five amendments came from the following counties with varying population densities, ranging from 212,567 to 574,326: two from Clackamas County, Jackson County, Marion County, and Washington County.

More than half of the amendments, 31 total, or 53%, were from direct or indirect Community Development Block Grant (CDBG) Entitlement Program jurisdictions. Entitlement cities and counties receive annual grants to develop housing and suitable living environments to their community giving these jurisdictions more awareness of Fair Housing requirements. Of the 31 cases, 21 came from direct federal CDBG cities or counties, while ten came indirectly through Clackamas or Washington County. Entitlement jurisdictions with high submissions include the City of Hillsboro with six proposal submissions, three from Medford, two from Redmond and two from Springfield. Table 2 includes the complete count.

Table 2. Entitlement Jurisdictions (Direct and Indirect)

DIRECT (i.e. federal)
Albany (1)
Ashland (1)
Beaverton (1)
Clackamas County (2)
Eugene (2)
Hillsboro (6)
Medford (3)
Redmond (2)
Springfield (2)
Washington County (1)
TOTAL: 21
INDIRECT (i.e. through Entitlement county)
Clackamas County:
Happy Valley (4)
Sandy (2)
Canby (2)
Washington County:
Tigard (2)
TOTAL 10
(31 total / 53%)

Proposal Amendment Details

A little over 10 percent (seven) of the plan amendments included a request to change from residential zoning to another zoning type. We have included details on the specific zone change from those cases on table 3. These zone changes apply to property sizes of five acres or less. This is lower than in 2016, possibly reflecting the premium on residential land due to the shortage statewide. Just over half (21) of the 40 amendments that received formal comment that year included change from residential zoning. Four other amendments requested reduction in residential density rather than a use change per se. This activity doubled from 2016.

The remaining 48 cases (81%) included annexation of land with residential designations to parcels (9), residential upzone designations (12), change from non-residential zoning types

to high density residential zoning (8), applying planned unit development (PUD) overlay districts (6), and development code text changes (6).

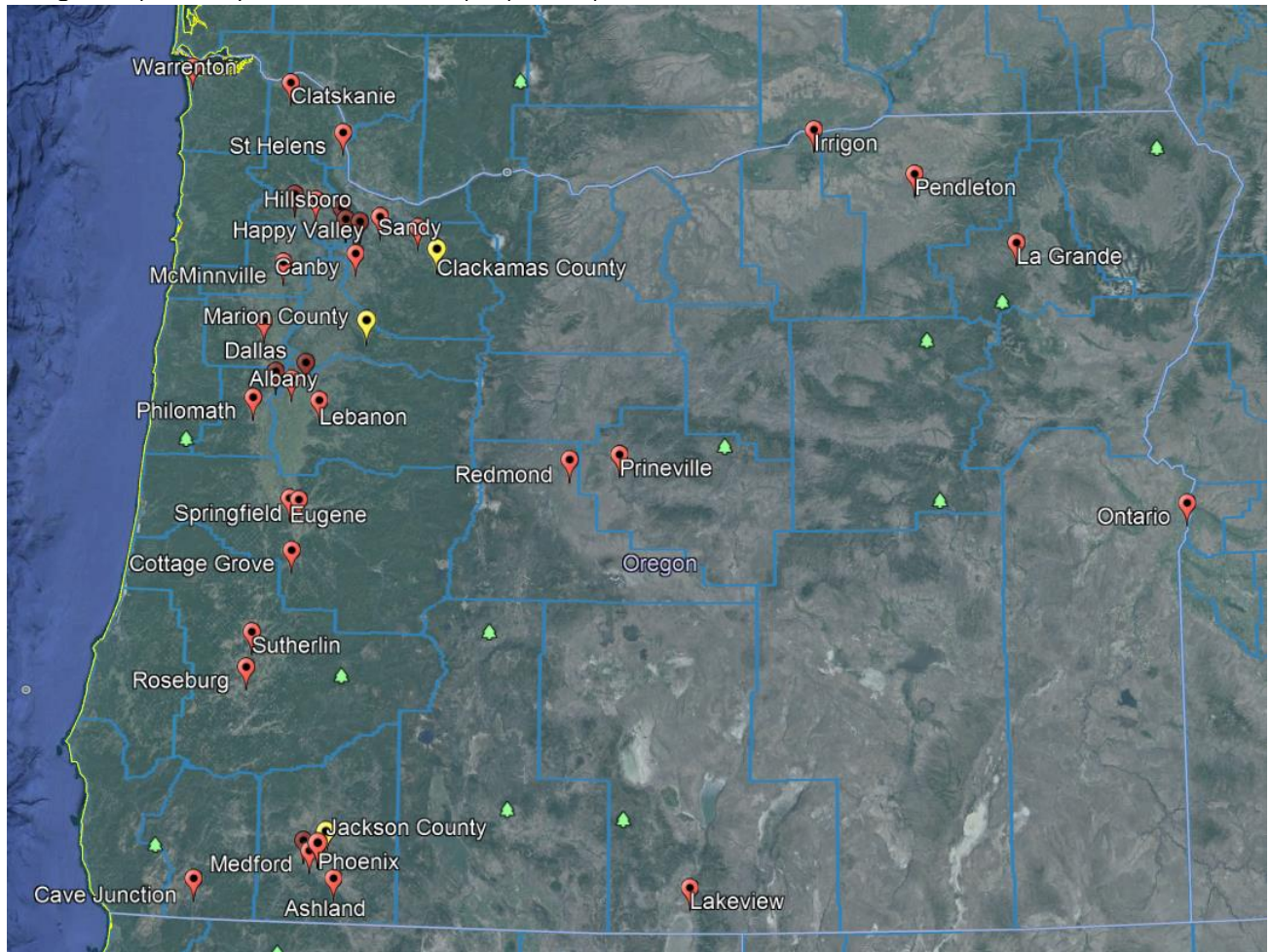
Table 3. Proposal Amendment Type			
Proposal	No. of Proposals	Percent	Type of Change Requested
Replacing Residential with another zone	7	12%	2 Industrial 3 Commercial 1 Institutional and Public Use (IPU) 1 open space <i>(all requests under 5 acres)</i>
Residential Downzone	4	7%	R-20 to R-10 (9.6 acres) R2-med to R1-low (9.7 acres) R7 to R5 (0.84 acres) TOD med mix residential to TOD low mix residential (3.64 acres)
Annexation	9	15%	8 Residential designation applied 1 Land Exchange
Residential Upzone	12	20%	All upzoned from low density to high density
Rezone to Residential	8	14%	5 Industrial 1 Agricultural 2 Urban Holding
PUD Overlay	6	10%	All kept residential designation
Code Amendments	13	22%	4 received letters of support
Total	59	100%	

Source: Department of Land Conservation and Development and EnviroIssues, 2017

Geographical Analysis

To reflect the spatial dynamics of the 59 proposed plan amendments, EI staff produced the map below. All icons represent the locations where the proposed plan amendments originated. Red reflects cities and yellow represents counties. Most of the proposed plan amendments are located on the western half of the state with heavy concentration on the northwest specifically in Washington, Multnomah, Clackamas, and Marion counties, reflecting economic activity. Those on the eastern half include: Irrigon, Pendleton, La Grande and Ontario. This spatial dynamic is very similar to what we observed in 2016.

Image 1: Spatial dynamics of the 59 proposed plan amendments identified in 2017



The following cities submitted more than one proposed plan amendment where the project team conducted a detailed staff report and later submitted formal comment due to Fair Housing and/or Goal 10 housing implications:

- Hillsboro (6)
- Happy Valley (4)
- Medford (3)
- Central Point (3)

- Clackamas County (2)
- Canby (2)
- Eugene (2)
- McMinnville (2)
- Ontario (2)
- Redmond (2)
- Sandy (2)
- Springfield (2)
- Tigard (2)

Successes

This past year marked a notable shift from commenting on proposals seeking change from residential to another zone to commending jurisdictions for actions that increased residential density and/or rezoned from another zone to residential but asking they include Goal 10 obligations in their staff report findings. This is quite an achievement. EI's role as first touch with planners by requesting staff reports has also helped establish rapport and relationships.

Of the 59 cases, ten jurisdictions responded to the letters by conducting adequate Goal 10 analysis and including those updates to their staff reports and/or reaching out to project team members for assistance or proposal clarification and/or justification. Summaries of these instances follow.

City of Phoenix

The City of Phoenix submitted a proposal for 4.28 acres to be annexed into the city and R-3 high density residential zoning be applied. The project team commended the city for its action to increase housing supply but requested that Goal 10 obligations be adequately documented in the staff report. After receiving the comment letter, the City addressed the concerns. Additionally, the City Planner indicated the City's intention to update the development code to move away from minimum lot sizes to minimum densities to see higher density housing built on R-2 and R-3 zoning which are the highest residential density zones. This is a case where intervention clearly raised awareness and intention toward better legal compliance. We have included copy of correspondence in Appendix A.

City of Irrigon

Irrigon's proposal would repeal and replace Irrigon's development code to simplify code for property owners and developers on land uses and standards. The project team submitted comment requesting Goal 10 obligations be documented and expressed fair housing concerns for the residential facility/group care definitions and level of review. After receiving the comment letter, the City submitted their own comments in the form of a letter to the FHCO staff addressing the project team's concerns. The project team was content with the response. We have included copy of correspondence in Appendix B.

City of Umatilla

The City of Umatilla submitted two residential down zone requests with one request including a plan development application for a single-family subdivision. The applicants sought change from R3 Multifamily Residential to R2 Single Family Residential. HLA board members provided insight about the lack of housing in Umatilla causing employees to be dispersed through a very large commute. Though the requests would downzone residential zones, travel time and workforce housing costs would improve for Umatilla employees. The project team agreed the proposals had overall benefits. Additionally, Tamra Mabbott, City Planner, was very interested in connecting with project team members to learn more about Goal 10 obligations and fair housing law. Ed Sullivan was able to connect with her at a conference the following week. This is a case where intervention clearly raised awareness and intention toward better legal compliance. Please see Appendix C for additional detail.

City of La Grande

La Grande's proposal requested zone designation change from medium density residential to light industrial to facilitate the expansion of an automotive body shop business. Goal 10 obligations were not adequately documented in the staff report triggering the project team's standard Goal 10 obligations letter. The City Planner responded to our concerns in the form of a letter. The project team was satisfied with the response. Please see Appendix D to review the letter received.

City of Central Point

Central Point's proposal requested 3.64 acres be annexed into city limits with residential zone application. Like La Grande, Goal 10 obligations were not adequately documented triggering project team's standard comment letter submittal. In response, Central Point conducted a thorough analysis and updated their staff report to reflect Goal 10 obligations as included in Appendix E. This was a noteworthy case where intervention successfully led to legal compliance.

City of Pendleton

Pendleton proposed a rezone from approximately 9.7 acres from R-2 Medium Density Residential to R-1 Low Density Residential. Goal 10 obligations were not clearly documented. Pendleton responded to the project team's comments by conducting and supplying further analysis. The analysis remained inadequate however the project team were content with Pendleton noting our concerns. We have included a copy of correspondence in Appendix F.

City of Springfield

Springfield request approval for a zoning map amendment for a 4.87-acre parcel said to resolve conflict between current heavy industrial zoning and comprehensive plan designations of community commercial and low density residential. The project team submitted comment objecting this case due to loss of housing implications and lack of Goal 10 findings. In response to the comments, the project was deferred for further Goal 10 obligation analysis. The project team was content with response. See Appendix G for details.

City of Sandy

Sandy submitted two proposals requesting annexation for land totaling 19.28 acres with single family residential zoning application. The staff report did not include Goal 10 findings. The City Planner was grateful for our comments and confirmed consideration while also requesting advance comment notice. This case is a good reminder that submitting our comment letters sooner is helpful for jurisdictions. Please see detail in Appendix H.

City of Canby

Canby's proposal requested zone change approval from R-1, Low Density Residential, to CR, Residential Commercial with no Goal 10 findings. Upon receipt of our letter, the city planner provided response suggesting Goal 10 obligations did not apply for zoning ordinance amendments. This was not true as confirmed by FHCO board members. EI staff is not aware if further comment was submitted but this case is noteworthy in that land use law related to Goal 10 is being further analyzed by planner. Please see detail in Appendix I.

City of Medford

Medford's proposal requested a development code amendment that would create two alternative housing types aimed at providing housing solutions for Medford's homeless population. Housing types included housing villages and warming shelters. The effort to remove code barriers for further affordable housing solutions was great. However, the staff report did not supply Goal 10 obligations. City council directed staff to slow down on the code amendment to allow adequate analysis. Currently, a study session is scheduled in April with hearing dates likely afterwards. The planner has actively kept EI staff up to date on this matter. This is a noteworthy case where jurisdictions are indulging in thorough Goal 10 and affordable housing obligations, especially considering the housing statewide housing crisis. See Appendix J for detail.

Positive letters

The project team submitted four positive letters in 2017. These plan amendment proposals were considered to have adequate Goal 10 findings with strong need to commend jurisdictions for their work.

Central Point dedicated this past year to updating various elements within their comprehensive plan. Two of these included their Housing Element and Land Use Element. In both instances, project team members reviewed the work and were pleased with the analysis and staff report findings.

Washington County made changes to their Development Code related to retirement housing communities to better meet the housing needs of the senior community. The amendments would allow development of retirement communities with a continuum of care in more land use districts and offer more flexibility in community design of senior housing, including provisions allowing for kitchenettes and shared bathroom facilities. This case was a great example of what this project seeks in all plan amendment proposals. One member stated this case was "the nirvana of what we've been seeking."

Tigard submitted amendments to the (1) Tigard Comprehensive Plan Map and Zoning Map for 232 properties in the Tigard Triangle, (2) Tigard Transportation System Plan for projects in the Tigard Triangle, and (3) Chapters 18.435 Signs, 18.650 Tigard Downtown Plan District, and 18.660 Tigard Triangle Plan District in the Tigard Community Development Code. This was another instance where the findings were more than adequate triggering our support.

Lastly, the project team reviewed a proposal submitted by the City of Milwaukie that did not receive formal comment. However, team members noted it as a well-done proposal. The applicant requested rezoning to four contiguous lots from Residential R-7 to Residential R-5 for a 19-lot subdivision. This required a Comprehensive Plan map amendment from Low Density to Moderate Density. Additionally, the project included the demolition of a designated historic resource; the removal of this resource requires a zoning map amendment to remove the designation, and a Comprehensive Plan text amendment to remove the resource from the Comprehensive Plan list of Historic Resources. Goal 10 obligations were documented quite thoroughly leading the project team to designate it as a source to use if jurisdictions request a sample of adequate Goal 10 findings.

KEY FINDINGS/TAKEAWAYS

El Staff identified the following findings/takeaways in the analysis:

- **Project awareness has increased.** Though this work is still relatively new in terms of duration, we can see the positive impacts of this work over time. Responses to our comment letters have increased and jurisdictions are increasingly documenting Goal 10 findings and/or fair housing obligations in the staff reports. Unfortunately, most often the findings are not adequate; however, this simply implies the continued need for the intervention and attention.
- **An updated process to document jurisdiction changes and/or responses post formal comment submission is needed.** Currently, formal comment is submitted by Louise Dix and Jennifer Brager via email with a request that written notice of case decisions be sent to either of them. Upon comment letter submissions they become the contacts for planners to correspond with. El staff would like to monitor responses more accurately and suggest this may be feasible if Mari Valencia also receive written notices. This would mean the standard comment letters would need to be updated to request written notice also be sent to include El staff. We recommend all responses vial email and/or phone calls continue to be posted to basecamp so that project team members are actively seeing responses and for better tracking.
- **Provide deeper technical assistance directly to jurisdictions statewide, including both with development code and land use processes.** To achieve higher numbers of jurisdictional Goal 10 obligations we suggest a webinar that covers Oregon land use law around Goal 10 and Fair Housing law. This would be an effort to advance awareness while also providing statewide guidance that is easily accessible. Partnering with the Oregon American Planning Association (OAPA) would be beneficial from a distribution standpoint. Other suggestions would include FHCO and HLA publish the webinar on their organization's website and refer clients and planners to it when needed.

FHCO and HLA have developed a best practices letter which details the PAPAs projects and provides examples of good Goal 10 responses. This letter will be sent to all City and County Planning Departments throughout Oregon.

EI staff would like to thank the Fair Housing Council of Oregon and the Housing Land Advocates for another great year of partnership. We look forward to another year of collaboration. Thank you.

APPENDIX A: PHOENIX PROPOSAL BASECAMP CORRESPONDENCE

FHCO Affirmatively Furthering Fair Housing Cogan Owens Greene, LLC

Phoenix Staff Report For Review

From: Mari Valencia

Date: Wed, 18 Oct 2017 at 10:52am

Here is a staff report for your review. Phoenix wishes to annex and zone 4.28 acres currently under Jackson County jurisdiction to R-3 High Density Residential. Goal 10 findings not included, however, there are housing element findings on page 6. They seem adequate. This proposed amendment will be considered before the planning commission on Monday, October 23rd 6:30pm.



[A17-01.ZO17-01 SR PC ULLR2.pdf](#)

562 KB



Ed Sullivan Fri, 20 Oct 2017 at 10:55am via email

I think we need to remind the City that it has a separate obligation to address Goal 10.



Louise Dix Mon, 23 Oct 2017 at 4:26 pm

Here is the letter we sent to the City of Phoenix and the reply from their planner.
Ms. Dix,

Thank you for your testimony. I have forwarded it to the Planning Commission and will have printed copies at the meeting tonight. Both your email and this response will be entered into the record.

The proposal seeks to annex the subject property and apply a City zone to a (portion of) a county island within the UGB. The City's Housing Element was adopted in 1996 and amended in 2000. Although our Comprehensive Plan identifies the subject property as Medium Density Residential, nowhere in our existing Goal 10 element does it specify that the property shall be zoned R-2 Medium Density Residential. The abutting (undeveloped) property to the east is designated MDR and zoned R-3 High Density Residential; the property to the east of that is designated High Density Residential and zoned R-3 High Density Residential. The proposal seeks zoning consistent with both properties. No change to the Comprehensive Plan map is proposed.

The City's 1996/2000 Housing Element shows a rental need for 89 SF dwellings, 94 2-4 unit dwellings and 87 5+ units. 446 units of owner-occupied housing is also needed. The R-3 zone is the highest density zone the City has and provides the highest likelihood of higher density rental housing on the site.


The City has a Housing Needs Analysis from 2016 that has not yet been adopted. Within the HNA is a statement that the City's density assumptions do not meet the Regional Problem Solving (RPS) Regional Plan. Assigning the R-3 zone to the subject property offers the best chance of assisting the City in meeting that goal. Assigning the R-2 zone would not offer as good a guarantee. This is also consistent with Goal 10 Guideline B.4: "Ordinances and incentives should be used to increase population densities in urban areas."

There are only two options available within the City's existing Comprehensive Plan: R-2 Medium Density Residential and R-3 High Density Residential. These options exist only because the Comprehensive Plan does not explicitly declare that the property shall be zoned R-2. The applicant has not requested the R-1 Low Density Residential zone, which, given the fact that almost the entire site is encumbered by floodplain, may actually be more appropriate. Development constraints on the subject property may result in very little development occurring regardless of the zone. Furthermore, the need to develop consistent with floodplain management requirements will likely preclude provision of housing affordable to those at the lower end of the income spectrum. The only real alternative would be to zone the property R-2, or decline the request for annexation and leave the property in the County with virtually no development alternatives, which leaves the City with land unlikely to see any development beyond a single new SF detached dwelling.

Regards,

-Evan

Evan MacKenzie
Planning Director
City of Phoenix
112 W 2nd Street
PO Box 330
Phoenix, OR 97535
541-535-2050 X316

 [10-17-17 Letter to City of Phoenix \(3\).docx](#)
56.8 KB



Ed Sullivan Mon, 23 Oct 2017 at 5:04 pm via email

Evan was a student of mine and a thoughtful fellow; however, he is wrong here.

He says: Although our Comprehensive Plan identifies the subject property as Medium Density Residential, nowhere in our existing Goal 10 element does it specify that the property shall be zoned R-2 Medium Density Residential.

- * **No change to the Comprehensive Plan map is proposed.*

Maybe not; however, the plan sets the standard and a lesser density is inconsistent with the plan. By “underzoning” the site, the City allows for development that is inconsistent with the plan. If we let this one go, we face a problem of not being able to raise it again, once the appeal period passes.

The draft HNA is not binding until it is formally adopted, when (as I understand it) it must be reconciled with the RPS agreement. Until then, the existing HNA is the standard. Moreover, the Goal 10 Guideline is not binding, but rather a suggestion of “best practices.”

Finally, the property could be annexed with no change of zoning, leaving to another day the palette of zones that might be available. But I don’t think the City is in a situation where it must choose between only two zones.



Louise Dix Mon, 23 Oct 2017 at 5:09 pm

Ed,
Would you mind if I share this with Evan or if I provide his email to you, would you be interested in emailing him?



Ed Sullivan Mon, 23 Oct 2017 at 7:13 pm via email

YOU MAY SHARE.



Louise Dix Tue, 24 Oct 2017 at 8:52 am

And Evan's response:

I trust and value Ed’s opinion. But I think maybe our signals got crossed. The CP designation is medium density residential, which SHOULD be implemented by the R-2 Medium Density Residential zone if in fact our current Housing or Land Use Elements dictated that...but they don’t. At least not explicitly.

The requested zone is R-3 High Density residential, which is a higher density zone than R-2. We don’t have a higher density zone than R-3. As mentioned in the staff report, even though the neighboring property is designated MDR it is also zoned R-3 HDR. The only other residential property in the vicinity is designated HDR and zoned R-3 HDR.

I’m not trying to pick a fight on this one. I could go either way: 1) be consistent with neighboring properties, as requested by the applicant, or 2) be consistent with what would appear to be the intent of the Comp Plan but inconsistent with neighboring properties.

As I mentioned in a previous email, if I had my way I would designate the property Low Density Residential and zone it R-1 LDR. I think that would be the most appropriate given the fact that +/- 90% of the site is in the SFHA.

Evan MacKenzie

Planning Director
City of Phoenix
112 W 2nd Street
PO Box 330
Phoenix, OR 97535
541-535-2050 X316



Louise Dix Tue, 31 Oct 2017 at 8:19 am

Follow-up from City of Phoenix The adoption packet is attached
I have our adoption package ready for the proposed annexation and rezone and I thought I'd send it your way.

I know you had some concerns about the proposal and I want to be sure you are comfortable with the direction. Although our Comp Plan would appear to support a rezone to R-2 MDR, it does not appear to require it. The rezone to R-3 HDR, as requested by the property owner, is not 100% supported by the Comp Plan but neither is it explicitly inconsistent.

As proposed I suspect we will be more likely to see higher density multifamily housing than under the R-2 zone, which would allow duplexes and theoretically only a single duplex if the property is never divided. We will be updating our development code in the near future and I see a move away from minimum lot sizes to minimum densities, which should ensure that we actually see higher density housing built on lands zoned R-2 and R-3.

-Evan
Evan MacKenzie
Planning Director
City of Phoenix
112 W 2nd Street

PO Box 330

Phoenix, OR 97535
541-535-2050 X316



[A17-01 Z17-01 Adoption Package.pdf](#)
1.09 MB



Ed Sullivan Tue, 31 Oct 2017 at 8:22am via email
I'm in Israel and will look at it when I can.

Sent from my iPhone

>



Ed Sullivan Thu, 2 Nov 2017 at 1:03am via email

Although the staff report does not address Goal 10, there is enough in the staff report to show compliance. There is a reference to a housing needs analysis and a discussion of how the proposal fits in with the City's housing picture. The report states:

6. Housing Element.

The current Housing Element dates to the year 2000. An updated Housing Element, repealing the

current Element in its entirety, was presented to the Planning Commission for consideration on October

9, 2017. The 2016 Housing Needs Analysis, on which the new Element is heavily based, includes the

following as key issues:

- Demographic and economic trends will drive demand for relatively affordable attached singlefamily

housing and multifamily housing in Phoenix.

- Phoenix has an existing lack of affordable housing.

The comprehensive plan land use map designation for the subject property is

Medium Density

Residential. The Comprehensive Plan Housing Element established allocations of various types of

residential land (and densities) based on a housing needs analysis performed at the time the current

Housing Element was written. Target population that was to be housed within the current Urban Growth

Boundary was around 5,200, and the Housing Element accounted for this target in setting residential

densities throughout the City. The proposed annexation is consistent with densities needed to meet the

target.

According to the 2016 Housing Needs Assessment, additional higher density housing is needed in order

to meet demand for different types of housing that are affordable to households representing divergent

life circumstances. The study found that 170 dwelling units will need to be developed on lands

designated by the current comprehensive plan land use map as High Density

Residential for the 2017-

2037 period, but the current land capacity could only support 24 additional units. The subject site could

assist the City in getting the deficit of 146 needed units constructed.

Residential development across a

range of densities is essential to alleviate a growing housing shortage and affordability crisis. Additional

high density housing units will also help to stabilize rents for existing units, keeping housing affordable

for those who need it most. ZO17-01 is consistent with the Housing Element.

I am satisfied the City's discussion is sufficient for our purposes.

On Tue, Oct 31, 2017 at 5:22 PM, Edward J Sullivan <esulliva@gmail.com> wrote:

> I'm in Israel and will look at it when I can.

>

> Sent from my

iPhone >

> On Oct 31, 2017, at 5:19 PM, Louise Dix <notifications@sb1059>

APPENDIX B: IRRIGON RESPONSE LETTER



A neighborly community providing safe services, developing innovative partnerships, focusing on quality and life giving opportunities.

September 11, 2017

Fair Housing Council of Oregon C/o
Louise Dix
1221 SW Yamhill street, #305
Portland, OR 97205

RE: Response to public comment on 240-17 Repealing and Replacing Article X (Irrigon's Development Code). Amends the Current Zoning Map

Dear Ms. Dix and Ms. Brager;

The Irrigon Planning Commission is in receipt of your written communication and has entered as such into the public record.

We thank you for your concern and interest in the fair housing across the State of Oregon. The City of Irrigon and Planning Commission agree that fair housing as stated in the State's Goal 10 is to be affirmed and is noted as such in our Comprehensive Plan.

This is a brief summation and response to your letter dated September 5, 2017. An updated staff report that notes conversation, direction and deliberation from the Planning Commission to such noted items in your letter can be found at <http://ci.irrigon.or.us/wp-content/uploads/2017/07/1rrigon-DevelopmentCode-240-17-PC-Approved-9-5-17.pdf>.

Specifically, I would like to briefly note that Morrow County and her five communities are working through a process of updating all our buildable lands inventories. As anywhere across the state these documents do not always get updated as often as possible due to funding limitations for small communities such as Irrigon. It is anticipated that this process may take about 18 months to complete but will add strength and direction for future decision-making. At this point we are not increasing or see a current need for more buildable lands, just allowing better use for development opportunities.

In relation to Goal 10 Irrigon does have equitable and buildable lands and the revision to our code makes it more affordable and beneficial for developers and end users. An example of this is that the old code for a duplex to be developed requires 8,500 square feet. Properties in Irrigon are generally platted and recorded at 7,500 square feet. This would mean that in order for someone to develop a duplex they would need to

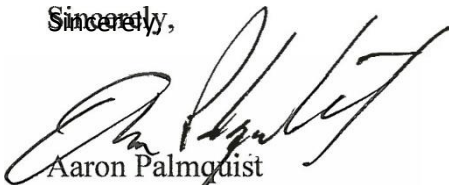
find an additional 1,000 square feet. Under the new code a duplex will be able for development on a minimum of 7,000 square feet of platted parcels. This adjournment makes housing more affordable. Another example of Irrigon's effort to make housing available is going from two residential zones to one. The old code had a majority of zoned properties (over 60%) as limited residential where higher density was not allowed. Under the updated code and one residential zone, all areas are treated equally for development (density). This is a rural area, not urban like Portland and other major urban areas that may have multiple zone uses and restrictions.

As noted in the updated staff report clear and objective standards are met and were carried forward from the existing code. While those who work in the various fields and disciplines understand the intent and direction we continued with the overall direction to make the code clearer and easier to understand. Your notation of words such as "adequate", while understandable to those of the specific disciplines and developers, the Planning Commission moved to clear up any potential vagueness and either provided clearer verbiage or omitted such during the deliberation process.

The Planning Commission also took into account your comment on the definitions and modified to be in accordance with the ORS definition. Multi-Family and Residential Facilities have clear definitions and zoning uses for development and will be considered a Type III approval process. The MultiFamily use refers to the number of units/developments not the number or type of people/individuals living in a development. Uses defined in these approval processes, known as conditions, is to ensure specific requirements are met, such as building and fire codes or licensure and staff requirements which need met per state standards and requirements. Development standards are clearly noted and objective for the decision-making process of the hearing body.

We again thank you for providing comment and drawing attention to items such the ambiguous words as we are performing this major housekeeping process. Irrigon's intent and direction is that we continue to make all things affordable, ease of use, and in compliance with all federal, state and local requirements. Please contact me if you have any further questions or clarification at 541-922-3047 or aaron.palmquist@ci.irrigon.or.us.

Sincerely,



Aaron Palmquist

City Manager
PO Box 428
Irrigon, OR 97844 541-922-3047
manager@ci.irrigon.or.us

Cc:
City Council
Gordon Howard; Gordon.howard@state.or.us
Scott Edelman; scott.edelman@state.or.us

APPENDIX C: UMATILLA PROPOSAL BASECAMP CORRESPONDENCE

FHCO Affirmatively Furthering Fair Housing Cogan Owens Greene, LLC

Umatilla Staff Reports (2) For Review

From: Mari Valencia

Date: Fri, 20 Oct 2017 at 2:22pm

Hi Everyone,

I have attached two Umatilla staff reports for your review. Both proposals are seeking a zone change from R3 Multi Family Residential to R2 Single Family Residential.

ZC-2-2017 - Applicant submitted an application for subdivision (see page 6). Single family homes are being proposed with intention for covenants and reselling of the lots to a builder(s). Goal 10 findings not included but findings related to supply are on page 2 and 3. Staff are supportive of the proposal because they have identified a deficit of R2 zoned lands.

ZC-1-2017 - Applicants did not submit an application for subdivision yet however they intend to partition the lot for their own use and then sell the remaining lots. Again, goal 10 findings not included but findings related to supply are on page 2 and 3. Same findings here.

The city planner, Tamra Mabbott, sent me the following correspondence:

Hello Mari – Nice to hear from you. I am only remotely familiar with Fair Housing Council of Oregon since I am brand new at the City of Umatilla. I spent the past 26 years as a county planner and so I am learning the nuances of city planning. As a county planner we spent most of our time focusing on farm and forest lands. The GIS technician, a RARE Volunteer, prepared the memo attached to the Findings so we could quantify the inventory of residential lands. The Plan calls for more of the R2 lands that are proposed.

I am very excited about working in this inclusive community. The link here to the most recent documents presented to city council include an inclusive downtown vision plan “Umatilla Together” and “Umatilla Together: Framework Plan.”

https://docs.wixstatic.com/ugd/144fe2_f2eb912867b64f1cba936f24c724e107.pdf

https://docs.wixstatic.com/ugd/144fe2_f68109fbf84f40509d769cf2f720892c.pdf

If you have questions please give me a call. I look forward to your comments and collaborating with you on Housing issues.

Thank you again for your interest.


Cordially, Tamra


Louise - I think it may be a good idea to have a conversation with Tamra and offer FHCO materials so that she can familiarize herself. This is a great learning opportunity. Thoughts?

Oh almost forgot, the Umatilla Planning COmmission will be considering the proposals above on Tuesday, October 24th 7pm.

Thanks,

Mari

 [Umatilla_SR_ZC-01-2017.pdf](#)
3.31 MB

 [Umatilla_SR_ZC-02-2017.pdf](#)
3.29 MB

Al Johnson Fri, 20 Oct 2017 at 3:50pm



I very much hope we can find a way to send in a letter of support, even if the first change is technically a downzoning from R3-R2. I had lunch with Kim Travis yesterday. She's just finished a road trip through eastern Oregon. She explained that Umatilla's employees are dispersed through a very large commute-shed because of the unavailability of housing in Umatilla, and that the proposed development will reduce vmt, travel time, and workforce housing costs. --

Al



Mary Kyle McCurdy Fri, 20 Oct 2017 at 11:46pm

The Umatilla PD, Tamra Mabbott, is also well thought of around the state and at LCDC from her days at the county. It sounds to me like she wants to engage and learn. Based on that and Al's comments, this seems like a good opportunity for us to have a conversation with her about who we are and what we do, to ask her about the city's housing needs and how this fits into it, especially as a re-zone, and see if we can be supportive in the bigger picture if it seems like the city truly wants to address its housing needs, aside from whatever we do on this particular proposal.



Ed Sullivan Sat, 21 Oct 2017 at 4:34am via email

I have a longstanding relationship with her. We are to speak at a conference together next week.

Sent from my iPhone

>



Ed Sullivan Sat, 21 Oct 2017 at 5:10 am via email

I think we gently respond that Goal 10 findings, against the background of a BLI and HNA must accompany any PAPA and offer to help with the process.

On Sat, Oct 21, 2017 at 7:34 AM, Edward J Sullivan <esulliva@gmail.com> wrote:

> I have a longstanding relationship with her. We are to speak at a
> conference together next week.

>

> Sent from my
iPhone >

> On Oct 21, 2017, at 2:46 AM, Mary Kyle McCurdy <notifications@sb1059.



Allan Lazo Sat, 21 Oct 2017 at 11:52am

Thanks, all. This does seem like a great opportunity to connect with Tamra and the City of Umatilla.

I also do agree with Ed's comment that it would be consistent for us to send them a "gentle" reminder about Goal 10 findings but also with an offer to assist in some form. This might be an opportunity for that best practices document we'd like to create.

I also agree with Al's earlier comment about supporting the overall intentions in Umatilla despite the downzoning proposal.

However, as always, there are some timing and mechanics issues to contend with given the 10/24 hearing.

I'm not sure I have quite enough expertise to pull a customized letter together and also am currently traveling to Miami.

Louise returns on Mon, 10/23. Do you think we would be OK trying to wait for her return to try to get something together? Or is there someone else with expertise and capacity to pull something together?



Ed Sullivan Sat, 21 Oct 2017 at 1:04 pm via email

Sure. I can review and comment.

Sent from my iPhone

>



Mary Kyle McCurdy Sat, 21 Oct 2017 at 1:22pm

Thanks, Ed. I am happy to look over whatever you draft, and it sounds like Al might have some insights on Umatilla's housing needs based on his conversation with Kim Travis.



Ed Sullivan Sat, 21 Oct 2017 at 2:00pm via email

I'm also a reviewer, rather than a drafter and will have a word with Tamra next week as well. Sent from my iPhone

>




Al Johnson Sat, 21 Oct 2017 at 2:28pm

I am going to be out of state through November 15 and have to get something out before I leave. Perhaps Ed could be our ambassador when he and Tamra meet, and transmit HLA's offer to work with her on how to deal with Goal 10 issues, outside of the context of this particular application.



Al Johnson Sat, 21 Oct 2017 at 2:37 pm

Here is a report on workforce housing issues in Umatilla County from the July 21-22, 2016 LCDC meeting.

 [Item 9 housing briefing.pdf](#)
182 KB



Ed Sullivan Sat, 21 Oct 2017 at 3:43 pm via email

Sure.

Sent from my iPhone

>



Mari Valencia Mon, 23 Oct 2017 at 1:23pm

Thanks for doing that Ed. Please let us know how your chat goes on base camp. It will be good for me to include in the end of the year report as well. Thank you!



Ed Sullivan Mon, 23 Oct 2017 at 1:27 pm via email

Will do.



Mari Valencia Wed, 25 Oct 2017 at 10:53am

All,

I received the following correspondence from Umatilla.

Mari, I just wanted to let you know in case you are planning on attending the Planning Commission hearing tonight. Both zone change applications required a Traffic Impact Analysis per the City's Zoning Ordinance. That was not originally submitted with the applications and due turn over in staff that was not originally caught. I have spoken to both applicants and to allow them time to provide the required information we will be continuing both hearing to the November 28th Planning Commission.

I will track this on our sheet so we can review the updated material prior to the new hearing date.



Ed Sullivan Wed, 25 Oct 2017 at 10:59am via email

Thanks.



Mari Valencia Tue, 28 Nov 2017 at 3:08 pm

Hi everyone,

Here is the staff report and findings for this Umatilla case that was set for review last month but pushed to today.

Reminder, this was a proposal seeking rezone from multi family residential (R3) to medium density residential (R2) to create a 20-lot subdivision for single family homes.

As AI mentioned above, although this is a down zone proposal, it has positive impacts for Umatilla. Currently, employees are experiencing long commutes due to limited housing in Umatilla.

Attached please find the staff report which includes findings and a memo summarizing the inventory of residential lands. It shows a need for R2 development.

This case will be considered tonight at 7pm.

Thanks,

Mari



[ZC-02-2017 SUB-2-2014 PC Report and Recommendation.pdf](#)

323 KB



[R2 R3 Residential Inventory Memo.pdf](#)

63.1 KB



Ed Sullivan Tue, 28 Nov 2017 at 9:44 pm via email

With the greatest respect to the City, neither the GIS information nor the staff report justifies the downzoning. I suppose there is a demand for single family housing; however, there is an abundant land supply of the same—far more than the multifamily lands available. There is no

reference to a BLI or a real needed housing analysis. The City should hold back on the proposal until it is appropriately justified.

APPENDIX D: LA GRANDE BASECAMP CORRESPONDENCE AND RESPONSE LETTER

Affirmatively Furthering Fair Housing Cogan Owens Greene, LLC

La Grande Staff Report For Review

From: Mari Valencia

Date: Wed, 12 Jul 2017 at 10:31am

Good morning,

Attached please find La Grande's staff report for a proposed zone designation change from medium density residential to light industrial. The subject property includes a storage building that has been used for the past 15 years as incidental storage for the owner's automotive body shop business which is located on the adjacent property to the South. This rezone will facilitate the expansion of the automotive body shop business through the redevelopment of the subject property which will include the construction of additional office space and a customer parking area.

Goal 10 findings on page 6 (paragraph 3 highlighted in yellow). The La Grande Planning Commission will be considering this case on Tuesday, July 18th.



[LaGrande_StaffReport_01-ZON-17 and 01-CPA-17.pdf](#)
6.24 MB

Ed Sullivan Wed, 12 Jul 2017 at 3:05pm via email

The problem here is that the analysis is devoid of numbers, so we can't see how this change affects the City's housing supply. And although there is a problem with building a house on this site, the City's acknowledged comprehensive plan designates the site for housing. It is up to the City to justify the deviation.



Jennifer Bragar Tue, 18 Jul 2017 at 10:32am via email

Louise,

Attached is my signature on the La Grande letter. This letter is due today. Perhaps sending these through Basecamp will resolve the technical issue we are having. Thank you.

Jennifer Bragar | jbragar@tomasilegal.com <mailto:jbragar@tomasilegal.com>

Tomasi Salyer Martin | 121 SW Morrison Street, Suite 1850 | Portland, Oregon 97204

Tel: 503-894-9900 | Fax: 971-544-7236 | blog: <http://www.tomasilegal.com/news>

<<http://www.tomasilegal.com/news>>

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Chambers USA 2016 and 2017 in Real Estate: Zoning/Land Use

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<https://sb1059.basecamphq.com/projects/12330179-fhco-affirmatively-furthering-fair-housing/posts/102849550/comments/1/2> 1/7/2018
FHCO Affirmatively Furthering Fair Housing > La Grande Staff Report For Review

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[View all of these images at once](#)



[La Grande PAPA Letter 7-16-17.PDF](#)

1.35 MB



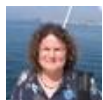
Louise Dix Tue, 18 Jul 2017 at 12:02pm

Here is the signed and send La Grande letter



[La Grande PAPA Letter 7-16-17.pdf](#)

1.36 MB



Louise Dix Mon, 24 Jul 2017 at 10:12am

Here is the response to our letter to La Grande
(see attached)

Here is the email from the planner

Hi Louise,

Attached is a response letter to your comments and request for additional Goal 10 justification. Your letter and this response will be presented to the Planning Commission at their August 8th meeting when they consider this rezone application. Please let me know if you have any additional comments or questions. Thank you.

Michael J. Boquist, City Planner



PLANNING COMMISSION – STAFF REPORT ADDENDUM

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RE: File Nos. 01-CPA-17 and 01-ZON-17 Rezone from Medium Density Residential (R-2) to Light Industrial (I-1)

Response to comments submitted by *Housing Land Advocates (HLA)* and the *Fair Housing Council of Oregon (FHCO)*, dated July 16, 2017, received by the City of La Grande Planning Department on July 18, 2017.

In paragraph 2, page 1, HLA & FCHO states that *“the staff report for this proposal does not fully analyze the proposal’s impact on the City’s Statewide Planning Goal 10 (Goal 10) obligations.”*

In paragraph 3, page 1, HLA & FCHO states that *“when a decision is made affecting the residential land supply, the City must refer to its Housing Need Analysis and Buildable Land Inventory to show that an adequate number of needed housing units (both housing types and affordability level) will be supported by the residential land supply after enactment of the proposed change.”*

In paragraph 4, page 1, HLA & FCHO states that *“the City must demonstrate that its actions do not leave it with less than adequate residential land supplies in types, locations, and affordability ranges affected.”*

City Response¹ – Needs Analysis: The analysis below references the City of La Grande Comprehensive Plan, Goal 10, housing and land needs analysis and demonstrates that the City of La Grande has a surplus of medium density residentially zoned land to accommodate the 20 year planning forecast (from 2000-2020 period). And, that the City’s medium density residential development is occurring at a much slower rate than projected over the 20 year planning forecast, which demonstrates that the supply of vacant-buildable residential land is in excess of what the forecast predicted. As a result, the analysis below demonstrates that the proposed rezone will result in no adverse impacts on needed housing units or available land supply for medium density residential (R-2) development.

For the purposes of this housing needs analysis, the proposed rezone will only affect land zoned Medium Density Residential (R-2) which is limited to single-family and duplex housing units, or single-family attached and detached housing units as listed in the Comprehensive Plan. As such, the references below only reflect the data associated with single-family attached and detached housing units.

Note:

It is important to note that the “need” counts for the single-family detached housing units may be satisfied with lands zoned Medium Density Residential (R-2), Low Density Residential (R-1), Rural Residential (RR-1) and Hillside Development (HD), as all of these zones are limited to allowing single-family detached housing units.

The “need” counts do not include a breakdown by zone. The Goal 10 buildable land inventory, however, does include a breakdown by zone. The information below only reflects the buildable lands for the R-2 Zone, which demonstrates that a surplus of land exists. If the additional residentially zoned land, as listed above, was included, the results would demonstrate a considerably greater surplus of land to accommodate single-family detached housing units.

1 When considering the 20 year land need forecast, the City's Comprehensive Plan Ordinance 3208, Series 2013,
2 provides two (2) forecast scenarios, Scenario A and Scenario B, which are significantly different in their housing
3 and land need projections.

4
5 Scenario A assumes an annual growth rate of 0.49%, which is based on official population estimates and
6 projections per the 2000 US Census. The Comprehensive Plan states that this scenario appears to be a
7 closer indication of recent growth.

8
9 Comprehensive Plan page 162, Table III.15a – Scenario A Acreage Needed by Housing Type
10 projects the following needed housing units or land acreages for single-family detached and
11 attached development:

- 12 • Single Family Detached = 267 housing units or 66.8 acres needed
- 13 • Single Family Attached = 20 housing units or 2.5 acres needed

14
15 Scenario B assumes a higher growth rate of 1.0%, which is based on a variety of economic factors, such
16 as "planned" growth at Eastern Oregon University, which is located within the core of the City of La
17 Grande, and other spinoff private sector growth the was assumed to be generated. This scenario was
18 based on proactive future economic development efforts and employment data provided by the Oregon
19 Department of Employment.

20
21 Comprehensive Plan page 162, Table III.15b – Scenario B Acreage Needed by Housing Type
22 projects the following needed housing units or land acreages for single-family detached and
23 attached development:

- 24 • Single Family Detached = 731 housing units or 182.7 acres needed
- 25 • Single Family Attached = 55 housing units or 6.9 acres needed

26
27 Under Scenario A, the forecast identifies a need for 287 housing units or 63.9 acres of land to accommodate a 20
28 year growth projection at a 0.49% rate. Under Scenario B, the significantly greater forecast is identified and
29 reflects a need for 786 housing units or 189.6 acres of land to accommodate a 20 year growth projection at a 1%
30 rate.

31
32 The vacant-buildable land inventory conducted in 2000 is provided in Table I.3 of the Comprehensive Plan on
33 Pages 126-136, keeping in mind that the data below only reflects data for the Medium Density Residential (R-2)
34 lands. Based on "need" vs. "supply", La Grande has approximately 201 acres of R-2 zoned land to accommodate
35 a need of 69.3 acres (Scenario A) or 189.6 acres (Scenario B) for the single-family attached and detached housing
36 units. This amounts to a surplus supply of 131.7 acres (Scenario A) or 11.4 acres (Scenario B). It stands to
37 reason that these surplus acres can be rezoned to accommodate a need in any other zone category.

38
39 With regards to housing unit data, the Planning Department staff has review the land use approvals
40 (zoning/building permit data) since 2000 to evaluate housing growth for single-family attached and detached units
41 (aka single-family and duplex dwellings). The land use data identifies that 214 new single-family detached housing
42 units and 35 single-family attached (duplex) housing units have been constructed since 2000. As stated above,
43 the City's Comprehensive Plan shows a "need" for 267 new single-family attached housing units and 20 single-
44 family detached (Scenario A) or 731 new single-family detached housing units and 55 single-family attached
45 (duplex) housing units (Scenario B) over the 20 year forecast.

46
47 Under Scenario A, the data available reflects that as of 2017 the development of single-family detached
48 development is at roughly 80% of the 20 year need, and the single-family attached (duplex) is at 100% of the 20
49 year need, which is in line with the 0.49% growth forecast. However, under Scenario B, the development of single-
50 family detached development is at roughly 29% of the 20 year need, and the single-family attached (duplex) is at
51 roughly 64% of the 20 year need which is below the 1.0% growth forecast.

52
53 Keeping in mind that this acreage and housing analysis only reflects buildable R-2 zoned land and does not
54 include other residentially zoned land that accommodates single-family development (R-1, RR-1 and HD). The
55 conclusions of this analysis demonstrates that single-family development within the City is developing below the
56 Scenarios A and B forecasts and that that the City has a surplus of buildable R-2 zoned land. Under Scenario A,
57 the surplus of over 131 R-2 zoned acres under Scenario A and 11 R-2 zoned acres under Scenario B. Again,

1 keeping in mind that the surplus acreages is much greater when including the R-1, RR-1 and HD zone lands that
2 were ignored or omitted from this analysis.

3
4
5 **City Response² – Goal 10 Policies:** While the above analysis supports the proposed rezoning by demonstrating
6 that the City has a surplus of residentially zoned land for single-family residential development, the analysis below
7 demonstrates that the proposed rezone is consistent with the Goal 10 Comprehensive Plan polices adopted
8 Ordinance 3208, Series 2013. The policies are as follows:
9

- 10 1. *The City recognizes that public interest requires that every citizen be given the opportunity to provide*
11 *themselves with safe, sanitary and adequate housing.*
- 12 2. *That an adequate housing supply will be encouraged through development of new dwelling units,*
13 *maintenance or rehabilitation of existing units, and removal of dwelling units unsuitable for rehabilitation.*
- 14 3. *That all types of residential units, including mobile home, modular and manufactured units, are acceptable*
15 *resources of housing and that recognition will be reflected in zoning, building codes and other regulatory*
16 *means without compromising quality standards.*
- 17 4. *That quality residential environments will be assured by considering safety, health, design, provision of*
18 *services and overall ecology in the area.*
- 19 5. *The City will exercise primary governmental control in any housing activities which occur within the City*
20 *limits, including those activities undertaken or assisted by other governmental organizations.*
- 21 6. *The City will assertively develop and use effective techniques to assure that its housing policies are*
22 *implemented and administered.*
- 23 7. *A mix of low and moderate cost housing should be encouraged, but an undue concentration in any area*
24 *should be avoided.*
- 25 8. *That medium density residential be located away from activities which generate heavy traffic and are*
26 *otherwise incompatible with living areas.*
- 27 9. *That medium density residential areas be located with reference to shopping and other public and private*
28 *services and be provided with good access to centers of employment.*
- 29 10. *That planned developments and duplexes be included in medium density residential areas provided the*
30 *density does not exceed 10 units per gross acre.*
- 31 11. *That high density residential areas be located in such a manner as to be provided with good access to*
32 *arterial streets, shopping facilities, schools, and major employment centers.*
- 33 12. *That high density development be located so that traffic generated by the high density development will*
34 *not be required to travel through areas of lesser density en route to principal community facilities.*
- 35 13. *That high density development be located in areas where municipal utility facilities economically can be*
36 *provided at a level adequate to meet the demand for the concentrated service.*
- 37 14. *That the street pattern within the residential neighborhood permits convenient circulation and easy, safe*
38 *access to neighborhood parks and schools.*
- 39 15. *That residential areas be developed in a manner that provides a healthful, aesthetically pleasing*
40 *atmosphere, and in a manner that affords safe and convenient access to neighborhood commercial*
41 *centers, schools, and other public facilities.*
- 42 16. *That certain non-residential uses be located within residential areas if careful control is exercised over*
43 *their location and their relationship to abutting property.*

44
45 **Response:** The subject property is 0.24 acres, it is roughly 41' wide by 245' long, and it is partially
46 improved and functioning an integral part of the adjacent automotive body shop business. It is under the
47 same ownership and located within developed and managed boundaries of the business. The property
48 includes a small storage building that is that is used for parts and material storage, outdoor vehicle storage
49 at the rear of the property, and employee parking and customer parking at the front of the property.

1
2 From a functional perspective, it would be difficult to argue that the subject property is desirable for
3 residential purposes due to its narrow and irregular shape, and the fact that the environment of this
4 property within the boundaries of a developed industrial use that includes some incompatible industrial
5 activities (e.g. storage of damaged or wrecked vehicles, occasional loud noise and odors associated with
6 the automotive body shop business).
7

8 While the property is currently residentially zoned and it is technically feasible to build a narrow single-
9 family detached or attached housing unit on the property, the quality of the residential environment would
10 be considerably less than other residential lots in the area. Also, the property does not have immediate
11 access to City sewer services, with the nearest sewer main line being over 200' away. As the surrounding
12 area is at near fully development, the extension of a sewer main line would only benefit a couple
13 properties. As a result it was determined 15-20 years ago to be cost prohibitive to develop for residential
14 purposes.
15

16 If one was to view this proposal in reverse (rezone from industrial to residential), the proposal would be
17 in conflict with many of the Goal 10 policies and it would be very difficult to support a rezone to residential.
18 As such, one can only conclude that keeping and maintaining a residential zoning for the subject property
19 is in conflict with the policies of Goal 10.
20

21 For additional consideration, by supporting this rezone to industrial and allowing the property to make
22 improvements to expand and benefit the automotive body shop business, the City has the opportunity
23 through its Site Plan review process and land use development standards to mitigate some conflicting
24 impacts (e.g. outdoor storage) by requiring visual screening, landscaping or other buffer related
25 improvements that would increase the quality and livability of the residential properties to the North.
26

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APPENDIX E: CENTRAL POINT BASECAMP CORRESPONDENCE AND RESPONSE LETTER

FHCO Affirmatively Furthering Fair Housing Cogan Owens Greene, LLC

Central Point Staff Reports (2) For Review

From: Mari Valencia


Date: Fri, 1 Sep 2017 at 10:36am


Good morning,

Attached please find two staff reports for your review. File no 17001 requests annexation of two parcels comprising of 3.64 acres and file no 17002 requests comp plan amendment and zone change from TOD-MMR/R-3 to TOD-LMR/R-2 (Transit Oriented Development) which is consistent with the allowed used within the TOD Corridor.

Goal 10 findings can be found on page 24 under "18. Comp Plan Zoning Map Analysis". Also included within this section is a land supply and demand analysis - begins on page 26.

This case will be considered before the planning commission next week on Tuesday, September

 [Central Point SR 17002 CompPlanAmendment.pdf](#)
10.9 MB

 [Central Point SR 17001 Annexation.pdf](#)
6.72 MB



5th at 6pm.

Ed Sullivan Fri, 1 Sep 2017 at 11:02am via email

While these applications do increase density appreciably and are within the range allowed by the plan, there is no outside reference point as to how these applications fit within the City's Goal 10 obligations. I would encourage supplemental findings to this effect. See pp. 41 ff of the annexation staff report and 26 (172 on the page count) of the plan and zoning report.



Jennifer Bragar Tue, 5 Sep 2017 at 9:23am via email

All,

Please see the attached letter to Central Point and make sure you agree with the tone. I adjusted some of the language because the applicant is essentially saying he won't build multi-family at a high density (apartment building). This, to me, is more of a death by 1,000 cuts. If cities want to ensure the buildable land is used for high density, then they should adopt higher minimum densities instead of offering zone changes to a bully.

Jennifer Bragar | jbragar@tomasilegal.com <mailto:jbragar@tomasilegal.com>

Tomasi Salyer Martin | 121 SW Morrison Street, Suite 1850 | Portland, Oregon 97204

Tel: 503-894-9900 | Fax: 971-544-7236 | blog: <http://www.tomasilegal.com/news>

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[9-5-17 PAPA Letter to City of Central Point.DOCX](#)

39.7 KB



Louise Dix Tue, 5 Sep 2017 at 9:50am

Here's the final letter sent to Central Point.



[9-5-17 Letter to Central Point ZC 17001 and CPA 17002.pdf](#)

1.33 MB



Louise Dix Tue, 12 Sep 2017 at 12:02pm

Here's the response from Tom Humphrey in Central Point. They spent some time on this.



[Fair Housing Letter 9-11-17-Central Point.pdf](#)

53.9 KB



[Revised FINAL Staff Report ZC-17001 9.5.2017 \(TH\)-CP.docx](#)

62.8 KB



[ZC 17001 Attachments E F.pdf](#)

605 KB



Jennifer Bragar Tue, 12 Sep 2017 at 12:13pm via email

Hi Louise,

Thank you for sharing this information. I agree that it was good of the City to respond to our comments. Given the inclusion of Table 3, I am not sure I understand the emphasis in staff's comment that there is a shortage of low density land (copied below). We would need to understand his comment in the context of demand for particular housing types. Tom could have added a sentence or two to further describe what he means.

But, this is more information than we have gotten from most cities so a good success for us!

Chapter 8 of the Proposed Housing Element contains multiple tables (8.1 to 8.5) that itemize the City's Urban Land Inventory by Land Use, Zoning, Buildable Land and Vacant Residential Land. It should be noted that the City has a surplus of vacant land designated for high density residential development and the greatest shortage for low density residential land. The proposed zone change from TOD-MMR to TOD-LMR will not result in a significant shortage of residential land supply for medium or high density development.

Jennifer Bragar | jbragar@tomasilegal.com <mailto:jbragar@tomasilegal.com>

Tomasi Salyer Martin | 121 SW Morrison Street, Suite 1850 | Portland, Oregon 97204

Tel: 503-894-9900 | Fax: 971-544-7236 | blog: <http://www.tomasilegal.com/news>
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Ed Sullivan Tue, 12 Sep 2017 at 11:30pm via email

If this response is credible, we should thank the City. I have represented the City previously and hold Tom Humphries in high esteem.



Al Johnson Wed, 13 Sep 2017 at 7:12am

Agreed.



Louise Dix Wed, 13 Sep 2017 at 11:52am

I have nothing but positive things to say about both Tom Humphrey and Don Burt in Central Point. I will draft a thank you positive letter.



Mari Valencia Wed, 13 Sep 2017 at 11:55am

Excellent - thank you Louise! I'll have this one noted in our active case sheet.



Mary Kyle McCurdy Wed, 13 Sep 2017 at 3:11pm

Thank you!



City of Central Point, Oregon CENTRAL - Community Development

541.664.3321 140 S 3rd Street, Fax Central 541.664.6384 Point, OR 97502 POINT Tom Community Humphrey,
Development AICP

Director

www.centralpointoregon.gov

September 11, 2017

Louise Dix, AFFH Specialist
Fair Housing Council
1221 SW Yamhill Street #305 Portland,
Oregon 97205

Dear Louise:

The City of Central Point received the letter authored by you and Jennifer Bragar on September 5, 2017 which was also the day of the first evidentiary hearing for the zone change you referenced (ZC 17001). In response to your concerns about the City's justification for changing the residential zoning density on 3.64 acres, staff prepared a revised report (attached) which includes our Housing Needs Analysis and Buildable Land Inventory. This information was presented to the Planning Commission with your letter and it became further evidence for their recommendation to the City Council. They also determined that it was unnecessary to amend the TOD-Corridor Land Use designation (CPA 17002) as it allows for the existing (TOD-MMR) and the proposed (TOD-LMR) residential zoning categories.

The City Council public hearing was noticed for this Thursday night, September 14th but the applicant has requested that it be continued to September 28th. If after you have reviewed the revised staff report and you continue to have concerns, please let me know and we will attempt to address those concerns. You are welcome to contact me at 541-423-1025 to discuss this in person.

Sincerely yours,

Tom Humphrey AICP

Tom Humphrey AICP
Community Development Director

Enclosure

cc. Chris Clayton, City Manager Don
Burt, Planning Manager
Sydnee Dreyer, City Attorney

APPENDIX F: PENDLETON BASECAMP CORRESPONDENCE AND RESPONSE LETTER

Affirmatively Furthering Fair Housing Cogan Owens Greene, LLC

Pendleton Staff Report For Review

From: Mari Valencia

Date: Tue, 28 Nov 2017 at 3:56pm

Pendleton staff report attached for your review.

The owner is proposing a rezone for approx. 9.7 acres from R-2 medium density residential to R-1 low density residential. No development proposal is being requested at this time.

Goal 10 findings begin on page 6. Within the findings, the planner has identified a reduction by 72% of buildable lots for Pendleton's housing market with this proposed rezone. I am not sure that a valid justification was included within the findings, or at least I am not seeing it. I need other eyes here, we may need to comment on this one. Please advise.

This case will be considered on Thursday, November 30th 6pm should we want to submit comment.

Thanks!

-Mari



[Pendleton Staff report.pdf](#)

8.28 MB



Louise Dix Tue, 28 Nov 2017 at 4:09pm

I am having trouble with this one too. It looks as if it takes needed land for housing out of the mix but slope challenges may require this change...hard to say. It looks like their Goal 10 findings show that this rezone would not help? Other comments?



Louise Dix Thu, 30 Nov 2017 at 10:26am

Here's the letter for the City of Pendleton.



[11-30-17 Letter to City of Pendleton.docx](#)

283 KB



Mari Valencia Thu, 30 Nov 2017 at 1:29pm

Great! Thank you Louise!



Louise Dix Fri, 1 Dec 2017 at 7:28am

Here's a response from the planner, Julie Chase

Please find attached a supplemental report that will be presented to the Commission tonight. The report defines findings per a site visit.



Ed Sullivan Fri, 1 Dec 2017 at 8:17am via email

There's probably no point in pursuing this one further. The City responded (albeit inadequately) and took notice of our concerns.

CITY OF PENDLETON PLANNING COMMISSION
Supplemental Staff Report to Planning Commission



File No.: AMD17-08
Deemed Complete: July 31, 2017
Prepared by: Julie Chase
Date: October 23, 2017
Hearing Date: November 30, 2017
120-Day Limit: Not Applicable

Applicant(s) **Jim Hatley**
64880 E Birch Cr Rd
Pilot Rock, OR 97868

Owner(s): **Jim Hatley**
64880 E Birch Cr Rd
Pilot Rock, OR 97868

Site Location: 900 Block of SE 11th Street
Pendleton

Description: Tax Lot 05700,
Map 2N-32-11AC

Zoning: R-2 Medium Density Residential

Proposal: Request to Change the Zone from R-2 Medium Density to R-1 Low Density Residential.

Attachments: Application, Form 1, Map, and supplemental materials



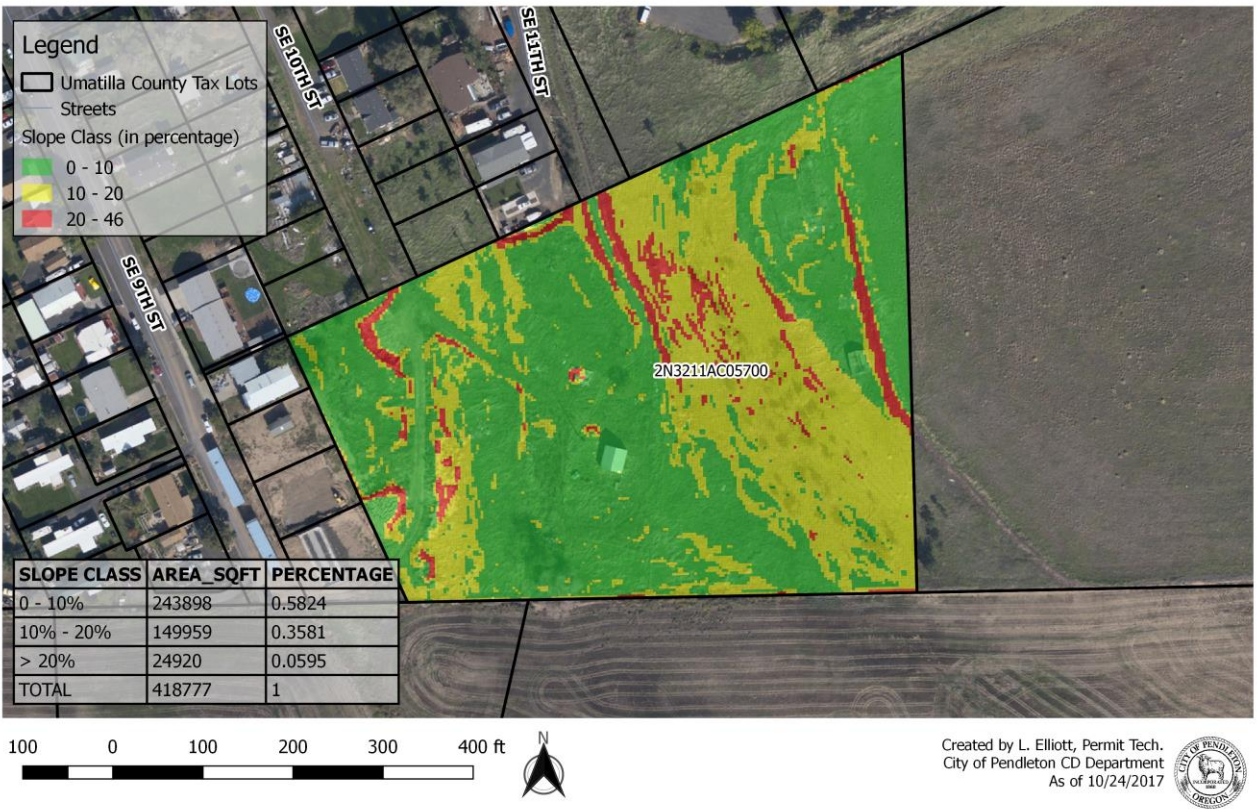
1. DENSITY AND TOPOGRAPHY OF SITE: FINDINGS OF FACT

On November 27, 2017, staff went out to the site to view the topography. The site has immediate access off SE 10th Street. Dwellings could be placed west of the SE 10th Street right-of-way. That area has slopes that can be manipulated to provide 4 to 5 buildable lots. The land between SE 10th and SE 11th could require larger lot sizes to accommodate a drainage basin. This basin currently handles the runoff from the adjoining field south of this property. Storm sewer infrastructure may be required to maximize land use. It is indicated by a circle in the map below. The basin impairs most of the flat land available, as the land might not be buildable for dwellings. SE 11th Street could be constructed with a different

alignment. This could require additional shoring of the road. Connectivity with the Goad property, south, is desirable for future build-out. The buildable lots between SE 10th and SE 11th Street could be reduced to 4 or 5 as the lot size will likely need to increase to include land not suitable for construction of dwellings. An addition 2 or 3 lot would be possible on the slope east of SE 11th Street through use of a private drive.

Below are the slope map and a map of the area with possible buildable lot spaces. Given the new information, the drainage basin, staff finds the property restricted to 13-14 buildable lots maximum. This equates to a density calculation that is not compatible with R-2, Medium Density Residential, zoning.

Slope Analysis for 2N32 11AC 05700



MAP DISCLAIMER: No warranty is made by the City of Pendleton as to the accuracy, reliability or completeness of this data. Map data should be used for reference purposes only. Not survey grade or for legal use.



APPENDIX G: SPRINGFIELD BASECAMP CORRESPONDENCE

FHCO Affirmatively Furthering Fair Housing Cogan Owens Greene, LLC

Springfield Staff Report For Review

From: Mari Valencia

Date: Fri, 1 Sep 2017 at 11:14am

This request is for a zoning map amendment for a 4.87 acre parcel. The change would resolve a plan/zone conflict btw the current zoning of heavy industrial and the comp plan designations of community commercial and low density residential as depicted in the adopted East Main Refinement Plan diagram.

Staff acknowledges the current zoning for the property is not in harmony with the adjacent zoning see vicinity map.

The public hearing for this case is scheduled next week on Wednesday, September 6th at 7pm.



[Springfield SR for Zoning Map Amendment.pdf](#)

3.31 MB



Ed Sullivan Fri, 1 Sep 2017 at 11:18am via email

This application involves a loss of housing and no Goal 10 findings. We must object.



Jennifer Bragar Wed, 6 Sep 2017 at 9:13am via email

All,

Attached is a draft letter to Springfield. Thank you.

Jennifer Bragar | jbragar@tomasilegal.com <mailto:jbragar@tomasilegal.com>

Tomasi Salyer Martin | 121 SW Morrison Street, Suite 1850 | Portland, Oregon 97204

Tel: 503-894-9900 | Fax: 971-544-7236 | blog: <http://www.tomasilegal.com/news>

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Ed Sullivan Wed, 6 Sep 2017 at 9:13am via email



No attachment.



Jennifer Bragar Wed, 6 Sep 2017 at 9:26am via email

Sorry all, here's the attachment I meant to send with the last email.

Jennifer Bragar | jbragar@tomasilegal.com <mailto:jbragar@tomasilegal.com>

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Mari Valencia Wed, 6 Sep 2017 at 9:47am

Draft Springfield letter not attached either.



Jennifer Bragar Wed, 6 Sep 2017 at 9:54am via email

There might be something wrong with Basecamp. These have been attached each time I send them. I'll try sending pdfs.

Jennifer Bragar | jbragar@tomasilegal.com <mailto:jbragar@tomasilegal.com>

Tomasi Salyer Martin | 121 SW Morrison Street, Suite 1850 | Portland, Oregon 97204
Tel: 503-894-9900 | Fax: 971-544-7236 | blog: <http://www.tomasilegal.com/news>
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Ed Sullivan Wed, 6 Sep 2017 at 9:55am via email

Mine did not come through.



Jennifer Bragar Wed, 6 Sep 2017 at 9:57am via email

Here's a pdf of this one. Again, please confirm receipt.

Jennifer Bragar | jbragar@tomasilegal.com <mailto:jbragar@tomasilegal.com>

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[9-6-17 PAPA Letter to City of Springfield.pdf](#)
105 KB



Ed Sullivan Wed, 6 Sep 2017 at 9:58am via email
got it.



Mari Valencia Wed, 6 Sep 2017 at 10:06am
Same, got it. Thank you Jennifer



Louise Dix Wed, 6 Sep 2017 at 2:59pm
Final signed version sent to Springfield
 [9-6-17 Letter to Springfield re 811-17-00049.pdf](#)
1.2 MB



Louise Dix Thu, 7 Sep 2017 at 3:42pm
Here's the response from Springfield:

"Hi Louise, at the meeting last night the Planning Commission conducted and subsequently closed the public hearing on the proposed rezoning action. However, at your request a decision on the matter was deferred and the written record will be held open for another seven (7) days for submittal of additional written testimony. In response to your comments, staff is recommending that the following finding is added to an amended version of the staff report:

Finding 6B: The proposed rezoning is consistent with the Springfield 2030 Comprehensive Plan Residential Land and Housing Element, which was adopted as a

Springfield-specific refinement of the Metro Plan. Residential Land and Housing Element, Finding 8, page 11, specifically provides that owners of residentially planned land in the buildable land inventory are entitled to residential zoning that matches the plan designation. The portion of the subject property that is low density residential is already included within the City's acknowledged residential buildable lands inventory. Therefore, the proposed rezoning will have no effect on the amount of buildable land, and is consistent with the Residential Land and Housing Element.

The Springfield Planning Commission will reconvene to deliberate on the zoning map amendment on Tuesday September 19, 2017. If you wish to provide additional written testimony into the record, please send it to my attention by the close of business (5:00 pm) on Wednesday September 13, 2017. Please contact me if you have any questions or require any additional information.

Best Regards,

Andy Limbird

City of Springfield



Ed Sullivan Thu, 7 Sep 2017 at 5:07pm via email

Maybe it's too much to ask them to address the Goal or to explain how meeting the plan meets the goal. This is a judgment call.

APPENDIX H: SANDY BASECAMP CORRESPONDENCE

FHCO Affirmatively Furthering Fair Housing Cogan Owens Greene, LLC

Sandy Staff Reports (2) For Review

From: Mari Valencia

Date: Thu, 28 Sep 2017 at 12:29pm

Hi everyone!

Attached are two staff reports for two annexation proposals from the City of Sandy.

Case 17-038 ANN

Requests annexation of one property totaling 9.64 acres. Current Clackamas county comp plan designation of rural (R) but requesting it be changed to single family residential (SFR).

Case 17-040 ANN

Requests annexation of 5 properties totaling 9.64 acres. Currently Clackamas County Comp Plan designation of rural (R) but requesting it be changed to single family residential (SFR)

Both cases above will be considered before the Sandy City Council on Monday, October 2nd at 7pm.



[17-040 ANN Sturm Annexation CC staff report.pdf](#)

382 KB



[17-038 ANN Knight Annexation CC staff report \(1\).pdf](#)

369 KB



[17-038 Knight Exhibits A - F - File 17-038 ANN.pdf](#)

1.55 MB



[17-040 STURM Exhibits A - G - File 17-040 ANN.pdf](#)

2.82 MB



Ed Sullivan Thu, 28 Sep 2017 at 9:48pm via email

These are land use decisions, subject to the Goals. Neither the Goals nor housing is addressed here. We should direct a letter to that effect.



Jennifer Bragar Mon, 2 Oct 2017 at 2:01pm via email

Attached are the final letters I submitted to Sandy today with copies to Gordon. Thank you.

Jennifer Bragar | jbragar@tomasilegal.com <mailto:jbragar@tomasilegal.com>

Tomasi Salyer Martin | 121 SW Morrison Street, Suite 1850 | Portland, Oregon 97204
Tel: 503-894-9900 | Fax: 971-544-7236 | blog: <http://www.tomasilegal.com/news>
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Jennifer Bragar Mon, 2 Oct 2017 at 3:10pm via email

All,

Here's the response we received from Sandy:

Jennifer,

We appreciate your comments and will have legal counsel review prior to the meeting. In the future we would appreciate comments sooner than 5 hours prior to the hearings.

Thanks -Kelly

I will refrain from making a response, but perhaps I should suggest they circulate the staff report sooner.

Jennifer Bragar | jbragar@tomasilegal.com <<mailto:jbragar@tomasilegal.com>>

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Tel: 503-894-9900 | Fax: 971-544-7236 | blog: <http://www.tomasilegal.com/news>
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Ed Sullivan Mon, 2 Oct 2017 at 3:16pm via email

I would suggest exactly that comment.



Jennifer Bragar Mon, 2 Oct 2017 at 3:19pm via email

How about and Goal 10 findings in the first instance.

Jennifer Bragar | jbragar@tomasilegal.com <mailto:jbragar@tomasilegal.com>

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Tel: 503-894-9900 | Fax: 971-544-7236 | blog: <http://www.tomasilegal.com/news>
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Ed Sullivan Mon, 2 Oct 2017 at 3:44pm via email

Oh, yes. That too.



Jennifer Bragar Mon, 2 Oct 2017 at 3:48pm via email

I sent the following response:

Kelly,

We would appreciate staff reports more than a week in advance. This would help our volunteer efforts and scheduling. In addition, if Goal 10 findings are included in the original staff report as required under state law, this would limit the need for such comments in the first instance. Thank you.

Jennifer Bragar | jbragar@tomasilegal.com <mailto:jbragar@tomasilegal.com>

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Ed Sullivan Mon, 2 Oct 2017 at 3:51pm via email

Zingo!



Mari Valencia Mon, 2 Oct 2017 at 4:14pm

Jennifer, could you reload the Sandy letters. I didn't see them attached and I'd like to keep copies for the record.

Thank you!

-Mari



Jennifer Bragar Mon, 2 Oct 2017 at 4:40pm via email

Here you go.

Jennifer Bragar | jbragar@tomasilegal.com <mailto:jbragar@tomasilegal.com>

Tomasi Salyer Martin | 121 SW Morrison Street, Suite 1850 | Portland, Oregon 97204
Tel: 503-894-9900 | Fax: 971-544-7236 | blog: <http://www.tomasilegal.com/news>
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Mari Valencia Fri, 17 Nov 2017 at 9:31am

UPDATE:

Both of the proposed amendments were adopted November 9th. I can inquire about the final decision to see if our suggestions were included.



Ed Sullivan Mon, 20 Nov 2017 at 9:36am via email

Please do.

APPENDIX I: CANBY BASECAMP CORRESPONDENCE

FHCO Affirmatively Furthering Fair Housing Cogan Owens Greene, LLC

Canby Staff Report For Review

From: Mari Valencia

Date: Wed, 4 Oct 2017 at 12:34pm

Final staff report posting for today. This proposal will be considered before the Canby planning commission on Monday October 9th 7pm.

The request seeks zone change approval from R-1, low density residential, to CR, residential commercial. No need for comp plan designation amendment since the request is consistent with current designation. A subdivision application has been submitted. The applicant would like to subdivide three existing parcels in 12 lot subdivision with a conditional use application to allow placement of townhouses on four of those resulting lots.

Findings begin on page 5, goal 10 findings not included.



[10-9-17 PC PacketPart1.pdf](#)

5.96 MB



Ed Sullivan Wed, 4 Oct 2017 at 2:26 pm via email

Usual nanny language in a letter about Goal 10's applicability to rezonings.



Jennifer Bragar Mon, 9 Oct 2017 at 10:35am via email

All,

Attached is a draft letter to City of Canby. Thank you.

Jennifer Bragar | jbragar@tomasilegal.com <mailto:jbragar@tomasilegal.com>

Tomasi Salyer Martin | 121 SW Morrison Street, Suite 1850 | Portland, Oregon 97204

Tel: 503-894-9900 | Fax: 971-544-7236 | blog: <http://www.tomasilegal.com/news>

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[10-9-17 Letter to City of Canby.DOCX](#)
39.8 KB



Ed Sullivan Mon, 9 Oct 2017 at 11:06am via email

OK by me.



Louise Dix Mon, 9 Oct 2017 at 11:17am

Here's the fully signed letter which I sent to Planning Director Bryan Brown.



[10-9-17 Canby Letter re 17-02.pdf](#)
1.19 MB



Mari Valencia Mon, 9 Oct 2017 at 2:52 pm

I have this noted, thank you!



Louise Dix Tue, 10 Oct 2017 at 8:24 am

Email Response from Bryan Brown:

After taking a quick review of the ORS 197.175(2)(a) citation you referenced in your letter, it leads me to believe you may be mistaken in believing that a Comprehensive Plan amendment is being proposed. We are simply following our acknowledged Comprehensive Plan in our recommendation for a zone change which in this instance includes an accompanying subdivision application which helps the City move toward providing a greater number of housing units at a greater variety of types at a much higher density which is now existing. The proposed C-R Mixed Use District allows higher density resulting in 12 housing units all to be owner occupied where there were 3 detached homes. They are much smaller lots which means they will be less expensive choice of housing!

We should have made a statement to this effect in the staff report. We do not believe a full analysis for each and every rezoning application in conformance with our Comprehensive Plan is reasonable or necessary, especially when housing opportunities are clearly expanded by the proposals that has been submitted.

We respect your interest in this matter but can assure you that this rezoning if approved, is definitely increasing the supply of affordable housing by using development standards applicable to a higher density residential zone (R 1.5) and in conjunction with the accompanied Conditional Use Permit adds attached single-family homes which are another more affordable housing option that increases the variety of that choice of housing in our community.
Bryan

Bryan Brown | Planning Director
City of Canby | Development Services
222 NE 2nd Avenue | PO Box 930 Canby, OR 97013 ph: 503-266-0702 |

fax: 503-266-1574 email: brownb@canbyoregon.gov ; website:

www.canbyoregon.gov

Send applications to: PlanningApps@canbyoregon.gov



Ed Sullivan Wed, 11 Oct 2017 at 7:17pm via email

No, under the PAPA statutes, all comprehensive plan and zoning ordinance amendments, including zoning map amendments, are subject to goal review. There is LUBA caselaw (and possibly Court of Appeals caselaw) to that effect.

APPENDIX J: MEDFORD BASECAMP CORRESPONDENCE

Furthering Fair Housing Cogan Owens Greene, LLC

Medford Case #17-062 Update

From: Mari Valencia

Date: Fri, 15 Dec 2017 at 12:57pm

All, here is an update on this case:

PAPA summary:

17-062 is a code amendment that creates two alternative housing types aimed at providing housing solutions for Medford's homeless. The two housing types are housing villages and warming shelters. Housing villages are a form of cluster housing using a single tax lot and smaller units. A warming shelter is a 180 temporary shelter that provides weather relief to the City's homeless. It is the intent of DCA-17- 062 to create development standards for two new land uses that do not exist in Medford's current code.

Update from

planner: Hi Mari,

I received your request regarding DCA-17-062 and I would like to clarify what has happened with this project as it has seen some significant changes over the past few months.

First and foremost, there are no proposed hearing dates at this moment. Our Council has directed us to slow down on this process and ensure that we vet it through all appropriate avenues. We will be taking the project to our Housing and Community Development Commission (HCDC) for a study session in January/February (date pending). Through the HCDC we will form a working group to refine and "perfect" the code prior to taking it to City Council. We will also then be taking it to our City Council for a study session on April 24, 2018 (date could change).

Additionally, the project (DCA-17-062) has been divided into two separate projects now as there were two projects proposed within the old code (which you inquired about). The proposals now are:

- DCA- ▪ 17-062 – Temporary and Transitional Housing
- DCA- ▪ 17-099 – Cooling & Warming Shelters (forgot to post to DLCD!!! My bad....)

After the study session in April it is likely that the hearing dates for these two projects will be set then, or at least I'm optimistic. A little tangent, but I have been working on this project for a year and it keeps moving and changing...the realist in me sees this as something that could continue.

Homelessness has become a hot button topic here in Medford and needs extra care and attention when drafting code language.

I'll keep this on our active case sheet and will be in touch with the planner in April 2018.



Ed Sullivan Thu, 21 Dec 2017 at 10:58pm via email

Glad to hear the City was responsive and considerate.