

TOLEDO CITY COUNCIL
WORK SESSION
October 26, 2022

1. CALL TO ORDER

Mayor Rod Cross called the meeting to order at 6:03 p.m. also via Zoom in Toledo, Oregon.

Present	Absent	
X		Mayor Rod Cross
X		Council President Betty Kamikawa
X		Councilor Jackie Kauffman
	X	Councilor Rob Duprau
X		Councilor Kim Bush
X		Councilor Wade Carey
	X	Councilor Tracy Mix

Staff present: City Manager (CM) Judy Richter, City Recorder (CR) Lisa Figueroa, Police Chief (PC) Michael Pace, Public Works Director (PWD) Bill Zuspan, Library Director, Deborah Trusty, City Attorney (CA) Mike Adams, Contract Planner (CP) Justin Peterson, Planning Assistant Arlene Inukai

2. JOINT MEETING WITH THE TOLEDO PLANNING COMMISSION

Planning Commissioners present: Cora Wakefield, Brian Lundgren, Terri Neiman, Anne Learned-Ellis

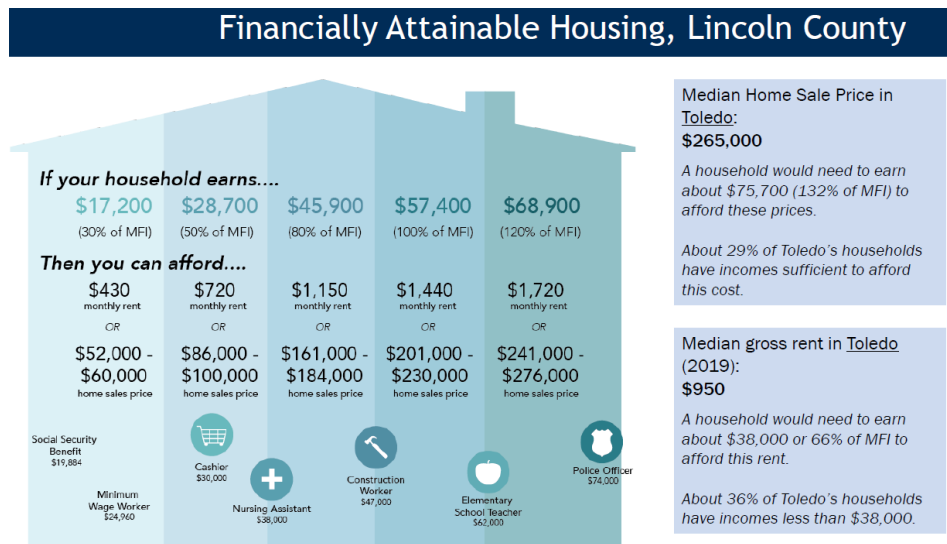
CP Peterson addressed the Council and introduced Beth Goodman from EcoNorthwest. He said she helped with the Housing Capacity Analysis (HCA). Ms. Goodman presented the HCA report to the Council. She said an HCA is completed to answer certain questions such as how much growth is forecasted in the next 20 years or is there and where is there vacant, buildable lands. She reviewed the project schedule and the findings. She compared the types of housings that exist in Toledo between 2000 and 2015-2019:

1	2000	7	2015-2019
2	• 80% single-family detached dwellings	8	• 83% single-family detached dwellings
3	• 2% single-family attached dwellings	9	• 4% single-family attached dwellings
4	• 11% duplex/triplex/quadplex dwellings	10	• 5% duplex/triplex/quadplex dwellings
5	• 8% multifamily dwellings	11	• 7% multifamily dwellings
6			

Councilor Kauffman left at 6:30 p.m.

Ms. Goodman said there was not much of a difference in growth over the years. She said there is an average of six permits issued per year, but 39 units were demolished, which averaged as four units per year. She said the average household income in Toledo as of 2019 was \$60,455 compared to Lincoln County (\$47,882) and the state (\$62,818). She noted the median sale price in Toledo was \$265,000. She compared rental costs in Toledo to other cities within the County and said it was fairly comparable. The Council questioned whether the rent comparison was for one type of unit [single-family, multi-family, etc.] and Ms. Goodman responded it included all types of housing rentals. She indicated the cost burden of households is “spending more than 30% of income on housing costs” and several cost burdened is “spending more than 50% of income on

housing costs”. She remarked approximately 40% of Toledo renter households are severely cost burdened. She displayed a slide that explained the financial attainability for housing and stated a household would need to earn approximately \$75,700 for a house that is \$265,000, which about 29% of Toledo’s households have sufficient incomes to afford that cost. She said as the City considers newly [and the need] built housing in the future, the graph gives the City information to the types of housing needed.



The Council noted several of the houses that are for sale in Toledo are in such a dilapidated state that they are not available to be financed.

Ms. Goodman proceeded to the Buildable Lands Inventory (BLI) and summarized the Comprehensive Plan designations within the city limits and the Urban Growth Boundary (UGB). She reviewed the development constraints, which include 100-Year floodplains, highly susceptible landslide areas, slopes (greater than 25%), tsunami inundation scenario and estuaries. She said there is very little land available (45 acres available and unconstrained) for development and most of it is outside of the city limits in low density/residential UGB. She said this information allows the City to forecast development. She said the forecast is modest, with 15 new dwellings between 2022 and 2042. She said if Toledo can support more growth, it can provide opportunities for relatively affordable housing for residents and workers in Lincoln County.

Ms. Goodman provided a list of recommendations to accommodate housing needs:

- Remove selected constrained residential land from the UGB and bring into the UGB unconstrained land for replacement
 - Streamline the Development Code and subdivision requirements
 - Minor partitions require a Planning Commission hearing
 - Flag lot standards are complex
 - Determine if building permit timeline could be extended to a year or longer
 - Increase time allowed for an extension of a Conditional Use Permit to two years or longer
 - Clarify zones where Manufactured Home Parks are allowed
- Identify opportunities for housing development in downtown and commercial areas
 - Allow multifamily housing on first floor in commercial areas, except along Main Street or

- Develop a zoning overlay for commercial areas to allow development of housing on all floors of the structure, in selected areas
- Identify opportunities to convert commercial buildings to residential uses on the second floor
- Use Urban Renewal Funds to Support Residential Development
- Revise when Systems Development Charges (SDCs) are due and how the City calculates SDCs
 - SDCs could be due later in the development process
 - Consider calculating SDCs based on the size (square foot) of the unit, with lower SDCs for smaller units
- Evaluate implementing the Nonprofit Corporation Low-Income Rental Housing Exemption
- Continue to work with landowners to understand what assistance the City can provide in developing land

There was discussion about current affordable housing developments that have been delayed due to different circumstances (funding, etc.). CP Peterson presented the timeline of the upcoming public hearings to adopt the HCA. He noted there were changes to Article 10 of the Comprehensive Plan and reviewed the information included in the packet. He said the changes will also be available on the website.

3. VISITORS/PUBLIC COMMENT

There were no comments.

4. CONSENT AGENDA

5. There were no items for consideration.

6. DISCUSSION ITEMS

There were no items for consideration.

7. DECISION ITEMS

Support of the Oregon Mayors Association Taskforce on Homelessness budget package proposal to the 2023 Oregon Legislature

Mayor Cross presented the council report. He said several Mayors created a Task Force to address several issues rural communities such as homelessness, public transportation, mental health, etc. He indicated they will approach the Legislature to ask for two funding options; 1. Annual funding of \$144,000 to the cities, and 2. Funding every two years for capital improvement projects. There was an inquiry of where the money would come from and Mayor Cross responded it would come from the General Fund and there are other options where the money can come from. Mayor Cross clarified it was brought before the Council to show the City supports the Mayors' Task Force.

Motion – It was moved and seconded (Kamikawa/Bush) to approve support of the Oregon Mayors Association Taskforce on Homelessness budget package proposals to the 2023 Oregon Legislature and the motion carried unanimously.

The Council recessed at 7:53 p.m. and reconvened at 7:58 p.m.

8. REPORTS AND COMMENTS

PWD Zuspan reported on the department's activities and projects. He said the City acquired the fuel truck and was able to get it for \$34,000.

LD Trusty said the Genealogical Society meets monthly in the library and installed a display for the public. She said they will host an umbrella parade before the Tree lighting event on November 26 and the library will have a 'decorate your umbrella' event before the parade.

PC Pace presented pictures of the new lockers the department installed at the police department. He said the lockers are large enough to hold an employee's equipment and uniform. He said the lockers can be padlocked and will be able to be relocated to the new facility as well. He said there are two candidates being considered for the department.

CM Richter said the City employees just completed open enrollment. She said she has been working on securing a location for the next mural in the City.

CA Adams said he sent a draft ordinance to the Council for review that will be included in the next packet.

Mayor Cross encouraged everyone to be informed before they vote on any measures included in the ballots and to vote.

9. ADJOURNMENT

The work session adjourned at 8:15 p.m.

Approve:

Attest:

/s/Mayor Rod Cross

/s/City Recorder Lisa Figueroa