

MINUTES SEASIDE PLANNING COMMISSION
May 3, 2011

CALL TO ORDER: Chair Tom Horning called the regular meeting of the Seaside Planning Commission to order at 7:00 p.m.

PLEDGE OF ALLEGIANCE

ATTENDANCE: Commissioners present: Virginia Dideum, Ray Romine, Tom Horning, Chris Hoth, and Bill Carpenter, Staff Present: Debbie Kenyon, Administrative Assistant, Kevin Cupples, Planning Director

OPENING REMARKS & CONFLICT OF INTEREST/EXPARTE CONTACT: Chair Horning asked if there was anyone present who felt the Commission lacked the authority to hear any of the items on the agenda. There was no response. Chair Horning then asked if any of the Commissioners wished to declare a conflict of interest or exparte contact. There was no response.

APPROVAL OF MINUTES: Motion to approve the March 1, 2011 minutes;
Commissioner Carpenter made a motion to approve March 1, 2011 minutes as submitted.
Commissioner Dideum seconded the motion was carried unanimously.

PUBLIC HEARING REQUIREMENTS:

The following public hearing statements were read by Chair Horning:

1. The applicable substantive criteria for the hearing items are listed in the staff report(s) prepared for this hearing.
2. Testimony and evidence shall be directed toward the substantive criteria listed in the staff report(s) or other criteria in the plan or land use regulation, which you believe applies to the decision.
3. Failure to raise an issue accompanied by statements or evidence sufficient to afford the decision maker and the parties an opportunity to respond to the issue precludes appeal to the Land Use Board of Appeals on that issue.
4. The applicant will testify first, then any opposition will testify, and then the applicant will be given time for rebuttal.

PUBLIC HEARING:

A.) 11-009PD: A planned development request by Community Action Team, Inc. at 1345 N Wahanna Rd (6 10 15CA TL: 5500). The subject property is zoned Suburban Residential (SR) and this request will allow for a development of 9 single family dwellings along the fronting portion of the property while preserving the wetlands in the rear yards of the property. Although this request was previously approved by the Commission (07-073PD), the approval period has lapsed and the applicant has resubmitted the request.

Kevin Cupples, City Planning Director, presented a staff report, reviewing the request, decision criteria findings, conditions and conclusions.

Chair Horning asked if there was anyone who would like to offer testimony in favor of the request.

Margaret – 1497 9th Street, Astoria

- Self-help program to help low income families acquire homeownership.
- Contractors will help the families, but the family will be able to acquire these homes through sweat equity.
- They have divided the area where the wetlands are located so they will remain untouched.
- Lots will have shared garages which will have less impact with traffic on Wahanna Rd.

Casey Mitchell – 623 Lake View Dr. Vernonia OR Community Action Team.

- Before the big storm hit in 2007 this was approved, but had to focus on the destruction of Vernonia.
- Market has changed quite a bit since then.
- Have several properties in Scappoose which they had to focus on first. The market went from building 450 new homes to 13 last year. The market seems a lot stronger here.
- The target here is to help people that make \$12 to \$16. per hour, this way they can stay in the community where they work.
- The program really shines with helping people help themselves on the road to homeownership.
- This will be a USDA mortgage that adjust with their income.

- When building the house the homeowners do not have a mortgage while they are under construction.
- The interest rate can go down to 1% fixed rate that helps the affordability for these people.
- In Seaside the average home sells for \$200,000 and there is just no way you can crunch the numbers get that to work when someone is making \$12 - \$16 per hour.
- We get better deals on supplies when we buy in bulk.
- Has 16 homes lined up and would like to get started as soon as possible. This site on Wahanna has 9 homes so there should be 7 more homes going in somewhere.
- We going to develop one acre of the current sites 2 ½ acres. We are going to impact about 20,000 sq. ft of the wetlands and have all the wetland engineering in place.
- Will deed the other 1 ½ acres to a conservancy that can protect the property.
- Have worked with the old ED of the NCLC and now is working with the new person at NCLC and with a wetland engineer.
- The driveways go past the houses and will have a hammerhead at the back of the lots so that they will not have to back out on Wahanna Rd.
- Infrastructure is pretty straight forward. We have a man hole on 12th Ave that has plenty of depth to get where we need to be in order to hook up to it.
- Water is also on the street.

Chair Horning asked if there was anyone else who would like to offer testimony in favor of the request. There was no response.

Chair Horning asked if there was anyone who would like to offer testimony in opposition. There was no response.

Chair Horning closed the public hearing and the issue was opened for Commission discussion.

Commissioner Dideum asked if they have a waiting list? Mr. Mitchell stated that they do have a waiting list and in this process the clientele that they serve is not your traditional home owner. They do have to go through all the applicants and it's not unusual to go through 20 applicants before they get one that can qualify. There are 5 people that are pretty solid right now in qualifying for one of these homes.

Commissioner Dideum stated that she had heard of other organization that have a time frame that people are required to stay in their homes. Does the Community Action have a requirement also? Mr. Mitchell stated that it is two fold. The USDA says that if we are going to help you buy a home and we are going to subsidize that down to 1%, that will be your primary residence. If you decide to move out after four years and flip that house then the USDA will recapture some of the difference between the market interest rate and the 1% loan. Mr. Mitchell has built 21 homes so far and 20 of the 21 are still in their homes. Mr. Mitchell stated that some time the sweat equity is not enough and even the discount from the contractors isn't enough to help some people move into these homes. So Mr. Mitchell applies for grants to help these people and these grants can be up to \$15,000. Here's how that money works, if you decide to sell the home and make money on the house then you must pay back that grant money so that they can help some one else. These grant monies are getting harder and harder to get and if they choose to give up their homes then they must payback the grant money and the difference in interest rate between the 1% and the going rate. These loans have the lowest foreclosure rate because these people know what they have.

Commissioner Dideum asked if they help these people learn about homeownership. Mr. Mitchell stated that in order to qualify for these loans you have to know the ABC's of ownership. They attend a one day class that starts out with understanding you credit and understanding your loan documents. These people are getting help from professionals that help them set up a budget so they have money set aside to fix the roof that's going to be needing repairs. When the folks are done with the project they have a 3 ring binder that has the specifications, the plans and all other documentation with every single contractor, all of the material list and all the warranties.

Commissioner Dideum asked if the TSP will affect the property? Mr. Cupples stated that this plan was designed with constrained right-a-way and Mr. Mitchell has sidewalks on this site.

Commissioner Carpenter mentioned about the \$12 to \$16 per hour is seasonal is that taken into consideration when people are applying for the loans.

Mr. Mitchell stated that some people just won't be able to qualify.

Vice Chair Romine made a motion to approve the request under the guidelines that staff has presented.

Commissioner Carpenter seconded and the motion was carried unanimously.

ORDINANCE ADMINISTRATION: None

COMMENTS FROM THE PUBLIC: None

COMMENTS FROM COMMISSION/STAFF: Mr. Winters is still in recovery and we hope he gets back soon and Glenn Taylor has been out of the office for several weeks now and we hope he will be back in the office soon.

ADJOURNMENT: Adjourned at 7:38 pm.

Tom Horning, Chairperson

Debbie Kenyon, Admin. Assistant