



City of Stevenson

Planning Department

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TO: Planning Commission
FROM: Ben Shumaker, Community Development Director
DATE: October 11th, 2021
SUBJECT: Increasing Residential Building Capacity – Defining the Problem

Introduction

This memo asks for Planning Commission discussion on a subcommittee to define why increasing residential building capacity is an issue being considered for action. Commissioner Breckel has been designated by the Planning Commission to lead this consideration.

Committee Make-Up, Questions

The following groups have been identified for inclusion in the subcommittee and the key questions are suggested to assist Planning Commission consideration of this topic:

- 1) Business Community. Several local businesses have indicated that they are having difficulty hiring new employees due to the lack of affordable housing. Do they have any information or data that could help understand the scope and extent of the problem? What's "affordable" mean to them?
- 2) Apartment Owners. What demand are apartment owners experiencing? How has that demand changed over the past several years? Do they have vacancies or waiting lists? Are current rent levels "affordable"? Are people looking for apartments not finding units they can afford?
- 3) Owners of Rental Housing (single family or duplexes). What is the demand for rental houses? Are people looking for full time residences or part-time seasonal rentals? What is the rental price range?
- 4) Owner Occupied Housing. What are their concerns regarding opening their neighborhoods to a broader range of housing types and densities?
- 5) Realtors. What demands are realtors seeing for housing, both rentals and owner-occupied. How would they characterize demand in terms of housing type, location, size, and cost?
- 6) Developers/Builders. How do they characterize the housing demand and market? How would they characterize demand in terms of housing type, location, size, and cost? What are the barriers or disincentives they see to building multi-family or lower cost housing?
- 7) Financial Institutions. How would they characterize the trends in housing demand? Are developers experiencing difficulty in securing financing for multi-family housing projects?
- 8) Owners of Under-Utilized or Vacant Lands zoned for multi-family or high-density residential development. Are these landowners open to developing multi-family or high-density development? Are there barriers or issues that prevent them from pursuing such projects on their lands?
- 9) The City. What is the inventory of under-utilized or vacant lands zoned for housing? What are the housing trends within the city based on building permits and other information? Have landowners/developers/builders been approaching the city regarding multi-family or high-density development projects? If they are opting not to pursue such projects, why?
- 10) The Community At-large. What do you value about Stevenson? What kind of community do you want Stevenson to become over-time? Retirement community, all-inclusive community, a community for families? What are your observations about the impact of COVID on the housing market?