



We build strength, stability, self-reliance *and* shelter.

January 29, 2025

St. Helens City Council
265 Strand Street
St. Helens, OR 97051

Dear Councilors,

I am writing today to ask for your support for our next affordable home build in St. Helens. Many people think of low-income apartments when they hear the words “affordable housing.” While affordable apartments do help many people, they do not have the transformative effects of affordable home ownership.

Habitat homeowners are solid community members. At 35 to 60 percent of the median income, most would be considered “essential workers.” They are required to have consistent income, low debt and pass a criminal background check. As families make payments, they build wealth in the form of equity in their homes. Looking forward to years of consistent payments, families can plan for the future, and many do, by investing in post-secondary education or starting a retirement account. Through financial education and sweat equity, Habitat homeowners achieve the strength, stability and independence they need to build a better life for themselves and their families.

Each homeowner buys their home and pays a mortgage, property taxes and insurance that equal no more than 30 percent of their gross income. The rest of the sales price is subsidized by a forgivable zero-interest loan, down payment assistance or IDA matched savings funds. This two-pronged approach of saving money on the building process and pulling together funding for affordable mortgages allows Habitat for Humanity to offer the best homeownership opportunity for low-income families.

We plan to build our next house on South 12th Street. The lot which the City sold to John McGhie in 2021, is encumbered with storm and sanitary sewer lines that cut diagonally across the property. With our recently acquired setback variance, and work to establish easements for the City, we have established a large enough building envelop to construct a modest home. This lot was donated to us by Mr. McGhie with the intention of turning a challenging piece of property into an opportunity to help a low-income family. We are happy to be fulfilling this vision.

As with any new home construction, fees required by the City include a Plan Review Fee, Building Permit, System Development Charges (SDC) and the Sidewalk Fee-in-lieu. These fees have increased significantly over time. The current system development charges are more than the total cost to build our first house 24 years ago!

Historically, the City has been very supportive of Habitat for Humanity projects, waiving the SDCs for the first seven homes we built. After building seven homes in St. Helens, the State of Oregon's released an opinion that it expects Cities to backfill any waived SDCs. This is not a requirement for other fees that are forgiven. For homes 8 and 9, Columbia County HFH paid half the SDCs and sidewalk fee was forgiven in full. The last home we built in in St. Helens required a \$22,000 side walk fee due to its location. The sidewalk fee was forgiven. We have always paid 100 percent of the plan review fee and building permit for all homes.

My request today is for a reduction of the SDCs and forgiveness of the sidewalk fee (see numbers below). The home we plan to build is less than 1,000 square feet of living space. System Development Fees are largely flat fees. Because of this fee structure, our small non-profit would pay almost double the cost per square foot of a for-profit builder constructing a 2,000 square foot home.

Columbia County Habitat for Humanity homes are affordable homes only because of volunteer labor and the support we receive from many individuals, businesses, as well as the City. Thank you for your consideration of this request which will make a difference in providing a hand up for a hard-working, local family.

Sincerely,



Jennifer Anderson
Executive Director
Columbia County Habitat for Humanity

Estimates attached:

System Development Charges are \$19,604.58 (half \$9,802.29)
Sidewalk fee-in-lieu is \$5,440

TOTAL fee waiver request: \$15,242

**Architectural
Design
Services**

David Bonn
bonndesign@yahoo.com
971.203.3633

CLIENT:

COLUMBIA COUNTY
HABITAT FOR HUMANITY
ST HELENS, OR

PROJECT:

NEW SINGLE FAMILY
RESIDENCE
ON A VACANT LOT AT
554 S 12TH STREET
SAINT HELENS, OR
97051

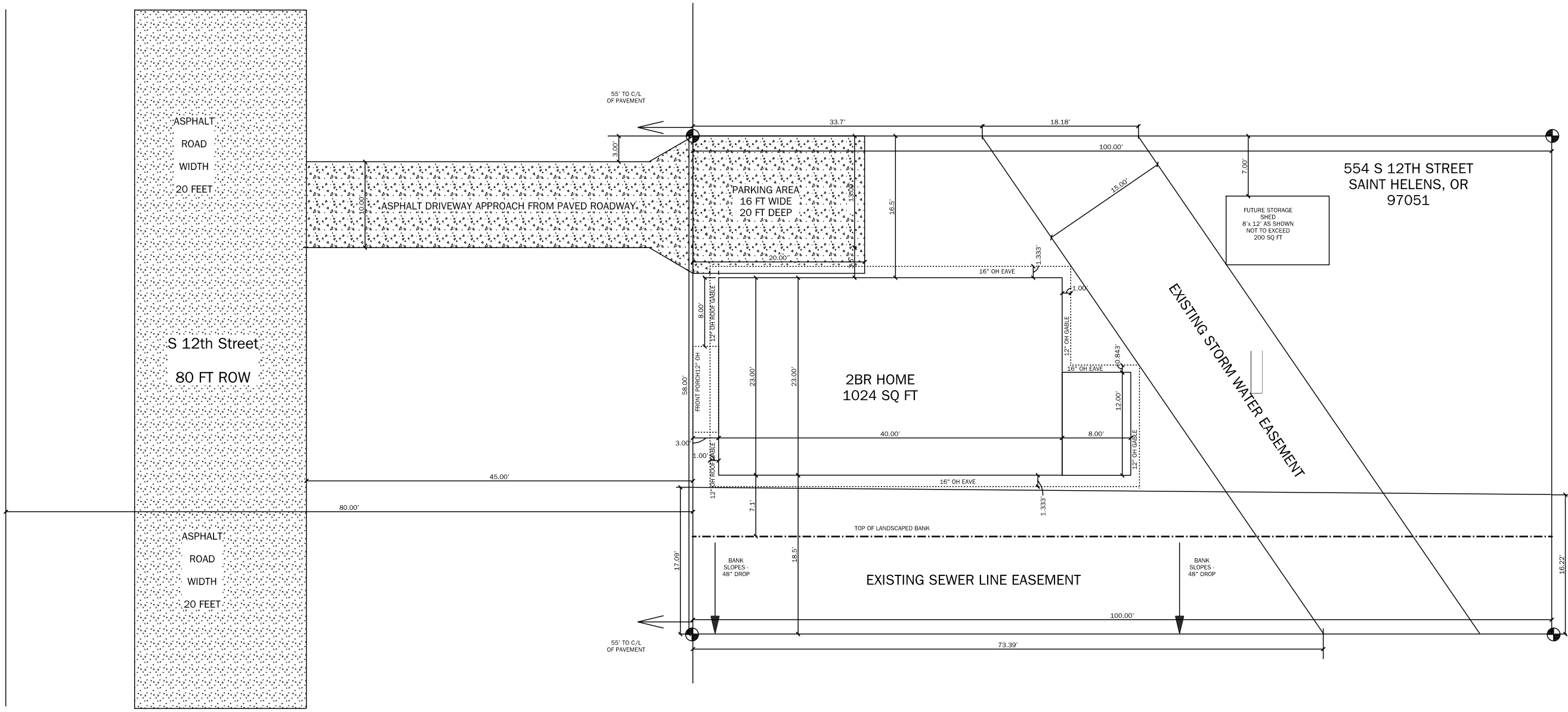
REVISIONS

DATE	REVISION
7 JAN 25	VER 7

DATE	10 AUG 2024
SCALE	1" = 15'

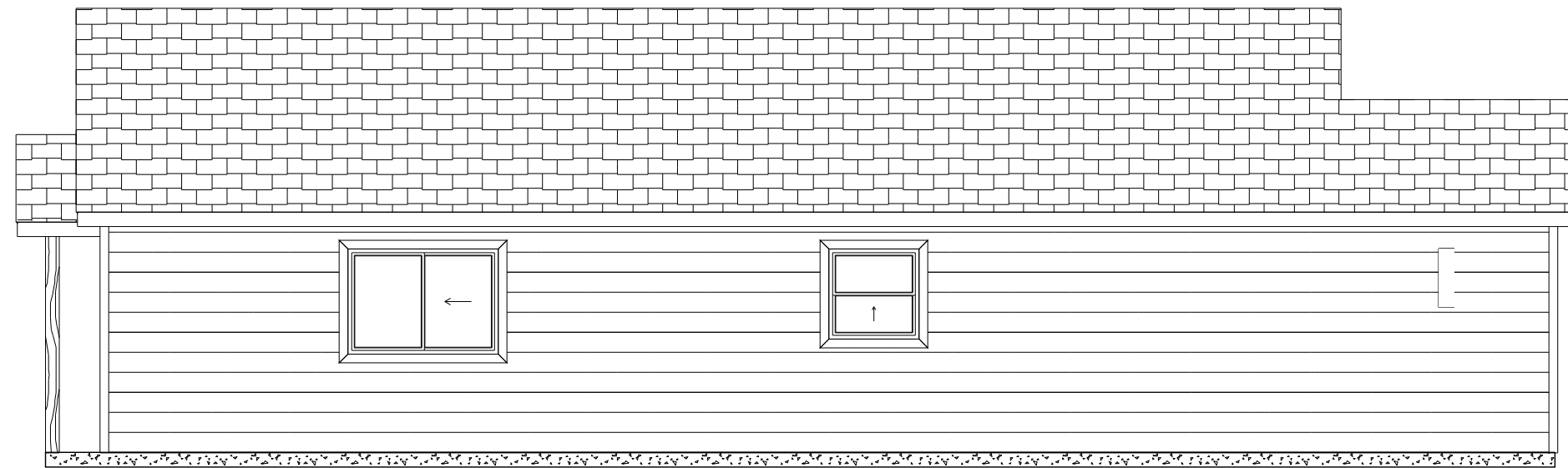
SITE PLAN

A 1.0

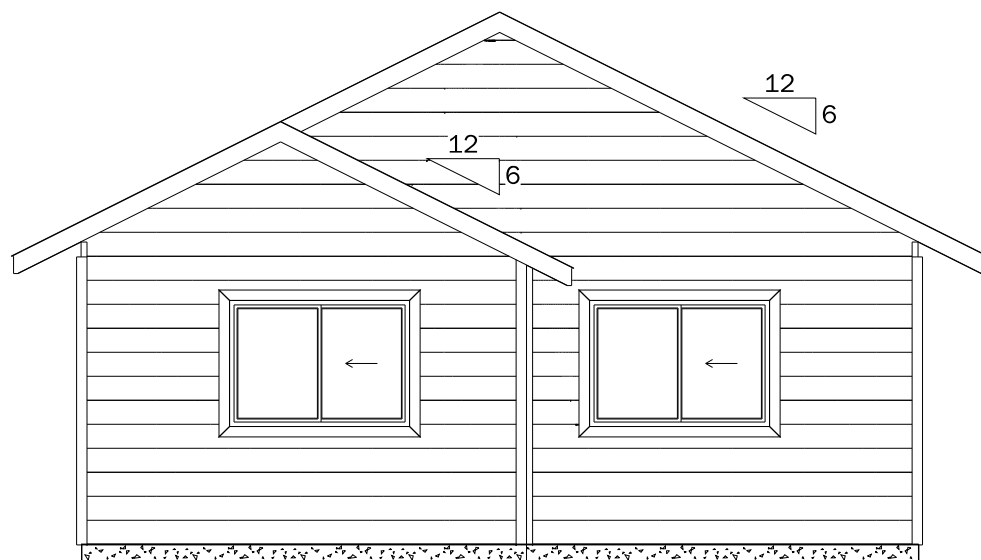




ELEVATION - LEFT OF FRONT



ELEVATION - RIGHT OF FRONT



REAR ELEVATION



FRONT ELEVATION

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REVISIONS

DATE	REVISION
DEC 12, 2024	VER 7

DATE	10 AUG 2024
SCALE	3/16" = 1'- 0"

ELEVATIONS

A 1.1

ORSC 2023 APPLIANCE INSTALLATION
 Attach manufacturer's installation & operating instructions per M1307.1
 Anchor appliances per M1307.2
 Elevate ignition source per M1307.3
 Protect from impact per M1307.3.1 and Figure M1307.3.1

2023 ORSC M1507
 MECHANICAL VENTILATION
 Venting to exterior:
 Range Hood 150 CFM Min.
 Laundry Room 50 CFM Fan Min.
 Bathroom
 80 CFM Fan Min. Intermittent
 Less than 1 Sone.
 20 CFM Fan Min. Continuous
 Less than 3 Sone

EXTERIOR WALL-2x6
 2 x 6 Framing @ 24" OC
 unless otherwise noted.
 5.5" Insulation - R21
 7/16 OSB structural sheathing
 or approved alternate.
 Approved water-resistive barrier
 and wall drainage system
 per Section R703
 2023 ORSC

2023 ORSC Section R 314 -SMOKE ALARMS
 110V ac primary power w/ battery back-up
 all detectors interconnected. Install alarms in each sleeping
 room & adjacent common areas, and on each addition level.
 2023 ORSC Section R315 - CARBON MONOXIDE DETECTORS
 Install combination detectors for Smoke & Carbon Monoxide
 where a new carbon monoxide source is introduced.

2023 ORSC from SECTION R310.2
 EMERGENCY ESCAPE & RESCUE OPENING
 Maximum Sill Height - 44 inches
 Minimum Opening Area
 5.0 Sq. Ft. @ Grade
 5.7 Sq. Ft. @ 2+ stories above grade
 Min. net clear opening Height - 24 inches
 Min. net clear opening Width - 20 inches
 Inside Operable - no restraints

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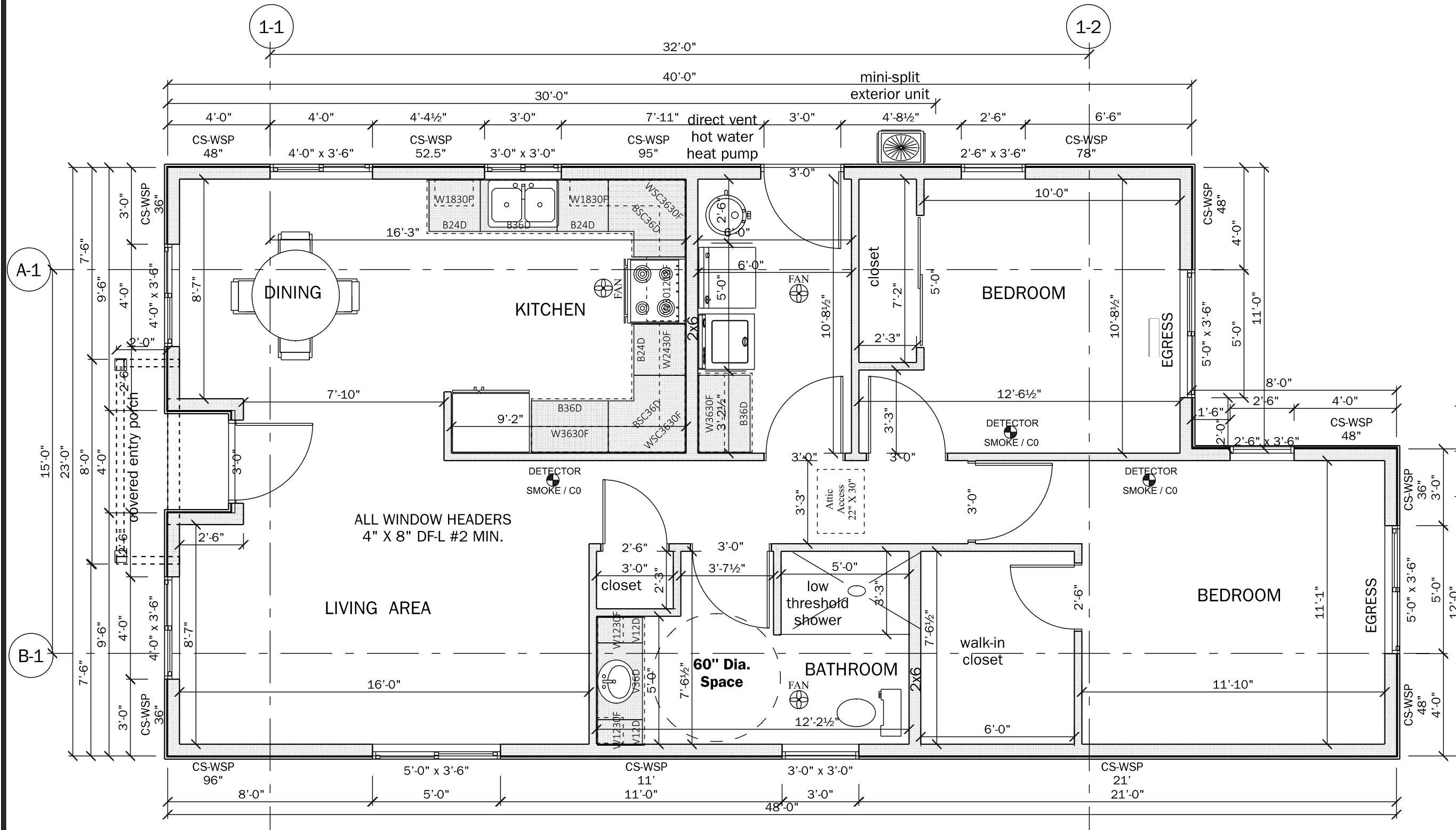
REVISIONS

DATE	REVISION
DEC 12, 2024	REV 7

DATE	12 JAN 2025
SCALE	1/4" = 1'-0"

FLOOR PLAN

A 1.2





FEE-IN-LIEU OF SIDEWALK AND OTHER FRONTAGE IMPROVEMENTS Worksheet

Updated July 12, 2024

St. Helens Municipal Code 17.152.060 requires sidewalks and frontage improvements to be constructed, replaced or repaired to City design standards as set forth in the standard specifications manual (a) on both sides of arterial and collector streets at the time of street construction, or (b) on both sides of all other streets and in pedestrian easements and rights-of-way along all portions of the property designated for pedestrian ways in conjunction with development of the property. Frontage improvements may also include a planter/ landscape strip for arterial or collector streets except where there is inadequate right-of-way, where curbside sidewalks already exist on predominant portions of the street; where it would conflict with utilities, or where the adopted transportation systems plan (TSP) or other adopted street plan calls for a different section. Applicant may request to pay a fee in lieu of constructing required sidewalks and frontage improvements when (a) there is no existing or planned sidewalk network in the area, (b) there is a planned sidewalk or multi-use pathway in the vicinity of the site, or an existing multi-use pathway stubbing into the site that would provide better pedestrian connectivity, (c) when physical improvements are present along an existing or proposed street that would prevent a reasonable installation within the right-of-way, (d) when sidewalks and other frontage improvements would be located on land with cross slopes greater than nine percent, or other conditions that would create a potential hazard, or (e) the City determines there are other situations unique to the site that would prevent a reasonable installation within the right-of-way or create a potential hazard. Fee shall be not less than 125 percent of the cost to perform the work, as determined by the city engineer, based on the applicable city standards in effect at the time of application. Or the city engineer may require the applicant's engineer to provide a cost estimate, subject to review and approval by the city, to determine the cost to perform the work. Fee shall be paid prior to plat recording or issuance of a building or development permit. For questions regarding frontage improvements fee in lieu please contact Engineering@sthelensoregon.gov.

1. APPLICANT

<u>Name</u>	<u>Mailing Address (City, State, Zip Code)</u>
<u>Phone Number</u>	<u>Email Address</u>
<u>Building Permit No.</u>	<u>Site Address</u>

Description of Development and justification for sidewalks and frontage improvement fee in lieu of:

80 feet of frontage for single family dwelling.

2. SIDEWALK IMPROVEMENTS FEE IN LIEU

	<u>Length, LF</u>	<u>Unit Price/LF</u>	<u>Fee in Lieu</u>
• Local Street, 5-ft Wide Concrete Sidewalk, 4" Thick	<input type="text" value="80"/>	\$45.00	\$ 3,600.00
• Minor Arterial or Collector Street, 6-ft Wide Concrete Sidewalk, 4" Thick	<input type="text"/>	\$56.00	\$ -
• Major Arterial, 8-ft Wide Concrete Sidewalk, 4" Thick	<input type="text"/>	\$72.00	\$ -
SIDEWALK FEE IN LIEU			
\$			3,600.00

3. DRIVEWAY APRON FEE IN LIEU

	<u>Area, SF</u>	<u>Unit Price/SF</u>	<u>Fee in Lieu</u>
• Local Street - Concrete Driveway Apron, 6" Thick	<input type="text"/>	\$7.50	\$ -
• Minor Arterial or Collector - Concrete Driveway Apron, 6" Thick	<input type="text"/>	\$9.00	\$ -
• Major Arterial - Concrete Driveway Apron, 6" Thick	<input type="text"/>	\$12.00	\$ -
DRIVEWAY APRON FEE IN LIEU			
\$			-

4. CURB AND GUTTER FEE IN LIEU

	<u>Length, LF</u>	<u>Unit Price/LF</u>	<u>Fee in Lieu</u>
• Concrete Curb & Gutter (Frontage Length)	80	\$23.00	\$ 1,840.00
CURB & GUTTER FEE IN LIEU			
			\$ 1,840.00

5. HALF STREET IMPROVEMENTS FEE IN LIEU

	<u>Area, SF</u>	<u>Unit Price/SF</u>	<u>Fee in Lieu</u>
• Half-Street Improvements for Local Street is 3-inch-Depth Asphalt Pavement, 17-ft Width (includes 10-inches Base Rock)	<input type="text"/>	\$7.50	\$ -
• Half-Street Improvements for Minor Arterial or Collector Street is 4-inch-Depth Asphalt Pavement, 20-ft Width (includes 15-inches Base Rock)	<input type="text"/>	\$10.00	\$ -
• Half-Street Improvements for Major Arterial is 4-inch-Depth Asphalt Pavement, 30-ft Width (includes 16-inches Base Rock)	<input type="text"/>	\$10.25	\$ -
HALF STREET IMPROVEMENTS FEE IN LIEU			
			\$ -

6. OTHER FRONTAGE IMPROVEMENTS FEE IN LIEU

	<u>Each, LS</u>	<u>Unit Price</u>	<u>Fee in Lieu</u>
•	<input type="text"/>	\$ -	\$ -
•	<input type="text"/>	\$ -	\$ -
•	<input type="text"/>	\$ -	\$ -
OTHER IMPROVEMENTS FEE IN LIEU			
			\$ -

TOTAL SIDEWALK AND OTHER FRONTAGE IMPROVEMENTS FEE-IN-LIEU	\$ 5,440.00
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Additional Comments:

8. OFFICE USE ONLY

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Reviewed By - Print Name and Title	Sign Name	Date



SYSTEM DEVELOPMENT CHARGE WORKSHEET

Residential Projects

Effective June 2, 2022

(One and Two Family Dwellings)

System Development Charges (SDCs) are collected by the City to help offset the impact your project will add to the City's infrastructure and are one-time charges assessed on new development (growth) to pay for the costs of expanding public facilities. Growth creates additional infrastructure demands and increases the need for capital improvements. SDCs provide a mechanism to allow new growth in the community to pay for its share of infrastructure costs for water, wastewater, drainage, streets, and parks. For questions regarding SDCs, please contact Engineering@sthelensoregon.gov.

1. APPLICANT	
Name	Mailing Address (City, State, Zip Code)
Phone Number	Email Address
Building Permit No. (If Known)	Site Address (If Known)

Description of Development; i.e. Single Family Dwelling, Duplex, Change in Use, Expansion, etc.

2. WATER SYSTEM DEVELOPMENT CHARGE

I. Water Meter

Meter Size	Quantity	Fee per Meter	Fee
3/4-inch meter	1	\$3,099	\$ 3,099.00
1-inch meter		\$5,165	
Other meter: _____			

II. Water System Connection

Connection	Quantity	Fee Per Connection	Fee
3/4" meter and service Single Family	1	\$1,500	\$ 1,500.00
3/4" meter and service Duplex		\$3,000	
3/4" meter only, Single Family (Subdivision)		\$225	
3/4" meter only, Duplex (Subdivision)		\$450	
1" or larger meter will be charged minimum fee of \$1,500 plus actual time and material (T&M) with fee to billed at a later date.		\$1,500	

TOTAL WATER SDCs

Is development is exempt from Water SDCs? Please provide reason below,	\$ 4,599.00
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3. WASTEWATER SYSTEM DEVELOPMENT CHARGE

I. Wastewater SDC (determined by the water meter size)

Meter Size	Quantity	Fee per Meter	Fee
3/4-inch meter	1	\$6,158	\$ 6,158.00
1-inch meter		\$10,263	
Other meter: _____			

II. Wastewater System Connection

Connection	Quantity	Fee Per Connection	Fee
• 4-inch diameter sewer main tap	1	\$150	\$ 150.00

- Time & Material (T&M) for sanitary sewer main taps larger than 4-inch diameter.
- No fee if approved sewer main tap exists.

TOTAL WASTEWATER SDCs

Is development is exempt from Wastewater SDCs? Please provide reason below,	\$ 6,308.00
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4. STORMWATER SYSTEM DEVELOPMENT CHARGE

I. Stormwater SDC includes all new impervious surfaces including roofs, walks, pavement, slabs, and driveways.

Drainage Residential Unit (DRU). One drainage residential unit is the impervious surface area which is estimated to place approximately equal demand on the public stormwater system as that placed by an average residential dwelling unit. One DRU equals 2,500 square feet of impervious surface. The Stormwater SDC Fee is calculated by multiplying the total square footage of impervious surface by \$0.8708. Rate is based in the formula below.

$(\text{sq. ft. of Impervious Surface}) \times (\$2.177)$	<u>Enter Total Impervious Surface, sq.ft.,</u>	<u>Fee</u>
2,500 sq.ft.	1,344	\$ 1,170.36

II. Stormwater System Connection

<u>Connection</u>	<u>Quantity</u>	<u>Fee Per Connection</u>	<u>Fee</u>
• 4-inch diameter storm main or catch basin tap	1	\$150	\$ 150.00
• Time & Material (T&M) for storm drain or catch basin taps larger than 4-inch diameter			
• No fee if approved storm drain or catch basin tap exists.			

TOTAL STORMWATER SDCs	
\$	1,320.36

Is development is exempt from Stormwater SDCs? Please provide reason below,

5. TRANSPORTATION SYSTEM DEVELOPMENT CHARGE

Transportation SDC are based on Institute of Transportation Engineers (ITE) Trip Generation Manual

Transportation SDC for single family residential and duplex projects is calculated from the estimated number of PMPHVTs (PM Peak Hour Vehicle Trips) which will be generated by the residence multiplied by the total transportation SDC of \$4,478 per the PM Peak Hour Vehicle Trip for the appropriate ITE land use category.

<u>Land Use</u>	<u>PMPHVT</u>	<u>Per Dwelling Unit (DU)</u>	<u>Fee = PMPHVT X # of DU X \$4,478</u>
(210) Single Family Detached Housing	0.99	1	\$ 4,433
(220) Apartment - Duplex)	0.56		
Other, please enter below,			

See System Development Charges and Other Fees Sheet

TOTAL TRANSPORTATION SDCs	
\$	4,433.22

Is development is exempt from Transportation SDCs? Please provide reason below,

6. PARK SYSTEM DEVELOPMENT CHARGE

		<u>Per Dwelling Unit</u>	<u>Fee</u>
Park System SDC for residential development for a Single Family Dwelling is	\$2,944	1	\$ 2,944.00
Park System SDC for residential development for a Duplex	\$2,904		

TOTAL PARK SYSTEM SDCs	
\$	2,944.00

Is development is exempt from Park System SDCs? Please provide reason below,

TOTAL SYSTEM DEVELOPMENT CHARGES	\$ 19,604.58
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Additional Comments:

8. OFFICE USE ONLY

Reviewed By - Print Name and Title _____ Sign Name _____ Date _____