



July 12, 2021

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

Dear Councilors,

Thank you so much for your past support of affordable Habitat for Humanity homes in St. Helens. I appreciate your concern over the housing crisis in our area and all your efforts underway to address possible solutions. Affordable apartments are great options for many people. Affordable home ownership offers many additional benefits for those willing to accept the responsibility.

The families we select are actively involved in the construction of their homes, they are required to complete homebuyer and financial education and create a budget. 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 of them do invest in post-secondary education. A 2017 study of Habitat homeowners in Oregon found that 36 percent of children raised in a Habitat home pursued post-secondary education.

We are excited to begin building soon on the lot adjacent to our last project. This house will be a 3-bedroom single family home. The plans are donated by an architect related to one of our key volunteers. We know that this home will not only be a blessing to a low income family, but a beautiful addition to the neighborhood.

As you know these homes are only made affordable because of volunteer labor and the support we receive from many individual donors as well as the City. I am hoping you will help us once again because of the tremendous expense due to the location of this project. Since the property is located on a corner and the 100-foot length of the property is not only a collector street, but a Riverfront Connector street, the sidewalk fee-in-lieu is \$22,541.25 (see attached estimate). I am also hoping you will cover the cost of the System Development Costs which are estimated at \$15,412.48.

I have submitted a written request to have these fees covered by the City's ARPA funds. Affordable housing development is an acceptable use for these funds. I realize there are many worthy projects competing for American Rescue Plan funds and their use has yet to be determined. Thank you for your consideration of this request which I am certain will make a difference in providing a hand up for a hard-working, local family.

Sincerely,

A handwritten signature in black ink, appearing to read "Jennifer Anderson".

Jennifer Anderson  
Executive Director  
Columbia County Habitat for Humanity



**PRELIMINARY ESTIMATE**  
**S. 8th & Plymouth**  
**Frontage Improvements**  
**Fee-In Lieu Estimated Cost**  
**Schedule of Prices**  
Municipal Code 17.152.060(6)  
6/3/2021

Item	Description	Unit	Estimated Quantity	Unit Price	Estimated Total Price
1	5-ft Sidewalk, Local Street	LF	57	\$36.00	\$2,052.00
2	6-ft Sidewalk, Collector or Minor Arterial Street	LF	0	\$43.20	\$0.00
3	8-ft Sidewalk, Major Arterial Street	LF	0	\$57.60	\$0.00
4	Concrete Curb & Gutter (Frontage Length)	LF	207	\$15.00	\$3,105.00
5	Concrete Driveway Approach, 6-inch Thick, Local Street	LF	10	\$50.00	\$500.00
6	Concrete Driveway Approach, 6-inch Thick, Collector or Minor Arterial Street	LF	0	\$60.00	\$0.00
7	Asphalt Paving, 3" Compacted Thickness, Local Street (includes 10" Base Rock)	SF*	1,896	\$6.00	\$11,376.00
8	Asphalt Paving, 4" Compacted Thickness, Collector Street (Includes 15" Base Rock)	SF*	0	\$8.00	\$0.00
9	Asphalt Paving, 4" Compacted Thickness, Minor Arterial Street (Includes 16" Base Rock)	SF*	0	\$8.10	\$0.00
10	Landscape Strip	LS	1	\$1,000.00	\$1,000.00
11	Reserved				\$0.00
<b>TOTAL ESTIMATED FRONTAGE IMPROVEMENT COST</b>					<b>\$18,033.00</b>
<b>125% OF PROJECT COST PER MUNICIPAL CODE 17.152.060.(6)</b>					<b>\$22,541.25</b>
<b>TOTAL FEE IN LIEU OF FRONTAGE IMPROVEMENTS</b>					<b>\$22,541.25</b>

GL 205-000-33010

\* Calculations for paving are estimated from available GIS data and are approximate.

> Estimate does not include mobilization, excavation, permit fees, sawcutting, erosion control, etc.

Sidewalk Widths:

This project is:

Local Street Sidewalk Width is 5 feet

☒ Local Street

Collector and Minor Arterial Width is 6 feet

☒ Collector or Minor Arterial Street

Major Arterial Width is 8 feet

☐ Major Arterial Street

Assumptions:

Plymouth is a Collector Street, Riverfront Connector cross section applies

S. 8th is a Local Street

10- ft driveway fronting on S. 8th

12-ft wide multi use path on Plymouth Street

Landscape strip on Plymouth Street

Additional 5-ft of pavement needed on S. 8th for local street standards

Multi-use path on Plymouth takes place of 6-ft wide sidewalk

Back of sidewalk set 17.5' from westerly property line

Back of AC multi-use path set 9' from southerly property line

Total AC=(100'+23')x12 + (58'+26')x5 = 1,896 SF

LF curb = 58' + 26' + 100' + 23' = 207'

LF sidewalk = 58' + 9' less 10' driveway = 57'



June 3, 2021

John Walsh  
City Administrator  
City of St. Helens

Dear John,

I am writing to request assistance through American Rescue Plan funds being awarded to the City of St. Helens. One of the goals of these funds is to serve the "hardest-hit communities and families" and affordable housing development is listed specifically as an acceptable use.

The families we serve are between 35 and 60 percent of the median income. These are the "essential workers" of the community – bank tellers, grocery store and retail cashiers and care-givers for the elderly. All participants in our program receive home buyer and financial education as well as individual financial counseling. Our goal is to build financial self-reliance that can have an impact for generations.

Through the use of donated labor and materials, we have been able to offer affordable mortgages on these homes. Homes are sold with two layers of financing--one mortgage that is the family's monthly payment and the other zero-interest mortgage that is forgiven incrementally. In order to offer these opportunities to people that would never be able to afford a home, we need to reduce our costs in every way possible.

Columbia County Habitat for Humanity (CCHFH) is currently working on plans to develop a lot on the corner of South 8<sup>th</sup> and Plymouth Street. Because of recently adopted plans for Plymouth Street and the fact that this lot sits on a corner, the sidewalk fee-in-lieu is estimated at \$22,541.25. (see attached) Additionally, we would like to request funds to cover approximately \$15,000 for the SDCs as these funds are not able to be waived by the City.

I realize there may be many worthy projects competing for this money. Any assistance you can give us is greatly appreciated.

Sincerely,

A handwritten signature in black ink, appearing to read "Jennifer Anderson".

Jennifer Anderson  
Executive Director  
Columbia County Habitat for Humanity