



AGENDA

**MOLALLA CITY COUNCIL MEETING
May 24, 2023
7:00 PM
Molalla Civic Center
315 Kennel Ave, Molalla, OR 97038**

Mayor Scott Keyser

*Council President Jody Newland
Councilor Terry Shankle
Councilor Eric Vermillion*

*Councilor Leota Childress
Councilor Crystal Robles
Councilor RaeLynn Botsford*

WORK SESSION begins at 6:00pm: Open to the Public, but not open to Public Comment or Testimony

REGULAR COUNCIL MEETING begins at 7:00pm: Open to the Public and open to Public Comment or Testimony. Please fill out a comment card and submit it to the City Recorder, prior to the beginning of the meeting.

*In accordance with House Bill 2560, the City of Molalla adheres to the following practices:
Live-streaming of the Molalla City Council Meetings are available on Facebook at “Molalla City Council Meetings – LIVE” and “Molalla City Council Meetings” on YouTube.
Citizens can submit Public Comment in the following ways: attend the meeting, email the City Recorder @ recorder@cityofmolalla.com by 12:00pm on the day of the meeting, or drop it off at City Hall, 117 N. Molalla Avenue.*

1. CALL TO ORDER AND FLAG SALUTE

2. ROLL CALL

3. CONSENT AGENDA

- A. Work Session Meeting Minutes – May 10, 2023.....Pg. 3
- B. City Council Meeting Minutes – May 10, 2023.....Pg. 4

4. PRESENTATIONS, PROCLAMATIONS, CEREMONIES

- A. Clackamas Community College – Bond Presentation (Vice Chair Jane Reid).....Pg. 43
- B. Molalla HOPE, Inc. – Presentation to Council (Molalla HOPE Board)

5. PUBLIC COMMENT & WRITTEN COMMUNICATIONS

(Citizens are allowed up to 3 minutes to present information relevant to the City but not listed as an item on the agenda. Prior to speaking, citizens shall complete a comment form and deliver it to the City Recorder. The City Council does not generally engage in dialog with those making comments but may refer the issue to the City Manager. Complaints shall first be addressed at the department level prior to addressing the City Council.)

6. PUBLIC HEARINGS

- A. Housing Production Strategy.....Pg. 62
- B. Ordinance No. 2023-05: Changing the Comprehensive Plan Zoning Map and Zoning Map for Thirty-Two(32) Publicly Owned Properties Located Within the City Limits to a Public/Semi-Public Base Zone to Cure Zoning Inconsistencies.....Pg. 86

7. ORDINANCES AND RESOLUTIONS

- A. Ordinance No. 2023-05: Changing the Comprehensive Plan Zoning Map and Zoning Map for Thirty-Two(32) Publicly Owned Properties Located Within the City Limits to a Public/Semi-Public Base Zone to Cure Zoning Inconsistencies.....Pg. 88

8. GENERAL BUSINESS

A. Draft Camping Ordinance Discussion.....Pg. 97

9. STAFF COMMUNICATION

10. COUNCIL COMMUNICATION

11. ADJOURN

Agenda posted at City Hall, Library, and the City Website at <http://www.cityofmolalla.com/meetings>. This meeting location is wheelchair accessible. Disabled individuals requiring other assistance must make their request known 48 hours preceding the meeting by contacting the City Recorder's Office at 503-829-6855.



Minutes of the Molalla City Council Work Session

**Molalla Civic Center
315 Kennel Ave., Molalla, OR 97038
May 10, 2023**

CALL TO ORDER

The Molalla City Council Work Session of May 10, 2023 was called to order by Mayor Scott Keyser at 6:00pm

COUNCIL ATTENDANCE

Mayor Scott Keyser, Council President Jody Newland, Councilor Leota Childress, Councilor Terry Shankle, Councilor Crystal Robles, Councilor Eric Vermillion, and Councilor RaeLynn Botsford.

Absent: Councilor Leota Childress.

STAFF IN ATTENDANCE

Dan Huff, City Manager; Christie Teets, City Recorder.

DISCUSSION ITEMS

City Manager Huff described changes that City staff made to the resolution that would be more appropriate for Molalla. He addressed concerns of Council regarding the responsibilities (fiscal) that the City may have if a resolution of this nature were adopted. Mr. Huff explained that the priority for cities are through streets, water, and wastewater, therefore there is not a line item in the Budget to contribute to the efforts of this resolution. Mr. Huff also explained that Council had the choice to not adopt.

Council President Newland appreciates that homelessness is being addressed. Her concerns are that if the City were to adopt the resolution, we would be saying that it would be the City’s priority. She feels that our priorities are already assigned through streets, water, and sewer. She also referenced Commissioner West presenting the resolution as a ‘Value Statement’ for cities. Council President Newland stated that Molalla already has that, with the Vision and Action Plan, as that is used as a guide for how Council and staff run the city. It is also important to her that future Councils are set up for success. Her concern is that the future could bring more of a fiscal responsibility to the City.

After more discussion, Council concurred that they would not direct staff to bring this to Council in resolution form for adoption. It was decided that the draft would be held onto and visited at a later date.

[For the complete video account of the City Council Meeting, please go to YouTube “Molalla City Council Work Session – May 10, 2023”](#)

ADJOURN

Mayor Keyser adjourned the Work Session at 6:25pm.

Scott Keyser, Mayor

Date

ATTEST: _____
Christie Teets, City Recorder



Minutes of the Molalla City Council Meeting

Molalla Civic Center
315 Kennel Ave., Molalla, OR 97038
May 10, 2023

CALL TO ORDER

The Molalla City Council Meeting of May 10, 2023 was called to order by Mayor Scott Keyser at 7:10pm.

COUNCIL ATTENDANCE

Present: Mayor Scott Keyser, Council President Jody Newland, Councilor Terry Shankle, Councilor Crystal Robles, Councilor Eric Vermillion, and Councilor RaeLynn Botsford.

Absent: Councilor Leota Childress.

STAFF IN ATTENDANCE

Dan Huff, City Manager; Christie Teets, City Recorder; Cindy Chauran, Interim Finance Director; Chris Long, Police Chief; Bobby Call, Lieutenant. Also in attendance: Sgt. Long and Sgt. LaPointe.

APPROVAL OF AGENDA

Council President Newland made a motion to hold Public Comment after General Discussion. Vote passed 6-0, with all Councilors voting Aye.

Councilor Shankle made a motion to move General Business Item C to a Work Session, Councilor Botsford seconded. Council President Newland inquired about the removal, Councilor Shankle stated that she was not ready to vote on closing it (the Warming Center). Council President Newland stated that tonight's topic was to possibly have the City Manager look into it (breaking the lease). Councilor Shankle agreed to that discussion, and both parties removed their motion and second. General Business Item C remained on the Council Agenda.

CONSENT AGENDA

- A. City Council Meeting Minutes – April 26, 2023

Councilor Robles made a motion to approve the Consent Agenda, seconded by Councilor Shankle. Vote passed 6-0, with all Councilors voting Aye.

PRESENTATIONS, PROCLAMATIONS, CEREMONIES

- A. Audit Firm of Boldt Carlisle Smith, A Division of SingerLewak

Catherine Wilson, Director of Governmental Practice with SingerLewak auditing services. Ms. Wilson began by thanking Council for agreeing to hire her firm. She then informed Council that the format of what they are reading is a little different than what they are used to. She pointed out the opinion page, which shows up as "unmodified" which is a clean opinion. Ms. Wilson walked Council through the current audit, with the end statement being that we are on track financially.

- B. Planning Commission – Resignation and Appointment

Staff received notification from Greg Hillhouse on Sunday, April 23rd, that he is moving outside of Molalla City limits, therefore having to resign his position on Planning Commission. At the January meeting, Mayor Keyser stated that if an opening came up soon, David Potts would be eligible for appointment. Mr. Potts is interested in serving on the Planning Commission and is requesting appointment.

Councilor Robles thanked David Potts for continuing to be present at Planning Commission, City Council, and Town Hall meetings. She feels it is clear that he is a dedicated community member.

A motion was made by Councilor Robles to appoint David Potts to the Planning Commission, seconded by Councilor Vermillion. Vote passed 6-0, with all Councilors voting Aye.

PUBLIC HEARINGS

None.

ORDINANCES AND RESOLUTIONS

- A. Resolution No. 2023-08: Amending the Molalla Urban Renewal Plan

City Manager Huff explained that State Law requires the City Council/Governing Body to adopt a resolution approving any changes to the Urban Renewal Plan. The words “police facility” need to be added, in order to use MURA funds towards construction on the new police facility.

A motion was made by Council President Newland to approve Resolution No. 2023-08 by title only, seconded by Councilor Vermillion. Vote passed 6-0, with all Councilors voting Aye.

- B. Resolution No. 2023-09: Concurring with a Public Building Project for the Molalla Urban Renewal Plan

A motion was made by Councilor Vermillion to approve Resolution No. 2023-09 by title only, seconded by Councilor Shankle. Vote passed 6-0, with all Councilors voting Aye.

GENERAL BUSINESS

- A. Police Department Discussion

City Manager Huff provided an update on the new Police Facility. He explained that demolition is scheduled to begin and also shared that City Staff is preparing to bring a bond authorization ordinance to Council next month. Chief Long announced that tours of the original police department will be available soon. Tours can consist of no more than ten people at a time. The squad room is quite small and will not hold more than that.

- B. Draft Public Camping Ordinance Discussion

Mr. Huff began with explaining that this ordinance is in response to Oregon House Bill 3115. Staff has received comments from Council and committee members, which have been reflected in the draft presented this evening. He informed Council that locations of sleeping/camping spaces have not been determined. That is a Council decision. Mr. Huff explained that restrictions apply to enforcing rules during the day.

Ingrid Henifin, Colton resident, Molalla business owner, gave testimony regarding her employees. Ms. Henifin has three employees at Cindy’s Café that have experienced homelessness in their lives. They have worked two-three jobs and have lived in their vehicles. She encourages compassion towards homeless people.

Angel Blank, business owner Autotech NW, shared frustration over houseless individuals leaving trash around her business. She feels their addictions to drugs keep them from having a job.

Staci and Aaron Alleman, Molalla residents, have young children and enjoys visiting Long Park and Clark Park. Ms. Alleman requested Council consider not allowing campers at any park. Mr. Alleman thanked Mr. Huff for his clarifying comments. He appreciates Molalla’s hometown feel. He is aware that not all homeless people are drug addicts. Mr. Alleman made a statement to Council, referring to the idea being an act of desperation. He suggested that all City property be sold to a private entity, making it no longer public.

Rob Cummings, Molalla resident, remembers when the community population was 3,000 people. He has many concerns over the homeless population combined with drug use. He agrees with Commissioner West’s idea of recovery first opposed to housing first. He is in support of closing Molalla HOPE.

Casey Hartman, Molalla resident, reminded everyone that not all homeless were drug addicts. She appreciates the work of Molalla HOPE.

Nina Dunmire, Molalla resident, stated that there isn't a church that she knows of that would turn away homeless person for food, clothing, or shelter.

Camela Kraemer, business owner in Molalla, doesn't feel safe in Molalla due to the drug use.

Michelle Rickles, Molalla resident, is in favor of Rotary Park being a public camping area. She commended Molalla Police Department for working with all community members to provide safety.

When Council began deliberating, Council President Newland asked for community service in lieu of fines. She addressed several items for edit, and will share those with the City Recorder.

City Manager Huff stated that Measure 110 restricts police departments from enforcing crimes related to drug use. Council shared frustrations about railroad areas containing drug paraphernalia not being cleaned-up, ~~also~~. Mr. Huff stated that railroad rules were created in the 1800's, therefore we do not have anyone to discuss this with.

Council President Newland read Section 4. Prohibited Camping, letter A. outloud, which outlines areas where camping will not be allowed in the proposed ordinance. She thanked audience members for their feedback, stating many of the suggestions in the ordinance came from citizen feedback.

C. Molalla HOPE, LLC. – Lease Discussion

Councilor Vermillion made a motion to direct City Manager Huff to look into terminating the Lease with Molalla HOPE, LLC, Councilor Robles seconded.

Mayor Keyser called for discussion. City Recorder Teets reminded the Mayor that prior to discussion, Public Comment should be received.

Jackie Sue McCoy, Molalla resident, is in favor of closing the warming shelter.

Randy Baker, Molalla resident, informed Council that homeless individuals are creating encampments on the railroad property. He is also in favor of closing the warming shelter.

Carol McCoy, Molalla resident, is in favor of closing the warming shelter.

Kristy Hodgkinson, Molalla resident, requested that Councilor Childress resign her position on Council. She is also in favor of closing the warming shelter.

Joe Herrera, Molalla business owner, is in favor of closing the warming shelter.

Shawn Fox, Molalla resident, is in favor of closing the warming shelter.

Councilor Shankle began discussion by stating that she was appalled that everyone feels that "Leota" is to blame for the homeless issue. She feels that there have been homeless people in Molalla for many years, prior to the opening of the warming shelter.

Mayor Keyser announced that he had received a call from County Commissioner Ben West regarding the Warming Shelter, urging Council to keep it open. Mayor Keyser stated that Mr. West shared that money had been earmarked for Molalla. Mayor Keyser stated that it was 'too little too late'.

Mayor Keyser called a recess at 9:08pm, reconvening at 9:15pm.

**Mayor Keyser asked City Recorder Teets to call the roll. Vote passed 5-1.
Voting Aye: Councilor Vermillion, Council President Newland, Councilor Robles, Councilor Botsford, Mayor Keyser.
Abstaining: Councilor Shankle.** (Is not comfortable voting on this item.)

PUBLIC COMMENT

Joe Herrera, Molalla business owner, spoke to Council about multi-family housing. He is opposed to more apartments being built.

Dani Brisset, Molalla resident, concerned about the increased activity of homeless individuals. Ms. Brisset also is aware of a situation of a homeless individual attempting to leave Molalla and was unable to use the bus as transportation.

STAFF COMMUNICATION

- Police Chief Long announced that a new officer has been hired. He is coming to us from McMinville.
- Lieutenant Call had no report.
- City Manager Huff shared that West Lane will be paved soon. City staff is working with School District staff to arrange construction time.
- City Recorder Teets announced that the new time for Public Comment to be submitted to her will be at 12:00pm the day of the meeting, opposed to the old time of 4:00pm.

COUNCIL COMMUNICATION

- Councilor Vermillion thanked citizens for being involved in recent meetings. He announced meeting times for MRSD Board meetings. He also shared Summer School details.
- Councilor Shankle thanked citizens for a great City Wide Trash Day. She also thanked Clinkscales, and B & B Leasing, who contributed to the event.
- Council President Newland cautioned community members driving on Shirley Street. It is newly paved and folks are traveling too fast on it.
- Councilor Robles announced a Garage Sale Fundraiser in July that will benefit City Parks.
- Councilor Botsford announced Chamber of Commerce upcoming meeting times. She also shared Skate Park Molalla meeting information.
- Mayor Keyser thanked City staff for a great meeting. He announced that Molalla Nazarene Church will be hosting a Food Court event after the Buckeroo on July 1st – 4th. Volunteers are needed.

For the good of the order: City Recorder Teets explained that she received 29 submissions via email for Public Comment. Items will be placed in the final council packet to be approved at the May 24th meeting.

Post Script: Public Comment was provided on the City website on Friday morning, May 12, 2023.

[For the complete video account of the City Council Meeting, please go to YouTube “Molalla City Council Meetings – May 10, 2023”](#)

ADJOURN

Mayor Keyser adjourned the meeting at 9:37pm.

Scott Keyser, Mayor

Date

ATTEST:

Christie Teets, City Recorder

From: [Shelly Abbs](#)
To: [City Recorder](#)
Subject: Homeless/Warming Shelter - Please read at city council meeting
Date: Friday, May 5, 2023 8:38:08 AM

Hello,

As a nearby resident of Molalla's warming center, I would like to formally request that it not be allowed to reopen.

A large majority of these people have made a choice to live their lives in this manner. It is my choice to work hard for what I have and how I live. This epidemic is about CHOICE. They chose to not follow rules and society guidelines and expect others in the community to support them and provide handouts.

The damage to the community is too expensive to continue to allow. By providing shelter and resources, that is exactly what is happening. This is expensive in cost (I can think of a million other ways to spend tax payer money), it's expensive in the damage these people cause to the grounds they camp on, it is expensive in the lasting effect it has on our children, and it is expensive in the image that this lifestyle projects. It's dangerous, it's ugly, and it cannot continue to be allowed.

The residents and communities are speaking, and it's time for the committees, councils, and governments to start listening.

Thank you,
Shelly Abbs

From: [Eric Vermillion](#)
To: [Roberta Pitman](#)
Cc: [Christie Teets](#)
Subject: Re: Molalla Hope Inc
Date: Thursday, May 4, 2023 3:21:56 PM

Ms. Roberta Pitman,

Thank you so much for sending us your concerns. We appreciate all the public input we can get. And please thank your family for continuing their business in our beautiful city.

I understand and hear your concerns and solution. We are working hard on our end to resolve this as quickly as possible.

Sincerely,

Eric Vermillion
City Councilor
City of Molalla
(503) 309-1586



From: Roberta Pitman <bertpitman@hotmail.com>
Sent: Wednesday, May 3, 2023 4:18:50 PM
To: Scott Keyser; Terry Shankle; Jody Newland; crobles@molalla.com; Eric Vermillion; Rae-Lynn Botsford
Subject: Molalla Hope Inc

Councilors,

First of all I would like to thank all of you for stepping up and serving our city. I have lived in Molalla all of my life but do not live within the city limits, so I hope it is ok to share my concerns regarding the warming center. My brother in law and sister built and own the blue building (Molalla Machine Shop) next to the warming center. The quality of the neighborhood has really deteriorated the last several years and I feel that is the direct result of the activities at the warming center. I am a senior citizen and have not felt safe when in that area. That feeling of being unsafe definitely escalated over the last 6 months. There have been people loitering and littering in the shop parking lot as well as apparently living in the bus shelter near the civic center. My sister and I stopped going to the shop after dark or early in the mornings. We have called non emergency on several occasions to have people removed from the property. I can not tell you how many times I have personally picked up trash, clothing, food, tarps, and drug paraphernalia from the parking lot. All of this ended recently within a week of the warming center being closed. The whole environment of that

neighborhood changed and I now see people outside with their families. People should be able to use the city parks and skate park without being afraid. People should not be afraid to be in the parking lot of the business they own. People should not be afraid to let their kids play outside.

I am asking you to terminate the lease with Molalla Hope and find another use for that building that brings something positive to Molalla.

Roberta Pitman

From: [Christie Teets](#)
To: ams.shopping77
Subject: RE: Homeless in Molalla.
Date: Thursday, May 4, 2023 3:15:16 PM

Good Afternoon Anna,

I am preparing the packet for next week's Council meeting. Would you like this message included as Public Comment?

Kind Regards,

Christie Teets, CMC

City Recorder

117 N Molalla Ave. | PO Box 248 | Molalla, OR 97038

Phone: 503.829.6855 | Direct Line: 503.759.0285

Fax: 503.829.3676



This electronic communication, including any attached documents, may contain confidential and/or legally privileged information that is intended only for use by the recipient(s) named above. If you have received this communication in error, please notify the sender immediately and delete the communication and any attachments. Emails are generally public records and therefore subject to public disclosure unless exempt from disclosure under Oregon Public Records Law.

From: ams.shopping77 <ams.shopping77@gmail.com>
Sent: Tuesday, May 2, 2023 7:52 AM
To: City Recorder <recorder@cityofmolalla.com>
Subject: Homeless in Molalla.

I propose the warming shelter lease not be continued. Mostly due to investigation.

Use the grounds as the overnight camping site.

Our local population of homeless are already familiar with the area.

It is fenced-in.

Also the idea of our local police department using the building is a good one.

They can help protect the vulnerable homeless as well as the community from the not so honorable homeless.

I work next to the building now.

It needs better oversight. Shady activities go on all the time.

Thank you,
Anna Skaggs

Sent via the Samsung Galaxy Note20 5G, an AT&T 5G smartphone

From: [Christie Teets](#)
To: peek.yantra_0j@icloud.com
Subject: RE: Next council meeting
Date: Wednesday, May 3, 2023 9:52:00 AM

Good Morning,

I am in receipt of your message and will submit it into next weeks City Council meeting.

Kind Regards,

Christie Teets, CMC
City Recorder
117 N Molalla Ave. | PO Box 248 | Molalla, OR 97038
Phone: 503.829.6855 | Direct Line: 503.759.0285
Fax: 503.829.3676

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-----Original Message-----

From: peek.yantra_0j@icloud.com <peek.yantra_0j@icloud.com>
Sent: Wednesday, May 3, 2023 9:45 AM
To: City Recorder <recorder@cityofmolalla.com>
Subject: Next council meeting

As a community we have the responsibility to protect our children. Oregon has been supporting the enabling of drug addicts over the safety of children for quite some time now. As a small town we have the power to say “no! That’s not okay. “ because it isn’t!

On Tuesday May 2, between 2:45-3:00pm I took my 8 year old daughter to the park next to the fire station in the middle of town.

There were 3 police parked at the station parking lot and about half a dozen of what appeared to be homeless people sitting around a couple of the picnic tables in the park.

My mothers instinct was to leave due to the past interactions I’ve had with homeless and the fact I am a young woman with a small child, but I am sick and tired of leaving.

Due to the close presence of the police and fact it was broad daylight, I allowed my child to play in the park. Roughly 5 min after we arrived 2 of the men had some kind of argument and one started hitting the other multiple times with a piece of wood. Not a small stick, mind you, a large piece of wood that was about 2 ft long and 3-5 inch in diameter.

At first it appeared to be a game because no one else at the table reacted, but it was quickly made apparent that it wasn’t a game and the man being hit was in distress. They separated around the bathrooms, I got my child off the swing and we slowly walked toward the fire station as not to draw attention to ourselves.

The men started fighting again and a woman driving by screamed from her vehicle “stop fighting!” and laid on her horn as she approached, stopping in the middle of Molalla ave to get the attention of the police.

The man being hit fled to the fire station and crossed paths with us as an officer was coming over the check out what was happening.

It is disgusting to me that I have to make my child leave a swing and teach her how to not draw attention to herself as she gets to safety in her own community.

It is downright repulsive that we allow these people not only to invade our city, but allow them to dictate where we can go and how safe we may or may not feel.

As a mother, I want better for my children and it’s time to stop enabling drug addicts and welcoming them to Molalla. There is no room in our town for this nonsense!

While on the subject of nonsense - I feel it should be made clear- any member of council who benefits from the homeless and drug population being in our town in ANY way, shape or form, needs to resign IMMEDIATELY. Your role in leadership is not welcome here!

I've heard a lot of rumors about Leota Childress and seen with my own eyes her asking on Facebook for meal train donations for the warming center. If you look at her personal Facebook page, she's paid off her mortgage and done a little remodeling, all in the last year. While the cost of everything has gone up astronomically for us "normal taxpayers", the economy doesn't seem to have an impact on this public servant.

Bare minimum an audit should be done by an outside company and conducted immediately regarding her involvement with the warming center and rumored personal gain. All appearances of evil should be avoided and if Ms. Childress has nothing to hide, she should welcome this chance for vindication.

I would like this email to be read aloud and entered into record at the next council meeting Thank you A Molalla mother

CHARLEN PENNIE – 5/10/23 – CITY TESTIMONY

I'm personally disgusted that someone who wants respect for helping the unhoused just was paid an undisclosed salary, from what I understand was probably double of what most working people in Molalla make in a year. Why wasn't that money from Clackamas County used to house the unhoused. From what I keep hearing there are several people who live out on the streets that work for a living but don't have enough money to get into an apartment or house due to the amount of upfront money needed for the first, last and miscellaneous deposits. Why didn't Molalla Hope use that money to help these folks get into housing instead of paying herself?

She had the nerve to tell my husband and me that we had forgotten all the good things she had done with Molalla HOPE. All we really saw was that she had relied on the community to donate clothing, food and other goods to run the facility. Besides partnering with two non-profits in Oregon City that could now ship their unhoused over to Molalla under the guise of need for a warming or cooling shelter.

This story that ALL the unhoused here are long time Molalla residents is also a falsehood. This is the same story we heard in Portland and later found out that 62% were from other cities or other states. How many here are from somewhere else? Or does Molalla HOPE keep track of that number?

DAVID POTTS– 5/10/23 – CITY TESTIMONY

We have all seen in recent events at the State level what happens when an elected official uses their position for personal gain. The rules get bent and there are all kinds of rationalizations for the behavior. In the end it is the taxpaying public who pay and end up not trusting any elected official.

Molalla has a City Councilor who hid her income from the public view, rationalizing her behavior as doing great good for the homeless while personally enriching herself. What she refused to admit is that the majority of Molalla does not want an ever-larger houseless population living in tents reliant on the remainder of the community providing for their every need, rationalizing, and allowing their antisocial behavior.

This is the very model that has gotten other larger cities into the mess they currently face. Molalla lacks the resources and tax base that our larger more affluent neighbors use to finance their failing attempt to house people who are incapable or unwilling to follow basic rules that everyone else adheres to in order to remain housed.

The city sanctioned rent-free facility run by Molalla HOPE must be closed to protect the livability of Molalla. As a county recognized and funded shelter, it makes our city a destination for unhoused people from the rest of Clackamas County. Let the larger better funded cities run the shelters and social services programs to get the unhoused into transitional housing and with any luck, into permanent housing.

NO MORE TENTS IN MOLALLA!

CHARLEN PENNIE – 5/10/23 – CITY TESTIMONY

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NO MORE TENTS IN MOLALLA!

From: [Bill Roberts](#)
To: [City Recorder](#)
Subject: Homeless situation in Molalla
Date: Friday, May 5, 2023 9:16:46 PM

Dear Christie Teets, City Recorder

My wife and I have lived in Molalla for the past 40+ years and we have enjoyed living here in Molalla and felt safe and secure all of these years. .

However, now there is a homeless problem in Molalla that seems to escalate on a weekly basis.

The City of Molalla does not have the funds or resources to address the needs of the homeless people camped in our city so they should be moved to a city where services are provided to assist these homeless people.

We do not have a facility providing housing for the homeless. The warming center building was not designed for homeless camping.

We do not have any facility that provides medical or dental care for homeless people.

We do not have any mental health facilities in Molalla that could support homeless people.

We do not have any job skills programs nor trade school programs for future employment of these homeless folks.

Some of these homeless people bring their negative behaviors and drug use into our community and this puts a burden on our police department.

The homeless people seem to lack a means of self-support and seem to resort to any means including illegal activities to meet their basic human needs.

The homeless have no visible means to gain money for food.

Bad behavior and drug use are not healthy things to tolerate in Molalla.

I encourage the City of Molalla to enact a ban on overnight camping unless a homeowner desires to camp in their backyard on their own property.

I encourage the City of Molalla to relocate these homeless people to a city offering adequate resources to support these homeless people.

Thank you,

Bill Roberts
509 Kennel Ave.
Molalla, OR 97038

From: [mike corso](#)
To: [City Recorder](#)
Subject: Please read during council meeting
Date: Tuesday, May 9, 2023 6:55:15 PM

I strongly urge the council to terminate the lease that was given to molalla hope to operate the warming shelter. I believe that while compassion for the less fortunate is extremely important, and one of the best attributes the people who have made molalla their home display, it is coming with a price tag I feel the vast majority of our city does not want to pay. The safety of our children should be paramount, our property has been obtained from hard work and dedication, our values and ethics guide us in the uncertain times we find ourselves in, all of which are worth fighting for, and will be vehemently defended. I also strongly urge councilor childress to resign from her position on the council, as the trust she once had has been sadly compromised. Thank you for your time,

M.c

[Sent from Yahoo Mail on Android](#)

From: [Randy Johnson](#)
To: [City Recorder](#)
Date: Tuesday, May 9, 2023 6:47:53 PM

To whom it may concern,

My name is Randy Johnson , I am a 36 year old single father to a young lady. I work , pay taxes and am a contributing member of my community, A year ago and some change due to covid shutdown and a mistake in the unemployment system I ended up too far behind on bills and had to abandon my apartment .

forced into homelessness , on street with nothing but my car, Zero resources, zero safe space to stay and temperatures were dropping. After many terrible sleepless nights in a frozen box I found the warming center in molalla, there. I met 3 amazing, kind, caring and tremendous human beings who do so much good that most of the world does not see , I am aware that some people abuse that help and can be troublesome but please do not let that outweigh the good that the facility does on a daily for multiple people who are trying for a better life.

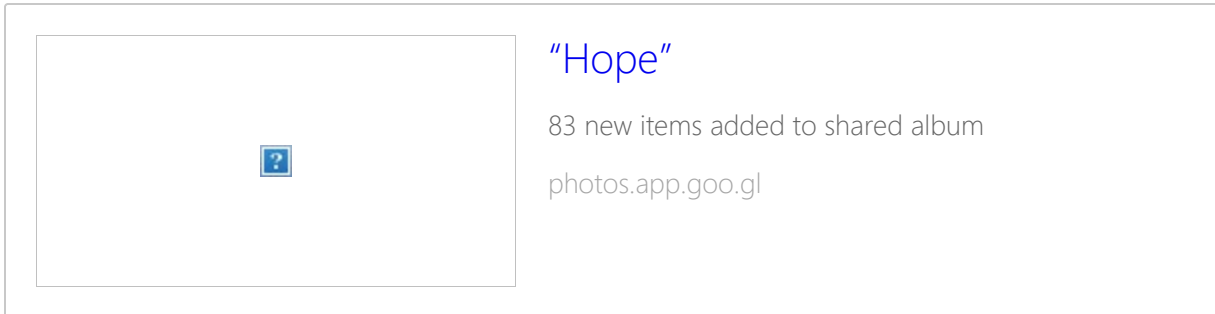
Without the aid of the molalla warming shelter I would not have the life I have today, it was a vital crutch in the success of my families financial climb back

The nights in a warm bed provide help to get rest so you can actually work well and make the money to get off the street. Homelessness is a vicious cycle and programs like this one help end that cycle. Please do the right thing and do not let a few bad apples ruin it for others in need. (The people who work in that facility truly are angels from God)

-randy w Johnson
971 864 8282

From: [Jacqueline McCoy](#)
To: [Scott Keyser](#); [Jody Newland](#); [Leota Childress](#); [Crystal Robles](#); [Terry Shankle](#); [Eric Vermillion](#); [Rae-Lynn Botsford](#); [Dan Huff](#); [City Recorder](#)
Subject: For your preview prior to 5/10 council meeting
Date: Monday, May 8, 2023 9:23:51 PM

<https://photos.app.goo.gl/WmPT8S3qQ2U9zpuH6>



To Molalla City Council, Staff & Mayor receiving this email,

Hello! I plan to speak at the upcoming meeting 5/10. I wanted to send you these photos/videos to preview prior to the meeting. I feel they are an important component of my public comment. I've included comment on each photo for context, however, the dates may be a little off due to when they were downloaded from different devices. Essentially, they have been taken over the last 18 months.

If you have any questions, please feel free to contact me or otherwise ask when we see each other at the meeting!

PLEASE do not "reply all".

Sincerely,
Jackie Sue McCoy
971-645-3730

From: [Connard Rasmussen](#)
To: [Christie Teets](#)
Subject: Greetings Ms. Christie Teets:
Date: Monday, May 8, 2023 10:26:32 PM

Please encourage Molalla City Mayor and City Council Members to renew the lease for the Molalla Hope Center to care for the needy of our community. Let us live up to the lawn signs around town that say "Molalla Cares". Furthermore, after renewing the lease, help to find a larger facility to provide a warming center during cold weather and cooling during hot days. I have lived in this area since 2014 and recognize the same homeless persons walking the streets and living in the woods around Molalla. Please get the local churches involved and go for county, state and federal funds to create a larger facility with services in the future.

Many thanks for your help!

Sincerely,

Connard Rasmussen
Healthcare professional retired
15940 S Forest Haven Rd, Molalla, OR 97038
connard.rasmussen@gmail.com
(C) 541-297-7540

From: [Christie Teets](#)
To: "Tara Martin"
Bcc: "cteets@cityofmolalla.com"
Subject: RE: Homelessness problems
Date: Monday, May 8, 2023 3:18:00 PM

Good Afternoon Tara,

I am in receipt of your message and will include it in Public Comment for the May 10th meeting.

Kind Regards,

Christie Teets, CMC

City Recorder

117 N Molalla Ave. | PO Box 248 | Molalla, OR 97038

Phone: 503.829.6855 | Direct Line: 503.759.0285

Fax: 503.829.3676



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From: Tara Martin <nativewolf38@gmail.com>
Sent: Monday, May 8, 2023 3:03 PM
To: City Recorder <recorder@cityofmolalla.com>
Subject: Homelessness problems

Yes, You can read out loud in the May 10th Meeting

I am here to write about the Homeless population. I have lived in this town for 30 years. I moved here in 1993 and I did not see the town as a run down dump and now I see everything in this town run down by the homeless. I see trash and fecal matter everywhere and they don't clean up after themselves. Why should we ask a community to clean up after their messes, have them do it. It is discussing cleaning up after them. I am getting scared to be out and about with them walking around like Zombies in our streets. I am afraid to be out at night or coming home from my night classes. Also, coming home from my mothers house or church activity. I am a disabled female in an electric wheelchair and this is the only way for me to get around this town. It is my car LOL! I am also tired of them coming close to me and asking for money or food. I say No and then they yell at me for saying NO! I am sick and tired of them going through the dumpsters in my Apartments when I am taking out my trash or rolling by and they yell at me. I know they are in my dumpster for cans, food, and prescription drugs and I have been recycling and shredding all my information NOW. I

am sick of it. I want them and the joke of the warming center so called Molalla Hope out of Molalla, Oregon. This town was peaceful without all the homeless ruining our little town and I do not want any camping around this town especially Clark Park. Think about the revenue that the Buckaroo brings in this town each and every year and with the homeless running around Clark Park will be not good for the people that come to ride the rides and eat the wonderful food and watch the Buckaroo go on.

I am also tired of them coming into the Molalla Adult Community Center looking for handouts and abusing the drinks that are provided to our seniors and disabled that pay/donate for these drinks and food. Also, they graciously donate to our center out of their own pocket. They come into the Molalla all hung over or Zombies like and asking for food and drinks from the seniors and when we say no they get aggressively loud. They also make the Seniors feel uncomfortable and then our seniors get up and leave and don't come back sometimes. It's got to stop.

--

Tara Martin

From: [Tracey Saenz](#)
To: [City Recorder](#)
Subject: Molalla Emergency Weather Center
Date: Wednesday, May 10, 2023 10:05:57 AM

Good morning members of the Molalla City Council. My name is Tracey Saenz. I wanted to tell you how much help that the Molalla Emergency Weather Center helped my husband and me. My husband is a 72 year old Vietnam Veteran with lots of health issues. We were sleeping in our car for several days until we went to Molalla Christian Church and was told about the Molalla Emergency Weather Center. We stayed for two nights when the weather was freezing and iced our car windows. The staff helped us with a warm meal in the evening and the morning. They connected us with veterans services that my husband and I didn't know was available. They connected us also more with the Molalla Christian Church. Since then we were Baptist at Molalla Christian Church the weekend after Thanksgiving and renewed our wedding vows on Dec 31. We were connected with The Fathers Heart Street Ministry Hotel Program and received a housing voucher. On May 4th we received our keys to our new apartment. But had it not been for the staff of Molalla Emergency Weather Center being opened I could have lost my husband sleeping in our car in the cold. Please don't take the Molalla Emergency Weather Center. They are needed to help out other homeless people have their dreams come true like my husband and mine did.

Tracey Saenz

Sent from [Mail](#) for Windows

From: krisbeautyfit@gmail.com
To: [City Recorder](#)
Subject: Public comment
Date: Wednesday, May 10, 2023 1:00:21 PM

Please read aloud at city council committee meeting tonight 5/10/23

A few years ago on a police ride-a-long, I witnessed a fatal drug overdose of a boy just a few years out of high school.

It was on the Fourth of July; a day when the whole community was coming together, this young man died of a heroin overdose, in a parking lot. Alone.

As a mother, my heart broke for him and his family.

I think about that kid every year!

We live 3 houses down from a very active drug house. Blatant drug distribution happening steps away from our front door.

Whether we have a warming center or not, an encampment or not, or whether Leota steps down or not...none of that solves the underlying issue which is drug addiction and its suppliers.

Oregon ranked third in the nation for the highest use of teenage drug users, and second highest for adult users. Since measure 110 went into affect drug use is no longer a punishable crime but drug distribution still is!

Molalla NEEDS a drug prevention task force that can work side by side with Clackamas County Interagency Task Force (ITF) to locate and convict drug suppliers.

Molalla's police force is currently understaffed and they need more manpower at a city level!

Drug addiction afflicts MANY people in our community, not just the homeless individuals.

The "warming center" and an encampment does and will drive more drug addicted people to our community.

Along with more suppliers!

That IS A FACT and it's already growing at an alarming rate!

Enough is ENOUGH! We need an aggressive "all hands on deck" approach!

Expanding the Molalla Police department agency would give our community the safety it needs and would send a clear message to the dealers that their business is not welcome or tolerated here!

Thank you Mayor Keyser and members of city council for your time!

~Kristina Christopherson

Sent from my iPhone

From: [Jill Soli](#)
To: [City Recorder](#)
Subject: Molalla City Council Meeting 5/10 public comment | Regulating and Prohibiting Public Property Camping
Date: Wednesday, May 10, 2023 2:05:05 PM

I look forward to learning the direction and thoughts that will come to light during the May 10 meeting. This testimony is a response to the packet materials in advance of information that will newly arrive.

In regards whatever the fine-tuned details of the "Regulating and Prohibiting Public Property Camping" happen to finalize into, two items appear vulnerable to illegality in the current draft. Obviously your legal council should be your reliant resource on the matter. My wants are strictly that (a) the general spirit of the HB3115 statutory requirements can achieve a balanced response to all persons where compromise will be spread around and (b) that it serves the interest of Molalla to not be tied into costly litigation by giving a judge power over deciding Molalla's fate if that can be avoided.

The first legality concern is likely to be resolved with a map of the current plan, so that I won't address. I will compound this concern, though, in that positive handling of people resting, sleeping and camping in conjunction is where your legal exposure arises.

The second legality concern is regarding resting (that means sitting) in public spaces and the prohibition of action to stay warm and dry. The Blake v Grants Pass decision makes a narrow conclusion about this item. I think legality would favor that every person is entitled to take necessary minimal measures to keep themselves warm and dry while outside on public property which may coincide with the lawful act of sitting / resting. A law removing that entitlement or more severely isolating that only someone homeless is denied this basic entitlement looks like it invites legal action to me.

I ask that this not be confused with the proposed HB3501 language of this year. None of this is inspired by that now defunct bill of no current concern. My references of consideration are from what is behind us in the legal history and HB3115.

From: [Alexandra Garren-Miller](#)
To: [City Recorder](#)
Subject: Public Statement for council meeting 5/10
Date: Wednesday, May 10, 2023 2:23:01 PM

My name is Ali, I'm the Operations Director at the Molalla Emergency Weather Center and on the board of Molalla Hope. My husband and I purchased our home here in 2016. We started volunteering at what was then the Molalla Warming Center in 2017. The Molalla Emergency Weather Center just ended its 10th season, in which all ten years it has been contracted and funded by Clackamas county. We are one of three emergency centers in Clackamas county and our presence is very necessary in such a rural and isolated community. Over the last six years I have cultivated relationships and a knowledge and understanding of most of the folks in our community who are experiencing homelessness. Let me also say, when I say community, I mean that what we have seen is that 90% of the guests that walk through our doors are born and raised or have strong family ties to Molalla. They have parents, siblings, kids and even grandkids kids that live here. They are daughters, sons, mothers and fathers to those in our community. This year specifically we saw a considerable increase in single, often elderly women, coming in. We saw an increase of folks who lost affordable housing and are now living in their cars. We had a family living in a motel, access our services. These are folks that struggle themselves with the idea of going to Portland, Clackamas or Oregon City for resources because that would mean leaving their community, their home and sometimes all they have ever really known.

We as a center have advocated and will continue to, that rural communities need more funding and more resources. We need help and we need real solutions. We need Clackamas County resources to meet our community where they are. Including those experiencing homelessness, addiction and mental health issues. Every person in our community has a right to these resources and fair access. As a contracted Emergency Weather Center we operate to save those in our community from dying due to extreme weather events or incidents. As Molalla Hope, a non profit, we hope to be a source of good in, as well as for all of our community. We will continue to advocate for funding and resources and to be a middle man to help those in need of resources. Our voice is integral to remind those in Metro, our County and our State, that we are here. We deserve the same help and resources available to those in Metro areas.

While I have been unable to attend the council meetings because I recently had a baby; I have been watching them live. I have heard our city and more specifically our neighbor's concerns, frustrations and fears. I hear you and we at Molalla Hope hear you. We have never wanted to be a burden on the city we all call home. We have also seen an increase in our numbers at the shelter and are deeply concerned. We are devastated about the impact the opioid epidemic has had on our city. The opioid epidemic, affordable housing, mental health and homelessness, are issues that we cannot solve on our own. However we are committed to continuing to advocate for our community and chip away in every possible way we can.

Just to touch briefly on some of the positive strides we have been able to make; we have been able to assist upwards of 16 people get into housing in the last three years. We had three people get into sober living this winter after staying short term at the shelter. We helped find housing for a 70 year old, disabled Vietnam Veteran and his wife. They were living in their car when they came to us. We fund a shower program, where anyone in our community can take a shower for free. We provide basic hygiene supplies and clean clothes, assistance in replacing IDs and obtaining cell phones, which are all needed for securing a job. We have partnered with a recovery program to come to our weekly laundry events in hopes of fostering relationships and trust, with those in need of treatment and recovery. We provide internet and assistance with job applications, snap benefits, computer access and help navigating applications and paperwork. We have bought AC units and space heaters for elderly citizens in our community during major weather events. We provide meals to anyone who needs one when they come in.

Our guests and those experiencing homelessness in our community are unique and the solution for each individual will not be the same. I believe to truly make a change we need to understand and build relationships with people. Foster trust and reliability on our parts. This comes with time and commitment. We at Molalla Hope have been continuing to educate ourselves, to get more tools under our belts, to make more connections with other nonprofits, shelters, recovery programs, churches and the county who are also working towards the same goal. We all have the same goal. To end homelessness in our communities.

I strongly believe that voting to terminate the lease with Molalla Hope would prove to be a great setback in the work that we are trying to accomplish and the goal that we ultimately all have, to get the people of our community the help that they need. We cannot do this alone. We need to come together as a Community to take care of our own. We have done this during the fires, the ice storm and countless other times. We have proven time and again that we can come together and help one another during times of crisis. We are called upon once again to do what we as Mollalans do best, come together and find solutions during a time of crisis and take care of those in our community that are in need.

--

Alexandra Garren-Miller
Broker/Associate to Bernie Britz-Erdmann
503-927-2322
Ali@BBEproperties.com
BBE Properties

From: [Joni Laver](#)
To: [City Recorder](#)
Subject: City Council meeting tonight
Date: Wednesday, May 10, 2023 3:17:22 PM

My name is Joni Laver and I am Pastor Bob Laver's wife and Secretary at the church. We have served at the Molalla Christian Church for 20 years and we were on the committee to first get a Warming Center open in Molalla. We volunteered on the steering committee from the time the Center was at the Catholic Church, at the PAL building, and at the Nazarene Church. I coordinated the meals every night it was open for many years.

Many homeless folks would stop by our office for coffee, to talk and I had a supply of toiletries, hand warmers, Subway gift cards, bus passes on Tri-Met and SCTD to help with transportation to get out of Molalla. Bob and I knew these folks and had a connection with them. I still have Tri-Met passes that we get from a grant we receive, and I have a few of the SCTD passes to help people out.

We need to have this building and services for those in our community who need it. Many of them have grown up here, have family that maybe help a little and this is home to them. We can't just tell them again that they are not welcome in Molalla. That is callous and hard when life is already hard for them.

Please do not cancel the lease that the Warming Center has with the City. Those who work and volunteer at the Warming Center do it out of compassion. We need this in Molalla!

Thank you,
Joni Laver
Pastor Bob Laver's wife

From: [Jill Soli](#)
To: [City Recorder](#)
Subject: Public comment on ending Lease of Molalla HOPE
Date: Wednesday, May 10, 2023 2:51:43 PM

Thank you Mayor Keyser, Council President Newland and Councilors for your hearing.

Among other things, I am a member of a Clackamas cohort of many different faith communities interested in joining together to address land and housing concerns. This cohort is the Clackamas branch of the many locations that comprise the metro region into a larger coalition. Faith communities are faced with the pains and challenges of their congregations and their neighborhoods and join to work by their faithful commitment to Jesus's ministry however they might express that. For one example, this work has brought community food gardens into being. Your Molalla churches have community ministries in the same vein.

What your churches already know is that they are not capable of standing up a solution for everything. Each ministry takes a little slice of a thing and focuses in hopes a web of community becomes knitted together. Community partner organizations (CPOs), Molalla HOPE being one of them, play a major part in weaving together healthier community. The CPOs are typically funded by grants and contracts that can relieve City residents of bearing that expense.

Everyone is in a position of rebound from the difficulties of 2020 and forward. What that rebound looks like does not have identical timelines and certainly doesn't have identical impediments. Many of the Molalla neighbors are back to work in stable business ventures and the inflation experiences now are but a minor irritant.

But a city government never faces a single strange downfall and once confronted the rest can just coast along. That will always contain massive infrastructure problems like an insufficient water treatment plant and enjoyable problems like attracting more food choices to town.

Clackamas County is in rebound mode as well. And it is making promising strides in H3S (health, housing and human services). In 2019, if 10 people that were caught in unrelenting vulnerability by their experience of homelessness and were then housed, Clackamas would be operating at pace. Just now it has moved that impact up to something like a ten-fold increase.

Clackamas services is just coming on into realization. More programs are being stood up, like safety off the street which catches people exiting hospitals and the like. The hotel/motel program. The coordinated housing access program. A new 23-hour de-escalation center to support the behavioral health teams joining police and sheriff. It does take time to right-size and smooth out the rocky starts into built, community-provider networks partnered, staffed and funded and durable contracts

set into place to occur. But fruits of that work are already showing and trending positively.

In protecting the safety of your elderly and your vulnerable population, which is a hallmark of Molalla's stated intent, it tends to mean safety of your housed elderly and housed vulnerable. If that elderly and vulnerable becomes houseless, they are then combined with the people who leaves needles. They are not distinguished any longer for community safety. They are all the same by the anti-camping ordinance or ending the lease of an extreme weather center.

I will stand as a Clackamas county land and housing cohort member on real direct solutions to some of your precisely identified issues. But you need local community members to join and develop specific, realizable vision. For example, I heard of 2 instances in a year of 2 locations bringing a homeless person to Molalla. If those 2 instances were exclusively and only due to a warming shelter, I would stand with pressing upon a county ordinance that comes up with a different solution. If that transport was for the express purpose of wanting to go to Molalla, that should be allowable. If the express purpose was to send someone because a community didn't want to deal with it, that should not be allowable. That I would stand up for as it is addressing a real thing in a specific, direct manner.

And here I tip my hand directly. Clackamas county will not assist Molalla to put its problems onto the streets of another location. The person that was going through a trash bin in Molalla should not be dropped onto another community's streets to go through the trash bins of Oregon City residents. You won't get help with that by getting another community's voting population to thank Clackamas County Commissioners with re-election. Only a backlash comes from such a move and every elected person knows it.

Being just a small part of weaving community solutions for Molalla is what the voice of outcry is turning away. Clackamas County is just coming online with stronger supports that are already making a difference but they're far from done. Ben West has just been elected. He has ideas but they're not implemented for your Molalla neighbors or anyone in Clackamas as of yet. Get to know what service providing into Molalla can and cannot do alone, demand Clackamas strengthening of your community needs as a partner rather than an accomplice, and reach out for the unfortunate problem of patience and how to stem that. Because rebounding from 2020+ and rentals that are more expensive than most of Molalla homeowner's mortgages will keep generating homelessness. The only solution to the homeless crisis comes when new homeless people are fewer than the rehomed people.

From: [Steve Morgan](#)
To: [City Recorder](#)
Cc: [Steve Morgan](#)
Date: Wednesday, May 10, 2023 3:14:04 PM

Dear Molalla City Council,

As one of the few shelters that operate in Clackamas County, Molalla Hope is exactly that, HOPE. Since we don't share names of clients and changes that have been made for the good in our guests lives, it may be hard to have you get to know the good that the shelters do. With out warming and cooling shelters, many of our guest would be dead. When its too cold or too warm to survive outside, the shelters invite folks in out of the severe weather. I really do understand that some guests may not be the kind of person you would invite in to your home, but as the sign says on our building All are Welcome and Molalla Hope invites guests in and helps to provide hope for a better life.

Are you sure that you know that the guests of Molalla hope are a safety risk?

At least here at Zoar Lutheran Church Shelter, the safety risk is making folks sleep in the cold or the heat when there is severe weather.

Having the Shelter available also allows for shelter when other events happen, like Forest fires or wind and ice storms.

Steve Morgan
Zoar Lutheran Church Shelter.
190 SW 3rd
Canby Or. 97013
office 503-266-8077 xt 101 or xt 109
fax__ 503-266-9859
Cell__ 503-539-8190
smorgan@DCS-Morgan.com
smorgan@canby.com
<http://www.dcs-morgan.com>

Letter in support of the Warming Center

It is impossible to live in our city without witnessing the pain of houselessness and hunger on our streets. Every day, residents go without enough money to pay for adequate food and other basic necessities. Fortunately, compassionate and informed citizens, such as the staff and volunteers at Molalla Hope Warming Center, understand the reality of these problems and feel compelled to contribute to the solution. They have taken a clear and honest look at the problems of houselessness and hunger in our city. They have provided a place where the houseless can get a warm meal, have access to laundry facilities and showers and have a warm, dry place to sleep for the night. While there are always ways to improve upon a program such as this, closing it down will not make the houseless problem go away. Let's work together to offer solutions to help and support this program to make it more effective in our community.

Sincerely,

Roxie Smith

Community member

From: [Joni Laver](#)
To: [City Recorder](#); [Leota Childress](#); [Alexandra Garren-Miller](#)
Subject: Comment in favor of the Molalla Hope Center
Date: Wednesday, May 10, 2023 3:54:52 PM

Public Comment for the Molalla City Council Meeting, May 10, 2023

We began our ministry with the Molalla Christian Church 20 years ago. On my second day in the church office, I opened one of our doors to go outside and literally bumped into a gentleman sleeping in one of our entryways. His name was Mike and we did what we could to help him.

A few years later, my wife and I were at a community town hall meeting to address various problems in Molalla. It was there we met Leota Childress and after months of research, and thought and prayer, the Molalla Warming center was born in response to people in the community saying we need to act regarding our homeless population.

Over the years we have helped many people quite literally come in out of the cold. Each year we seem to hear of a homeless person freezing to death during one of our Oregon Winters. I'm sure others suffer from Heat Stroke or Heat Exhaustion during our recent brutal summer heat, prompting us to offer a cooling center. The center also helps provide clothing, toiletries, bus tickets and many other forms of help.

Molalla has a homeless problem. So does every other community in our state. I'm saddened to see us adopt Portland's philosophy of closing homeless camps and trying to get people to "move on." Sadly, with no other options, these folks have to seek help in other communities just like ours. If we force our homeless friends to find help elsewhere, they will end up back in Portland to navigate an understaffed and underfunded social system.

Instead of shutting down our Warming Center, why don't we live up to our new name, "Hope" and expand our services here. Perhaps social workers, job counselors, and other social services can open offices here and help provide lasting solutions to our homeless population instead of closing our doors. We have a loving and caring community. Let's work together to work toward solutions rather than pointing fingers and hoping the problem will go away..

Thanks You

Dr. Bob Laver
Pastor, Molalla Christian Church

From: [Crystal Robles](#)
To: [Christie Teets](#)
Cc: [Dan Huff](#)
Subject: Plaza los Robles - Comments regarding the Houseless - Comments (Fw: Junta 5/15 @ 6:00pm)
Date: Wednesday, May 10, 2023 4:12:52 PM

Christie,

I have a comment from Santa, Manager at the Robles Apartments. I have translated the comments for you below:

"One of the main concerns that the residents have is that they cannot leave anything in their patios because everything they leave is stolen. They recently stole the tool from the construction company that is working in the apartments, it was at the time of their lunch, when several things were stolen, this happened at 12 noon, as well as people entering the property to leave garbage in the apartment bin."

Another resident (asked to remain anonymous) informed me of the following:

"The area next to the apartments where the train used to pass always has some people there. We see needles and trash and other things that's kids should not have to see or parents have to explain. I am afraid for our children since summer is coming and kids will always be outside. We do not need a shelter in this town! we need to go back to feeling like we can be outside with our kids and not have to worry about who is going to talk to them. I am not saying they don't deserve anything we all know what its like to struggle I am saying to have them go somewhere they can feel like they will get help"

I apologize for sending late in the day and I am happy to read aloud during our meeting this evening.

Best regards,

Crystal Robles
City Councilor
City of Molalla, Oregon
(818) 938-0643
crobles@cityofmolalla.com

From: Crystal Robles
Sent: Wednesday, May 10, 2023 4:01:00 PM
To: Santa Avila
Subject: Re: Junta 5/15 @ 6:00pm

No te preocupes, yo encontraré un lugar.

Best regards,

Crystal Robles

City Councilor

City of Molalla, Oregon

(818) 938-0643

crobles@cityofmolalla.com

From: Santa Avila <savila@haciendacdc.org>

Sent: Wednesday, May 10, 2023 2:05:52 PM

To: Crystal Robles

Subject: Re: Junta 5/15 @ 6:00pm

¿Cristal, la reunión del lunes donde será? En los departamentos tenemos la construcción y no hay estacionamiento, pero puedo buscar un lugar.

Obtener [Outlook para iOS](#)

De: Santa Avila <savila@haciendacdc.org>

Enviado: Wednesday, May 10, 2023 2:02:20 PM

Para: Crystal Robles <crobles@cityofmolalla.com>

Asunto: Re: Junta 5/15 @ 6:00pm

Gracias por ser el Puente para poder exponer, nuestras preocupaciones. Nos vemos el lunes.

Obtener [Outlook para iOS](#)

De: Santa Avila <savila@haciendacdc.org>

Enviado: Wednesday, May 10, 2023 2:01:14 PM

Para: Crystal Robles <crobles@cityofmolalla.com>

Asunto: Re: Junta 5/15 @ 6:00pm

Una de las principales preocupaciones que tiene los residentes, es que no pueden dejar nada en sus patios porque todo lo que dejen se los roban, hace poco robaron la herramienta de la compañía de construcción que está trabajando en los departamentos, fue a la hora de su almuerzo, cuando les robaron varias cosas, esto pasó a las 12 del medio día, así como personas entrando a la propiedad a dejar basura en bote de los departamentos.

Obtener [Outlook para iOS](#)

De: Santa Avila <savila@haciendacdc.org>

Enviado: Wednesday, May 10, 2023 1:03:27 PM

Para: Crystal Robles <crobles@cityofmolalla.com>

Asunto: Re: Junta 5/15 @ 6:00pm

Hola Crystal.

La fecha es perfecta.
Nos vemos el lunes 15 a las 6 pm. Gracias !!

Obtener [Outlook para iOS](#)

De: Crystal Robles <crobles@cityofmolalla.com>

Enviado: Tuesday, May 9, 2023 2:49:14 PM

Para: Santa Avila <savila@haciendacdc.org>

Asunto: Junta 5/15 @ 6:00pm

Santa,

Tiene tiempo el Lunes 15 de Mayo para una junta a las 6:00pm? Presente van a ser el Mayor y la Council President Newland. Si este dia no esta bien me puede mandar un dia que es mejor para ustedes y un horario?

Para hablar sobre cualquier preocupación que tengan los residentes de la plaza.

Si es posible puede mandarme unos comentarios o sugerencias sobre las personas sin hogar en la ciudad? Me gustaría tener algo para presentar de parte de los residentes este miércoles durante el Council Work Session. O si hay otros residentes que tienen otras preocupaciones de que usted me puede mandar puedo asistir a contestar preguntas.

¿Sus pensamientos?

Best regards,

Crystal Robles

City Councilor

City of Molalla, Oregon

(818) 938-0643

crobles@cityofmolalla.com

This email originated from outside Hacienda CDC

From: [Connard Rasmussen](#)
To: [City Recorder](#)
Subject: Please Renew Lease of Molalla Hope Center.
Date: Wednesday, May 10, 2023 4:23:37 PM

It needs to continue to help it's clients while housing, counseling services etc. help the most disadvantaged among our community.

Yard signs declaring "Molalla Cares" should mean something. The Statue of Liberty offering help to the poor should inspire the current Molalla mayor and city council members.

Sincerely,

Connard Rasmussen
15940 S Forest Haven Rd, Molalla, OR 97038

From: [Pamela Lucht](#)
To: [City Recorder](#)
Subject: Warming Center Support
Date: Wednesday, May 10, 2023 4:26:47 PM

Dear City of Molalla Mayor and Council Members,
Before closing the Molalla Hope Warming center please consider **ALL** of the facts. Don't let the recent comments from Mayor Keyser or Councilman Vermillion be the only deciding factor in closing the Center. Closing the Warming Center will not eliminate the houselessness challenges our City is facing. Our state and Country are facing this challenge with us. Please research solutions that might be more helpful and that will give a houseless person some dignity. What message does closing the Warming Center give to those Molalla Residents that might become houseless in the future?

Sincerely

Pamela Lucht

Molalla Community Resident

From: [Leota Childress](#)
To: [Christie Teets](#)
Subject: Cancellation of Molalla HOPE Lease (I HOPE it's not too late)
Date: Wednesday, May 10, 2023 4:49:57 PM

Mayor, Council, and Staff,

I regret that I cannot be with you in person tonight. However, As Executive Director of Molalla HOPE I would like to comment on the matter before you.

The Molalla Warming Center was formed in 2011 and opened its doors in 2012. Since that time, no one has frozen to death in Molalla. We have contracted with Clackamas County every year that we've been open.

There has been an overwhelming growth of homelessness in these ten years. The COVID pandemic drastically increased the homeless population. It also drastically **reduced** volunteerism.

We have done our best to be good neighbors at 209 Kennel Avenue. However, this year, there are a few new people in town who have raised animosity through the roof. There are also numerous rumors and falsehoods that are being spread that have raised the ire of people regarding other Molalla HOPE Inc company business. I will address that at another time.

We realize that having the Extreme Weather Center in the heart of town is convenient for some and disturbing to others.

We are outgrowing the building, and it will be difficult to add planned services. These new services will be for all residents who need them, not just the homeless. We have qualified for two grant applications. We have not been approved but have gone through the assessment process to qualify to apply.

I respectfully request that you do not cancel the lease at this time. We will continue our work with Clackamas County to obtain a larger building that is more attuned to our needs.

Respectfully,

Leota R Childress
Executive Director
Molalla HOPE Inc

May 10, 2023

TO: City of Molalla - Mayor & City Council Members

FROM: Scott & Carol Maloy

RE: Use of Warming Center @ 209 Kennel Avenue for Overnight Camping Area

We are the owners of commercial building located at 203 Kennel Ave, and business, Molalla Machine Shop, Inc. Our property is located next to (South side) of the Warming Center building. Originally this building was built as a place for Molalla youth to come after school, for supervised activities. This was during the DARE Club, and Police Activities League (PAL) era. Those types of activities were welcomed by us, and other neighbors in the local area. These uses were compatible with residential multi-family 4 plex apartments across the street, and nearby Long Park.

The use as a warming center came about when local churches (St. James Catholic and Molalla Nazarene Church — from my memory) felt overwhelmed after volunteering rooms or areas for meals, and lodging overnight during extreme cold weather.

From quick research Molalla HOPE In entity was registered with State of Oregon on 7/24/2019. Filings are current. Molalla HOPE has filed a Form 990-N (e-Postcard) with IRS for years 2019-2021. This filing is for small non-profits/charities with gross receipts not greater than \$50,000.

Last year we were approached by Leota Childress asking if our parking lot could be available for a fund raising event (Makers Market) to benefit the Warming Center. We researched and our insurance agent stated we would need the Warming Center or some entity to provide liability insurance to cover any injuries to attendees or damage to our property. Ms. Childress reached out to insurance agent that provides coverage for Molalla HOPE his response was that the policy would not allow for this type of liability waiver coverage. We then denied the use of our parking area for the event.

ADVICE: In the event City of Molalla determines that the Warming Center “backyard” is the place for overnight camping, it would be important to know for certain if the lease holder is providing for any liability coverage, and up to what amount. If a person is injured, or for whatever reason decides to sue Molalla HOPE, and they don't have high enough limits, it could be possible the suit would also include City of Molalla. (I'm not an attorney, but would think City should have your legal people see if this could be an issue).

LOCATION: Any and all locations that serve the children of Molalla area should NOT be on the list for overnight camping. Tax payers have supported expanding and maintaining parks, trails, and outdoor recreation to serve the community. The health and safety of children is a high responsibility and duty.

The Rotary Park or the Odd Fellows Park are NOT used by children, families, or general community. We already pay to have these areas mowed and maintained. As the State laws require the City to determine a location that can safely provide overnight on the ground

camping, one of these two locations should be used. City should install cameras, provide the basic services. But that should be the extent.

Our family members have seen vans or small buses bring people to the Warming Center on Kennel Ave. We have experienced hot summer days when the parking area in front of the building has been used for shower services. We have also experienced days with strong odor from port-a-potties in front of the building. We have called non-emergency a few times to ask an officer to come and move a person or persons who are lying next to our building.

In Oregon City, Red Soils area there are offices to assist persons who are un-housed. We as tax payers are paying for these offices at that location. Services are centralized. There are health clinics, mental health services, employment offices, and the area is NOT located next or across the street from residential homes, apartments, schools or playgrounds.

This is a logical, simple decision.

THANK YOU



Scott & Carol Maloy
14550 S Claim Rd
PO Box 605
Molalla, OR 970

Kristy Hodgkinson
Molalla Resident and Business Owner

This is a time for our town to come together. To fight for our children and the safety of our community. In a time when we need to band together and join forces with our City Council there is one person who has cast great doubt in the people's minds. It is not only my belief ,but the belief of a large number of the community that Leota Childress should step down from her position on the City Council. Our city council should be made up of people we can trust. People we can count on. Recently I have read a couple of different emails sent from Leota to the public. Both have cast blame onto the community and other council members, and away from herself. That is not the actions of a leader, or the actions of someone who should be representing our town. She should be apologizing for her actions and taking ownership in her part of the growing homeless population in Molalla. Instead she continues to point the finger elsewhere in an attempt to deflect the attention off of herself. She has also cost the city an endless amount of funds to police her warming center.

The warming center has consistently brought more crime into Molalla. The center should be moved out of Molalla and closer to an area that can provide rehabilitation and services to the homeless. Our town is not set up to help these people better themselves. The warming center is only enabling people but not helping them to become functioning members of society. The building should be used as a positive for the city instead of causing constant turmoil.

Tonight as you discuss ending the lease of the warming center and the placement of the homeless encampment. I ask you to please think about the children who just want to play at their park worry free.

The elderly widowed woman who is scared to walk to her mailbox alone.

The police officers who are forced to deal with the repercussions of the violence and drug abuse caused by the homeless.

Please help make Molalla safe again.

- Since it's a State mandate lets use the State Park Fryer Park
- Repeat offenders kick them out of the city Press charges. If they come back press charges again
- Put in a fenced area in a city park with a time frame 7pm to 7am
- Population of park site, Only so many sites available
- Be tough on the people causing problems
- Make Molalla the town that doesn't put up with the problems of homeless
- ~~Is there a "Mayor of the homeless"~~
- Close the warming / cooling center perminatly

Travis Blake



BOND PROJECTS



Bond Projects

- Harmony West
- Holden Industrial Technology Center
- DeJardin Hall addition
- Wacheno Welcome Center
- Pauling remodel
- Randall seismic updates
- Transit Center
- Douglas Loop
- Automotive remodel
- Community Center remodel
- Randall locker rooms
- Barlow parking lot
- Roof replacements
- Elevator upgrades
- Meyers Road
- Wrestling room
- Wayfinding/signage

\$90M passed
\$32M state matches
\$9M in premiums
\$3.6M grants
\$1.7M interest
\$136.3M total



Harmony West

- Three floors, 43,634 square ft
- Eight classrooms
- One large, divisible classroom
- Chemistry lab and biology lab with lab preparation space
- Two computer labs
- Multipurpose/community event space
- Lobby, informal learning spaces
- Support spaces: restrooms, furniture storage, conference room, faculty workroom, etc.



Harmony West



Harmony West



Holden Industrial Technology Center

- Building size: 44,424 square feet
- New 120-space parking lot
- Increased teaching, training and partner space
- High-bay space to for specialized equipment
- Flexibility for regional partnership programs
- Industry partner space
- Advanced computer labs
- Informal learning/study spaces
- General classrooms



Holden Industrial Technology Center Makerspace



- Woodworking
- Metalworking
- Welding
- Digital manufacturing
- Electronics
- Sewing



DeJardin Hall

- 23,150 sf of new space and 18,602 sf of renovated space
- New anatomy, physiology, zoology labs
- New biology and environmental labs
- New chemistry and chemistry tutoring labs
- New water environmental technology labs
- Staff offices
- Science on display



DeJardin Hall



DeJardin Hall



Automotive Expansion and Remodel



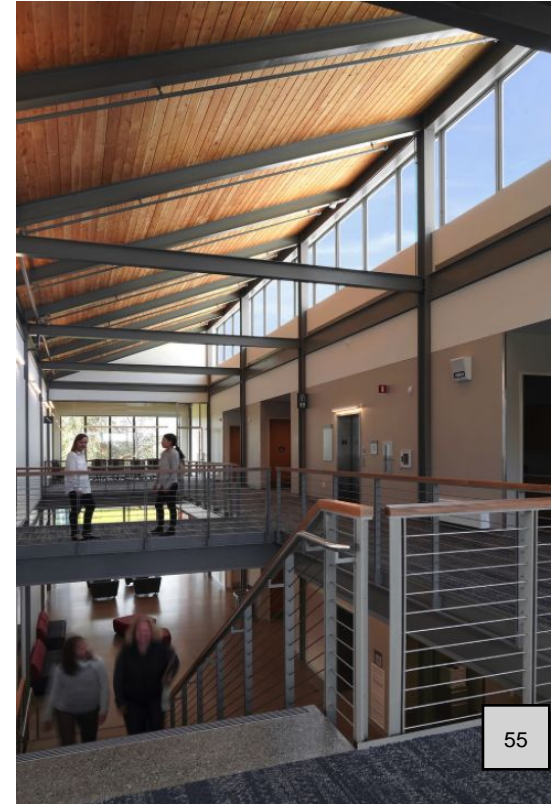
- Adds 12,600 square feet of shop, storage and classroom space
- Two 25'x30' flex labs
- 12 additional technician work stations
- Expanded high school program space
- Increased teaching, training and partner space
- Informal learning/study spaces
- State-of-the-art technology

Wacheno Welcome Center

- Size: 23,800 square feet
- Student support services
- Student collaboration and study areas
- Multicultural Center
- Career Center and Start Lab
- Student Government
- Admissions
- Disability Resource Center
- Veterans Center
- New plaza



Wacheno Welcome Center



Wacheno Welcome Center



Roger Rook Hall

- Architect: OPSIS Architects
- Contractor: Fortes Construction
- 15,000 square feet, first floor renovation
- Home for executive, Foundation and DEI offices
- New community room space with dividable partition wall
- Five conference rooms
- Renovated lobby with study space and soft furniture



Facilities and Campus Upgrades



- Elevator upgrades
- Title IX upgrades
- Extension of Meyers Road
- Stormwater improvements
- Roof replaces/repairs
- Wayfinding and entrance signage
- Campus safety and security upgrades

Workforce Goals



SAIL GOAL: 1,000 Hours ➔ **Achieved! 1,973 hours**

BOAT GOAL: 10% ➔ **Achieved! 29%**

Bond party Aug. 5, 10 a.m.-3 p.m.

- Family friendly
- FREE food
- Games and activities
- Truck/tractor display
- Fun classes
- Entertainment
- Tour our bond buildings
- And more!



Thank you!





CITY OF MOLALLA

117 N. Molalla Avenue
PO Box 248
Molalla, OR 97038

Staff Report

Agenda Category: Work Session and First Hearing

Agenda Date 5/24/2023

From: Dan Zinder

Approved by: Mac Corthell

SUBJECT:

First hearing for Molalla draft Housing Production Strategies (HPS) preceded by a Council work session on the HPS draft.

FISCAL IMPACT:

None.

RECOMMENDATION/RECOMMEND MOTION:

Provide a public forum to receive Community and Council input on the Draft HPS. Council will evaluate the selected strategies in the draft and propose revisions, omissions, and additional strategies as applicable.

BACKGROUND:

In late 2021, Molalla received grant funding from DLCD to complete a Housing Needs Analysis, Housing Production Strategy (HPS), and residential Buildable Lands Inventory to bring the City into compliance with HB 2003 and OAR 660. The City is finalizing its draft Housing Needs Analysis and Buildable Lands inventory in accordance with feedback from the Council from the February 8 hearing and DLCD. The City now presents a draft HPS with strategies designed to address the housing needs identified in the HNA. The Draft HPS is included in this staff report as "Exhibit A."

This hearing presents an opportunity for comment from Council and the Public to evaluate the strategies proposed in the draft and propose new strategies to meet the housing needs outlined in the HNA. The City is required to bring final drafts to DLCD by May 31 to close out the grant but adoption is not required for closeout. Council can expect an adoption ready package for both HNA and HPS for the first July meeting.

Notably, the City’s workplan to pursue the sequential UGB Amendment process outlined in ORS 197.626(3) and OAR 660-025-0185(1) & (2). OAR 660-025-0185 was accepted by DLCDC in early May. With an approved workplan, adoption of the HNA, BLI, and HPS can now be adopted as components of the sequential review process.

EXHIBITS:

Exhibit A – DRAFT CITY OF MOLALLA - 2022 – 2042 Housing Production Strategy

Exhibit A

CITY OF MOLALLA

2022 – 2042 Housing Production Strategy

Introduction

This document serves as the Housing Production Strategy (HPS) report for the City of Molalla as required by State Law (OAR 660-048-0050). The HPS was developed in partnership with the community and local stakeholders in 2022 and 2023. The HPS addresses housing needs identified in the City's Housing Needs Analysis.

The Housing Production strategy is organized in five sections:

- ◆ **Strategies and Actions Summary Table** lists all the strategies and actions included in the HPS along with their affordability, housing type, tenure, and equity targets. *To be included in future draft.*
- ◆ **Section 1: Molalla's Contextualized Housing Needs** provides a summary of Molalla's current and future housing needs, of factors affecting housing production, and housing-related equity concerns.
- ◆ **Section 2: Engagement** includes a summary of stakeholder and community input that was used to develop the strategies and actions included in the HPS as well as some recommendations for future engagement.
- ◆ **Section 3: Strategies to Meet Future Housing Need** contains a list of ten (10) specific actions the City intends to undertake to fulfill its commitment to meeting the housing needs.
- ◆ **Section 4: Achieving Fair and Equitable Housing Outcomes** includes a narrative summarizing how the actions in the HPS, in combination with other City actions, will achieve equitable housing outcomes.

Section 1: Molalla's Contextualized Housing Needs Summary

The 2022 Housing Needs Analysis and the Contextualized Housing Needs summary (Appendix 1) informed selection of the strategies and actions included in the HPS.

Current Needs

- ◆ Single-Family houses makeup most of the housing stock in Molalla and will continue to be the key housing need.
- ◆ Housing costs are high relative to income levels in Molalla.
- ◆ The City has a significant deficit of both affordable and market-rate rental apartments.

Future Needs

- ◆ Molalla expects to add around 5,432 new residents over the next 20 years. To accommodate these new residents, 2,077 new dwelling units are needed, consisting of:
 - 55% Low Density Residential– Single-Family (1,143 dwelling units)
 - 25% Medium Density Residential– Single-Family attached & detached and Plexes (519 dwelling units)
 - 20% Medium-High density Residential– Multi-Family (415 dwelling units)
- ◆ Single-Family detached housing will continue to be a key housing need in the city, accounting for over 50% of the future housing need.

- ◆ Demographic changes are driving a shift in housing demand and needs. About 45% of the future housing need will be a mix of plexes (duplex, tri-plex, quad-plex), townhomes and apartments, and 55% will be single-family, manufactured housing, and other housing types.
- ◆ New Housing is needed for all income levels in order to create a healthy, well-functioning housing market.

Factors Affecting Housing Production

- ◆ The conclusion of the Molalla Buildable Lands Inventory stated more land area is needed to accommodate needed housing and therefore expansion of the Urban Growth Boundary is necessary.
- ◆ There is a tighter supply of land for high density housing, such as apartments and townhomes than low or medium density housing.
- ◆ Market factors outside the City’s control – such as job and population growth, construction costs, the developer pool, and availability of financing – will continue to impact how much and what type of housing is produced.

Section 2: Engagement

Input from housing stakeholders, the project’s Technical Advisory Committee (TAC), and the public shaped the HPS. The general themes of this input included:

- ◆ An initial online community survey
- ◆ Reached out Directly to stakeholders (Schools, Emergency Services, etc.)
- ◆ A Town Hall meeting
- ◆ Second online community survey

Section 3: Strategies to Meet Future Housing Need

The strategies and actions included in this document were initially identified by the project consulting team based on experience with similar policies, best practices research, and a list of potential strategies published by Department of Land Conservation and Development (DLCD). Working collaboratively with staff and based on input from stakeholders and the community, the consulting team refined the strategies and actions to best fit Molalla’s housing needs and the City’s capacity for implementation over time.

The actions in this document fall into four strategic categories: (1) Land Use and Zoning Changes; (2) Development Incentives; (3) Public Projects and Resources; and (4) partnerships. There is a one-page summary devoted to each action, which includes a description of the action, steps to implement it, implementation considerations, an adoption timeline, an estimate of magnitude of the action’s impact, some suggestions for measuring progress on implementation, and a summary of the action’s targets.

Section 4: Achieving Fair and Equitable Housing Outcomes

The fairness and equity of the actions included in the HPS have been evaluated in terms of their impacts on:

- ◆ Location of Housing
- ◆ Fair Housing and Housing Choice

- ◆ Housing Options for Residents Experiencing Homelessness
- ◆ Affordable Homeownership and Affordable Rental Housing
- ◆ Gentrification, Displacement, and Housing Stability

Of the ten (10) actions included in the HPS:

- ◆ Two (2) may have a high impact on development of market-rate housing.
- ◆ Three (3) may have a high impact on development impacting senior residents and a student populations.
- ◆ Four (4) may have a high impact on development of housing for rent.
- ◆ One (1) may have a high impact on development of housing for sale.

Appendices

Appendix 1 contains a report summarizing Molalla’s housing needs.

Appendix 2 contains a summary of community engagement efforts that informed development of the HPS.

Appendix 3 contains a summary of all strategies considered for inclusion in the Housing Production Strategy (HPS) to meet the housing need.

Appendix 4 includes a summary of how the actions in the HPS, in combination with other City actions, will achieve equitable housing outcomes.

Appendix 1: Molalla’s Contextualized Housing Needs

Molalla completed the work for a Housing Needs Analysis (HNA) in 2022 for adoption in 2023. The HNA provides a basis for the City to anticipate future land and housing needs and to develop strategies to meet those needs using data and projections related to buildable lands, population growth, and employment trends.

The purpose of this summary is to provide the City of Molalla with a factual basis to inform and guide future planning efforts related to residential development and redevelopment.

Current Housing Needs

Single-family homes makeup most of the housing stock and will continue to be a key housing need. Using the Safe Harbor Method, the housing need is still strong for single-family homes but with a slightly different distribution of housing needs for the R-2 and R-3 zones.

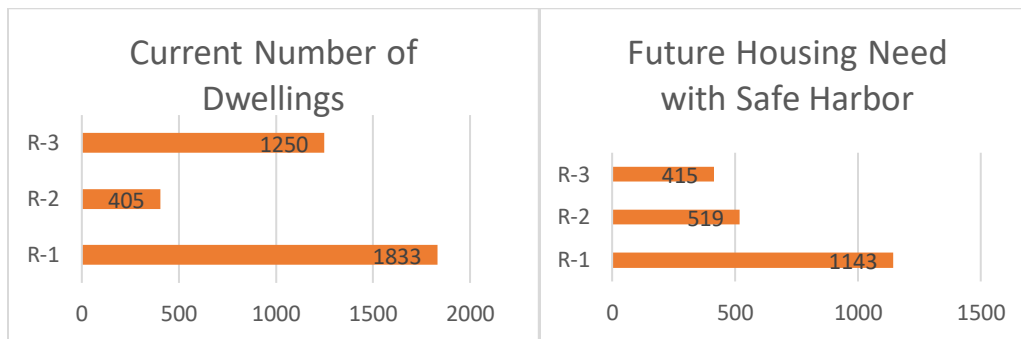


Figure 1: Existing Housing Stock and Future Need by Method

Approximately 92% of single-family homes in Molalla are owner-occupied. In addition, of the renter occupied dwelling units in Molalla are predominantly split among the single-family detached homes, Triplex/quadplexes, and apartment communities.

Housing Costs

According to the 2021 Census, the median cost for housing in Molalla is \$327,200 for those with a mortgage¹ and \$257,800 for those without a mortgage². In 2020, the median rent in Molalla was \$1,118 per month according to the Census data³. Renters are significantly more likely to be rent burdened in all income categories than are homeowners. However, most homeowners still pay more than 30% of their income on housing in Molalla. Data for Clackamas County shows similar trends with renters significantly more rent burdened than homeowners and higher costs of living.

Oregon Housing and Community Services (OHCS) produces an annual report reviewing severe rent burdened communities of 10,000 people or larger. OHCS defines “severe rent burden” as the share of households spending more than 50% of their income on rent. Molalla was included in the 2020 report

¹ Data source: Table S2506 American Community Survey (5-year estimate); Financial Characteristics for Housing Units with a Mortgage

² Data source: Table S2507 American Community Survey; Financial Characteristics for Housing Units without a Mortgage

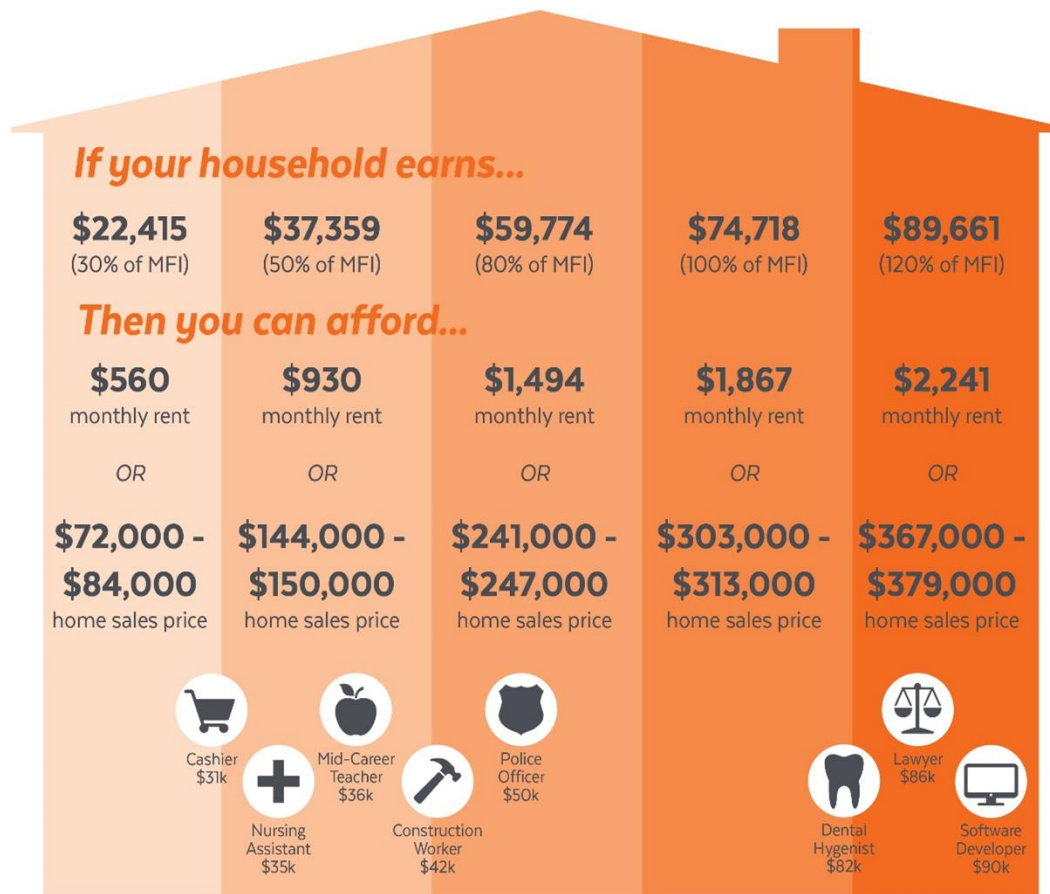
³ Data source: Table DP04 American Community Survey; Selected Housing Characteristics

after surpassing the 10,000-resident threshold. The 2020 OHCS report lists Molalla as 23.6% severe rent burdened.

Figure 2: Financially Attainable Housing – Median Family Income (MFI) for Molalla, OR

Financially Attainable Housing.

Source: 2021 American Community Survey Data (Table S2402 & B24011). Oregon Employment Department. Emerio Design.



According to the 2020 Census, the median cost for housing in Molalla is \$327,200 for those with a mortgage⁴ and \$257,800 for those without a mortgage⁵. In 2020, the median rent in Molalla was \$1,118

⁴ Data source: Table S2506 American Community Survey; Financial Characteristics for Housing Units with a Mortgage

⁵ Data source: Table S2507 American Community Survey; Financial Characteristics for Housing Units without a Mortgage

per month according to the Census data⁶. Table 1 shows the estimated number of owner and renter households that spend less than 20% of their income on housing costs, 20 to 29 percent of their income on housing, and 30 percent or more of their income on housing. Housing that requires no more than 30% of a household's income is generally considered affordable. Conversely, households that spend more than 30 percent of their income on housing costs are considered "rent burdened," despite the fact that both homeowners and renters can be rent burdened.

Oregon Housing and Community Services (OHCS) produces an annual report reviewing severe rent burdened communities of 10,000 people or larger. OHCS defines "severe rent burden" as the share of households spending more than 50% of their income on rent. Molalla was included in the 2020 report after surpassing the 10,000-resident threshold. The 2020 OHCS report lists Molalla as 23.6% severe rent burdened.

Not surprisingly, the less a household earns the more likely they are to spend a greater portion of their income on housing. Due to rents often increasing yearly, renters are typically more likely to be rent burdened than are homeowners, particularly in tight housing markets where rent increases outpace gains in wages.

As Table 1 demonstrates, this holds true in Molalla and in Clackamas County. Renters are significantly more likely to be rent burdened in all income categories than are homeowners.

⁶ Data source: Table DP04 American Community Survey; Selected Housing Characteristics

Table 1: Percentage of Income Spent on Housing; Monthly (Estimate)

	Molalla: Owner- Occupied Housing Units	Molalla: Renter- Occupied Housing Units	Clackamas Co.: Owner Occupied Housing Units	Clackamas Co.: Renter Occupied Housing Units
Less than \$20,000:				
Less than 20 percent	0	23	112	0
20 to 29 percent	39	9	64	462
30 percent or more	71	249	4,768	7,725
\$20,000 to \$34,999:				
Less than 20 percent	27	0	1,206	0
20 to 29 percent	25	41	1,133	165
30 percent or more	26	140	5,634	6,146
\$35,000 to \$49,999:				
Less than 20 percent	82	32	2,030	32
20 to 29 percent	26	0	1,481	102
30 percent or more	83	118	6,200	5,866
\$50,000 to \$74,999:				
Less than 20 percent	90	24	4,151	521
20 to 29 percent	189	258	2,516	3,165
30 percent or more	146	6	5,884	3,834
\$75,000 or more:				
Less than 20 percent	765	36	51,965	6,828
20 to 29 percent	592	74	22,016	5,280
30 percent or more	128	9	9,108	1,249

Source: U.S. Census, ACS 5-Year Estimates, Emerio Design, LLC
Table ID: S2503

Future Housing Need

Molalla is expected to add approximately 15,660 people by 2024, as forecasted by Portland State University Population Research Center. Based on local housing mix preferences outlined in the Safe Harbor Method, it is anticipated that 55% of the dwelling unit demand (1,143 dwelling units) will consist of single-family detached homes including manufactured dwellings, 25% will be medium density such as townhouse/plexes (519 dwelling units), and 20% (415 dwelling units) will be high density such as multi-family or smaller lot developments. Vacancy rates were also studied as part of this analysis. The City of Molalla had overall vacancy rate lower than Clackamas County and indicates a constrained housing market. In 2020, Molalla saw a vacancy rate of 2% compared to Clackamas County at 3.7%⁷. For this analysis, an assumed vacancy rate of 4% was used to accommodate for large margins of error in Census data and the housing market fluctuation that occurred between 2020 and 2022.

⁷ Data source: US Census Table CP04 American Community Survey; Comparative Housing Characteristics

Appendix 2: Community Engagement

The implementation of the Housing Production Strategies (HPS) will impact many existing and future residents of Molalla. The HPS was developed with input from a variety of community members and stakeholders in the housing development process. This engagement process included two surveys, a Town Hall public meeting and City Council work sessions. Additionally, Emerio and City Staff met with the Technical Advisory Committee (TAC) for this project several times throughout this process. The TAC includes representatives from Molalla (Planning & Community Development), Clackamas County, Oregon Department of Land Conservation and Development (DLCD), and all TAC meetings are open to the public with time allowed for community members to provide feedback and/or ask questions.

Survey Results

An initial survey was posted on the City’s engagement website, The Molalla Current⁸ in late 2021, and a second survey posted in spring 2023 to the same engagement site. Both surveys provided helpful feedback to guide the decision-making process on which strategies to pursue. Approximately 1,055 citizens of Molalla and the surrounding area responded to the surveys.

The first survey included 2 demographic questions to establish the audience participating and 4 multiple choice questions which allowed for open-ended responses. The second survey was presented in a similar format but with more multiple-choice questions (still including the open-ended response options). The following is a summary of the key themes that emerged in the community survey results.

- ◆ Residential affordability is important to the citizens of Molalla and community members are open to seeing a variety of housing options in existing residential neighborhoods if the housing provides ownership opportunities, rather than rentals.
- ◆ It is important to provide off-street parking options for new housing developments for all housing types.
- ◆ Many residents of Molalla feel there are too many apartments and other rental options but not enough affordable ownership opportunities.
- ◆ Providing land area for future parks and schools is a high priority for most community members who responded to both surveys although park and school needs were not studied as part of this report.

Responding to Community Feedback

Input from the public, TAC meetings, Town Hall meeting, and work sessions with the Planning Commission and the City Council helped shape the HPS. Feedback was used to narrow down the list of strategies from the exhaustive list provided by DLCD to strategies to those included in this report.

Recommendations for Future Engagement

For future updates to the HPS, a recommendation for additional engagement would be to hold advisory committee meetings made up of local professionals including real estate professionals, home builders, contractors, and realtors who will be working with the new regulations in a professional manner.

⁸ Molalla Current Website: <https://current.cityofmolalla.com/>

Appendix 3: Strategies to Meet Future Housing Need

Housing Production Strategy

The purpose of this appendix is to propose a draft set of strategies and actions to be identified in the City of Molalla's Housing Production Strategy. The City of Molalla conducted a Housing Needs Analysis (HNA) in 2022 for adoption in 2023. As required by state law, the HNA projects the housing needs of the City over the next 20 years and evaluates the City's supply of residentially zoned land designated to meet the need.

Through the passage of House Bill 2003 in 2019, the state legislature directed Department of Land Conservation and Development (DLCD) to require that each City with a population of more than 10,000 produce a Housing Production Strategy (HPS) that includes a list of specific actions the City intends to undertake to fulfill the commitment of meeting the housing needs identified in the HNA, as well as an expected timeline for adoption and implementation of each action.

Implementation and Review by DLCD

The strategies and actions included in this appendix are in draft form. If they are included in the final HPS report, then the City is committing into implementation the actions with a timeline that will be defined in the final HPS report. The City will be required to submit a narrative report on implementation of the HPS to DLCD for review and comment for (4) years after it adopts its HPS. The narrative must include a summary of the work already completed to implement the actions included in the HPS.

If the City has not implemented specific actions, it must provide an explanation of the circumstances or factors that posed a barrier to implementation and an alternative plan for addressing the housing need that the strategy was intended to address.

Organization of the Housing Production Strategy Appendix

This document is organized in three sections:

- ◆ **Section 1: Strategies and Actions** provides a summary description of each proposed strategy and action. There are four overall strategies identified, each with a set of actions to implement the strategy. For each action, the document summarizes the proposal, provides relevant background information, identifies the benefits and drawbacks of the action, and provides considerations for how the action could be most effectively implemented by the City.
- ◆ **Section 2: Analysis of Impacts** presents an evaluation of the potential impacts of each action on the City's housing needs. The Analysis considered affordability levels of housing that may be produced, whether the action will produce for-sale or for-rent housing units, and how the action may benefit the housing needs of certain populations.
- ◆ **Section 3: Future Potential Strategies** includes a list of strategies and actions that were either discussed or considered by the City, but not included as part of the near-term implementation plan. The City may revisit these in the future.

Process for Developing Strategies and Actions

The strategies and actions included in this document were initially identified by the project consulting team based on experience with similar policies in similar jurisdictions, an audit of the City's existing

zoning code and housing policies, best practices research, and a list of potential strategies published by DLCDC. Working collaboratively with Staff, the consulting team refined the strategies and actions to best fit Molalla’s housing needs and the City’s capacity for implementation.

Public Meetings and Town Hall

Appendix 2 describes the level of engagement that occurred as strategies were being chosen. *Expansion of this section to be provided in a future draft.*

Advisory Committee

The strategies and actions were also presented to the project Technical Advisory Committee along with the first draft of this report. *The consultant team is currently working on incorporating feedback from DLCDC and other TAC members into a future draft of this report.*

Expansion of this section to be provided in a future draft.

Section 1: Strategies and Actions

This section of the Appendix provides a summary of the four strategies, followed by detailed descriptions of each implementing action related to the four broad strategies.

Strategy	Summary
1	Reform zoning and land use regulations to respond to housing needs This strategy presents a set of actions that would remove or lessen regulatory barriers to housing development to help meet the City's housing needs. The actions are based on an in-depth review of the City's Development Code.
2	Modify tax and fee policies to reduce the cost to develop and operate housing This strategy presents a set of potential actions for the City to restructure property taxes or development fees to encourage development of needed housing types.
3	Organize public projects and resources to catalyze housing development This strategy presents a set of actions the City can take to organize existing planning efforts or implement new partnerships and programs to directly spur housing development.
4	Support local partners in their efforts to acquire land and assets to meet housing needs This strategy presents a set of actions the City can take, in concert with other local agencies and organizations, to acquire land and properties that can be used to meet housing needs.

Category A: Zoning and Code Changes

These are Strategies that a city can take to proactively encourage needed housing production through zoning and code modifications. These Strategies may also include regulations to ensure housing goals are met.

#	Strategy	Description	Affordability Target	Tenure Target
A5	Code Provisions for ADUs	ADUs are smaller, ancillary dwelling units located on the same lot as a primary residence. They are typically complete dwellings with their own kitchen, bathroom and sleeping area. Given that there is great potential for ADUs to be built by individual homeowners with limited experience or financial resources, code provisions can have a significant influence on the feasibility of their development and enable more widespread production. For example, easing occupancy requirements, allowing more ADUs on a lot, and expanding maximum size requirements. Certain building and development code regulations can inadvertently drive up ADU construction costs. More flexibility in siting, design, construction and lower fees are also needed to achieve feasibility in many cases.	Workforce (80-120% AMI) Market Rate (> 120% AMI)	For Rent For Sale
A8	Promote Cottage Cluster Housing	Cottage clusters are groups of relatively small homes typically oriented around shared common grounds with 4- 14 homes typically between 1,000-1200 square feet in size. By further defining cottage cluster design and development standards, housing code can effectively address a predictable process for developers, and potentially encourage greater production for this housing type. Some examples may include: allowing for a wide range of sizes and attached/detached options for housing; not specifying ownership structure so that both renters/owners can live on the same cluster; ensuring that minimum site size, setbacks and building coverage requirements do not prohibit cottage cluster development on smaller lots; draft design requirements that ensure neighborhood compatibility, and efficient use of land, but are not so specific as to restrict the ability to adapt to varying neighborhood contexts. Other ideas include: uniformed codes, form-based codes, and allowing shared underground infrastructure when practical (e.g. sewer lines from each cottage can connect to one main	Publicly-Subsidized (< 30% AMI) Affordable (30-80% AMI) Workforce (80-120% AMI) Market Rate (> 120% AMI)	For Rent For Sale

		that runs out to street, rather than 8 parallel lines out to street).		
A9	Short-Term Rentals Regulations	Short-term rentals can be seen as an investment strategy for small investors, but can also remove rental housing supply from the market, in effect driving up rent from the local housing market. To avoid this effect, regulations can include definitions for various forms of short-term rentals, defining use, and occupancy standards, and even adding limits to the number of days that a short term rental can be in operation in order to mitigate their impact on the local housing market. Short Term Rental Regulation should begin with/include registration requirements for all short term rentals.	Affordable (30-80% AMI) Workforce (80-120% AMI) Market Rate (> 120% AMI)	For Rent
A10	Inclusionary Zoning	Requiring that a portion of the units within a market rate development be set aside as affordable housing. This tool will often be combined with property tax exemptions, fee waivers, or development bonuses to offset the cost of affordable housing units. Careful consideration should be employed when enacting inclusionary zoning. Note: A number of studies, including those analyzing the IZ Ordinance in Portland, have shown that IZ suppresses, rather than increases, the creation of new housing. Given that, if IZ is proposed, the financial components need to be calculated right to ensure that the inclusionary rate is not too high for the offsets provided and that overall housing production increases as a result.	Publicly-Subsidized (< 30% AMI) Affordable (30-80% AMI) Workforce (80-120% AMI)	For Rent
A11	Add Restrictive Covenants to Ensure Affordability	Adding restrictive covenants to ensure affordability over time at a certain income level for affordable housing developments. Restrictive covenants are usually placed on a property in exchange for a local or state government providing financial contribution to the project. These covenants work best over the short-term (up to 30 years); after that they become unable to accommodate changed circumstances.	Publicly-Subsidized (< 30% AMI) Affordable (30-80% AMI)	For Rent For Sale
A14	Re-examine Requirements for Ground-floor Retail/Commercial	Critically re-assess requirements for ground floor retail; lively streetscape is a worthy goal, but not for every street. Jurisdictions can inadvertently impose massive costs on developers by requiring ground floor retail and commercial space even when it's unlikely to be fully occupied or generate nearly enough revenue to pay for itself. Ground floor uses should be driven by market demand; with	Publicly-Subsidized (< 30% AMI) Affordable (30-80% AMI) Workforce (80-120% AMI) Market Rate (> 120% AMI)	For Rent

		residential use more beneficial to meet needed housing in some cases (eg. affordable housing).		
A17	Small Dwelling Unit Developments	Allow a land division where small lots or parcels are created below the standard lot/parcel size for dwelling units that are limited in size. Calculate density differently for the dwelling units due to their limited size. Density example: a. Dwelling units 600 square feet or smaller: 0.25 of a dwelling unit. b. Dwelling units 601 to 1,200 square feet: 0.50 of a dwelling unit.	Publicly-Subsidized (< 30% AMI) Affordable (30-80% AMI) Workforce (80-120% AMI)	For Rent For Sale
A21	Pre-Approved Plan Sets for ADUs	Provide a pre-approved set of plans for ADU designs (6-10 sizes/configurations) that, if chosen by a developer/owner, would lead to automatic approvals and reduced permitting schedule. Plans would reduce the need for architectural costs and reduce barriers to entry	Affordable (30-80% AMI) Workforce (80-120% AMI) Market Rate (> 120% AMI)	For Rent For Sale
A25	Legalize and Encourage Tiny Homes and Villages	The Oregon Reach Code, Part II, defines a 'tiny house' as a dwelling that is 400 square feet or less in floor area, excluding lofts. While many (though not all) jurisdictions allow tiny homes to be sited as a primary or accessory dwelling, few encourage their development through regulatory incentives. Legalizing the siting of tiny homes as primary or accessory dwellings through the removal of minimum unit size requirements can enable the development of this housing type. Jurisdictions can encourage the development of tiny houses and tiny house villages by providing regulatory incentives – such as reductions in required off-street parking or open space – for units less than 400 SF in floor area.	Affordable (30-80% AMI) Workforce (80-120% AMI)	For Rent For Sale

Category B: Reduce Regulatory Impediments

These Strategies address known impediments to providing needed housing. These include but are not limited to process, permitting, and infrastructure impediments.

#	Strategy	Description	Affordability Target	Tenure Target
B2	Remove Development Code Impediments for Conversions	Streamlining the conversion of larger single-family homes into multi-unit dwellings (e.g. duplex or triplex). This should be aligned with reduced off-street parking requirements, so that conversion doesn't trigger the need to add additional driveways (or isn't halted by inability to add additional driveways).	Affordable (30-80% AMI) Workforce (80-120% AMI) Market Rate (> 120% AMI)	For Rent
B5	Reduce Regulatory Barriers to Lot Division	Remove barriers such as minimum street frontage, driveway requirements, etc., that impact minimum lot size/density during lot division. Preferably allow by-right lot division up to max number of units allowed.	Publicly-Subsidized (< 30% AMI) Affordable (30-80% AMI) Workforce (80-120% AMI)	For Rent For Sale

			Market Rate (> 120% AMI)	
B7	Flexible Regulatory Concessions for Affordable Housing	Often, nonprofit housing developers and housing agencies face regulatory impediments to building affordable housing, which can often derail projects. This strategy provides a flexible framework for delivery of affordable housing including, but not limited to, reduced minimum setbacks, height bonuses, and/or allowing for flexibility in how units are delivered. This strategy is not intended to allow for a lower quality of dwelling units for affordable housing buildings.	Publicly-Subsidized (< 30% AMI) Affordable (30-80% AMI)	For Rent For Sale
B18	Prioritize Home Ownership	Jurisdictions would develop a comprehensive review of the impediments to the development of homeownership opportunities and actionable steps to remove those impediments. Note: An important impediment to condominium development is the risk associated with the current condominium law in Oregon. A revamp of this law is needed to increase homeownership opportunities that are smaller in size. This would require action at the state level.	Affordable (30-80% AMI) Workforce (80-120% AMI) Market Rate (> 120% AMI)	For Sale

Category C: Financial Incentives				
These are a list of financial incentives that cities can offer to developers to encourage them to produce needed housing.				
#	Strategy	Description	Affordability Target	Tenure Target
C2	Modify SDC fee schedules	Updating SDC fee schedule so that is tied to dwelling size. This strategy ensures that smaller dwelling sizes in single and multi-family housing are not disproportionately burdened by fees and therefore encouraged. Consider per square foot fees rather than per dwelling.	Publicly-Subsidized (< 30% AMI) Affordable (30-80% AMI) Workforce (80-120% AMI) Market Rate (> 120% AMI)	For Rent For Sale
C3	Reduce or Exempt SDCs for ADUs	Waivers/reductions of SDCs for ADU production in order to improve the feasibility of the development. Create a model ordinance for the waiver, or deferment, of SDCs. Scale SDCs based on size, resource efficiency, and access to alternative transportation.	Affordable (30-80% AMI) Workforce (80-120% AMI) Market Rate (> 120% AMI)	For Rent For Sale

Category D: Financial Resources

These are a list of resources or programs at the local, state, and federal level that can provide money for housing projects. The majority of these resources are intended to provide money for subsidized affordable housing projects.

#	Strategy	Description	Affordability Target	Tenure Target
D2	Low Income Housing Tax Credit (LIHTC)	Federal tax provision that encourages private investment in affordable rental housing by providing qualified investors with a dollar-for-dollar reduction in federal income tax liability in exchange for investment in qualifying new construction and rehabilitation projects. LIHTCs may also be paired with Tax Exempt Revenue Bonds.	Publicly-Subsidized (< 30% AMI) Affordable (30-80% AMI)	For Rent
D4	Operating Subsidies for Affordable Housing Developments	Operating subsidies are payments made annually (or more frequently) to owners of affordable housing developments that make the housing more affordable by covering a portion of the ongoing costs of operating the development.	Publicly-Subsidized (< 30% AMI) Affordable (30-80% AMI) Workforce (80-120% AMI)	For Rent For Sale
D6	HOME Program	HOME is a federal program established by Congress in 1990 that is designed to increase affordable housing for low- and very low-income families and individuals. All States and participating jurisdictions receive HOME funds from HUD each year, and may spend HOME on rental assistance, assistance to homebuyers, new construction, rehabilitation, improvements, demolition, relocation, and limited administrative costs.	Publicly-Subsidized (< 30% AMI) Affordable (30-80% AMI)	For Rent
D10	Tax Increment Financing (TIF) Set-Aside	Create a TIF set-aside for affordable housing development programs within designated Urban Renewal Areas (URAs). Target could be to begin setting aside funds for affordable housing projects as a medium-term action, over the next 5 years or so. For example: Portland City Council designates 45% of the gross amount of TIF for designated housing purposes (rental housing for households under 60% of Area Median Income (AMI) and homeownership for households under 80% of AMI).	Publicly-Subsidized (< 30% AMI) Affordable (30-80% AMI)	For Rent
D14	Eviction Prevention Programs	Eviction Prevention Programs provide financial assistance to help renters on the verge of eviction stay in their homes. These programs are generally designed for families who are being evicted due to nonpayment of rent during or following an unforeseen crisis, such as job loss or serious illness, rather than those who face more persistent affordability challenges. Jurisdictions may be interested in investing in eviction prevention to address concerns about displacement of low-income renters and also to avoid or reduce use of other more costly local services, like homeless shelters.	Publicly-Subsidized (< 30% AMI) Affordable (30-80% AMI)	For Rent

Category E: Tax Exemption and Abatement

These are a list of tax exemption and abatement programs that are intended to encourage developers to produce housing

#	Strategy	Description	Affordability Target	Tenure Target
E1	Nonprofit Low-Income Rental Housing Exemption	This tool can provide a simplified way for affordable housing owned and operated by a nonprofit (as well as land held by a nonprofit for future affordable housing development) or Community Land Trusts (at least in land value) to qualify for a property tax exemption. Work should be done to make it easier for projects/land to qualify; minimizing the number of taxing authorities needed to grant an approval.	Publicly-Subsidized (< 30% AMI) Affordable (30-80% AMI)	For Rent
E2	Property Tax Exemption for Affordable Housing Tied to Level of Affordability	Create a Property Tax Exemption for affordable housing that is tied to level of affordability instead of the ownership structure. For example, grant a property tax exemption for affordable housing that serves households making less than 60% of AMI at initial lease up. Don't tie the property tax exemption to ownership (LLC, nonprofit, housing authority) and only require income verification at the beginning of a residents tenancy. The property should still get the exemption even if the household increases income after their initial lease up so they can build assets in place.	Publicly-Subsidized (< 30% AMI) Affordable (30-80% AMI)	For Rent
E7	Homestead Tax	Consider allowing Homestead Tax on second homes to support development of affordable housing.	Publicly-Subsidized (< 30% AMI)	For Rent

Category F: Land, Acquisition, Lease, and Partnerships

These are Strategies that secure land for needed housing, unlock the value of land for housing, and/or create partnerships that will catalyze housing developments.

#	Strategy	Description	Affordability Target	Tenure Target
F14	Right of First Refusal for Land Purchase	Affordable housing providers could be offered a Right of First Refusal for city, county, or state owned land when the land would be used for affordable housing. Examples include a manufactured home program where residents can buy out the manufactured home park when the owner is ready to sell.	Publicly-Subsidized (< 30% AMI) Affordable (30-80% AMI)	For Rent For Sale
F15	Ordinances that Address Zombie Housing	More assertive tax foreclosures to enable zombie housing to be rehabbed into occupied housing.	Publicly-Subsidized (< 30% AMI) Affordable (30-80% AMI) Workforce (80-120% AMI) Market Rate (> 120% AMI)	For Rent For Sale
F18	Utilize Surplus Land Owned by Faith-Based Organizations for Affordable Housing	Over the past few decades, faith institutions across the country have been declining. This has prompted conversations within different faith communities about how to refocus their mission of social change. The housing affordability crisis in many cities around the country has brought these institutions into the work of creating affordable housing in their communities. This strategy would: 1) Identify faith and community-based organizations that are interested in offering their available land for development of affordable housing, 2) Provide design and finance consultation for three organizations to prepare them for future affordable housing development projects, and 3) Determine barriers to development and how those can be addressed and/or streamlined.	Publicly-Subsidized (< 30% AMI) Affordable (30-80% AMI)	For Rent For Sale

Category Z: Custom Options

Any other Housing Production Strategy not listed in Categories A through F that the jurisdiction wishes to implement will be outlined in this section and numbered accordingly.

#	Strategy	Description
Z1	Sidewalk Infill and Improvement Grant	Provides grant funding to residential development to aid in completion of sidewalk construction or repair
Z2	Public Benefit URA Grant	Provides public improvement assistance to developers in the URA, subject to the requirement to include a publicly beneficial aspect in their development (e.g. seating area, art, extra bicycle parking, etc.)
Z3	Street Construction Alternatives (gutters)	Elimination of concrete gutter requirement for development on streets that are not arterial, major collector or truck routes.

Tables to include equity targets and impact level in future draft.

Section 2: Analysis of Impacts

This section of the draft Housing Production Strategy provides an analysis of the impacts of each of the actions identified in Section 1. The intent is to evaluate how each action may contribute to meeting the City's housing needs, and to identify the extent to which the various actions work together as a whole to meet housing needs.

Housing Need Targets

The Analysis considers the impact of each action on targeted housing needs in three areas:

- ◆ **Affordable Targets:** This section evaluates the degree to which an action will help to produce housing affordability to various income levels. The evaluation is based on the housing types that are most likely to be produced as a result of the action and the extent to which the City can target the action to meet housing for certain income levels.
- ◆ **Tenure Targets:** This section evaluates the degree to which an action will help to produce housing that is either for-sale or for-rent.
- ◆ **Equity Targets:** This section evaluates the degree to which an action will help to produce housing that can meet the needs of specific populations that may be disproportionately impacted by housing issues.

It is important to note that the City can make a decision to implement many of the actions in a manner that achieves a specific affordability, tenure, or equity target. At this draft stage of the strategy, this evaluation is intended to identify which actions are more or less likely to impact certain housing needs and/or which actions are most easily targeted to certain needs.

Impact Levels

The analysis rates the level of impact of each action on a housing need as follows:

Low or no impact: This indicates that the action is very unlikely to help meet the relevant housing need either because the action would not lead to production of a new housing type that would benefit that need or population or because there are limitations on how that housing type can be targeted to specifically meet the need.

Moderate or potential impact: This indicates that the action either (1) may have a moderate impact on meeting the relevant housing need or (2) the implementation of the action could potentially be designed to target that need.

High impact: This indicates that the action may directly benefit a certain housing need and is likely to be most effective at meeting that need relative to other needs.

Based on the level of impact of each action compared to the relative complexity of implementing the action, a preliminary prioritization rating is identified on a “High”, “Medium”, and “Low” scale.

Tables and expansion of section to be included in future draft.

Section 3: Future Potential Actions

The actions in Section 3 were considered by the project team and stakeholders but were not selected for inclusion in the HPS. The actions will be reserved in this report for reference and may be considered for action by the City within the timeframe of the HPS if conditions change or new opportunities arise.

Table and expansion of section to be included in future draft.

Appendix 4: Achieving Fair and Equitable Housing Outcomes

Description of the 30 actions chosen broken down by impact level coming in a future draft.

Location of Housing

Section to include description of strategies encouraging a specific development pattern in future draft.

Fair Housing and Housing Choice

Section to include description of strategies furthering the fair housing goals in future draft.

Housing Options for Residents Experiencing Homelessness

Section to include description of strategies that include impacts on residents experiencing homelessness in future draft.

Affordable Homeownership and Affordable Rental Housing

Section to include description of strategies that support or create opportunities to encourage production of housing units for sale or rents at prices that are affordable to the general public in future draft.

Gentrification, Displacement, and Housing Stability

Section to include description of strategies that increase housing stability for residents and mitigate the impacts of gentrification and displacement in future draft.

As the City measures and considers the magnitude of the actions included in the HPS over time, it should continue to assess equity goals and engage communities at risk of displacement. This work should include prioritizing actions that directly address the needs of vulnerable populations as well as mitigating any strategies that have been determined to result in negative consequences for vulnerable populations.

City of Molalla

City Council Meeting



Agenda Category: Public Hearing/Ordinances

Subject: DCA10-2021/ORD2023-05 - change the Comprehensive Plan Zoning Map and Zoning Map for thirty-two (32) publicly owned properties located within the City Limits to a Public/Semi-Public base zone to cure zoning inconsistencies for existing and proposed public uses.

Recommended Action & Motion(s): Adopt.

1. I move the Molalla City Council conduct the first reading of ordinance 2023-05, **AN ORDINANCE OF THE CITY OF MOLALLA, OREGON CHANGING THE COMPREHENSIVE PLAN ZONING MAP AND ZONING MAP FOR THIRTY-TWO (32) PUBLICLY OWNED PROPERTIES LOCATED WITHIN THE CITY LIMITS TO A PUBLIC/SEMI-PUBLIC BASE ZONE TO CURE ZONING INCONSISTENCIES**, by title only.
2. I move the Molalla City Council adopt ordinance 2023-01, **AN ORDINANCE OF THE CITY OF MOLALLA, OREGON CHANGING THE COMPREHENSIVE PLAN ZONING MAP AND ZONING MAP FOR THIRTY-TWO (32) PUBLICLY OWNED PROPERTIES LOCATED WITHIN THE CITY LIMITS TO A PUBLIC/SEMI-PUBLIC BASE ZONE TO CURE ZONING INCONSISTENCIES**.

If approved by unanimous vote of the City Council

1. I move the Molalla City Council conduct the second reading of ordinance 2023-01, **AN ORDINANCE OF THE CITY OF MOLALLA, OREGON CHANGING THE COMPREHENSIVE PLAN ZONING MAP AND ZONING MAP FOR THIRTY-TWO (32) PUBLICLY OWNED PROPERTIES LOCATED WITHIN THE CITY LIMITS TO A PUBLIC/SEMI-PUBLIC BASE ZONE TO CURE ZONING INCONSISTENCIES** by title only.
2. I move the Molalla City Council adopt ordinance 2023-01, **AN ORDINANCE OF THE CITY OF MOLALLA, OREGON CHANGING THE COMPREHENSIVE PLAN ZONING MAP AND ZONING MAP FOR THIRTY-TWO (32) PUBLICLY OWNED PROPERTIES LOCATED WITHIN THE CITY LIMITS TO A PUBLIC/SEMI-PUBLIC BASE ZONE TO CURE ZONING INCONSISTENCIES**

DATE OF MEETING TO BE PRESENTED:

5/3/2023 - Planning Commission Recommendation, 5/24/2023 City Council Public Hearing, 1st reading, and possible 2nd reading/adoption.

FISCAL IMPACT:

Negligible to none. Proposed properties to be utilized for their existing or proposed public uses. Reduced consultant fees to develop lands as outright uses rather than require conditional use permit preparation is a potential fiscal benefit and one that applies to the submitted site design review application for the new Molalla police station.

BACKGROUND:

City Staff submits the proposal Molalla Planning File DCA10-2021/Ordinance ORD 2023-05 to City Council to change the Comprehensive Plan Zoning Map and Zoning Map for thirty-two (32) publicly owned properties located within the City Limits to a Public/Semi-Public base zone. The properties are all publicly owned and utilized for public functions including parkland and future parkland, wetlands, stormwater detention, public facilities, and the proposed site of the Molalla Police Station. Twenty-nine (29) of these properties are owned by the City of Molalla and three (3) are owned by the Molalla Fire District. These thirty-two properties are mapped in Exhibit B and an annotated key for the map is provided as Exhibit C showing the number indicated on the map, a property description, current zoning and comprehensive plan zoning, taxlot numbers, address, owner, and acreage for each property. Total acreage for these properties is 35.11ac.

Draft posted to DLCD website 5/11/2023.

Posted for public review 05/17/2023.

EXHIBITS:

EXHIBIT A – FINDINGS OF FACT

EXHIBIT B – AFFECTED PARCEL IDENTIFICATION MAP

EXHIBIT C – ANNOTATED PARCEL KEY



ORDINANCE NUMBER 2023-05

AN ORDINANCE OF THE CITY OF MOLALLA, OREGON CHANGING THE COMPREHENSIVE PLAN ZONING MAP AND ZONING MAP FOR THIRTY-TWO (32) PUBLICLY OWNED PROPERTIES LOCATED WITHIN THE CITY LIMITS TO A PUBLIC/SEMI-PUBLIC BASE ZONE TO CURE ZONING INCONSISTENCIES

WHEREAS, the City identified inconsistencies that publicly owned and operated properties did not have appropriate Public/Semi-Public zoning to facilitate their use and development as public properties; and

WHEREAS, an initiative was undertaken by the City to cure those inconsistencies by rezoning publicly owned and operated properties within the City accordingly; and

WHEREAS, The City submitted the proposed amendments to rezone public owned and operated properties to Public/Semi-Public zoning to DLCD on March 14, 2023; and

WHEREAS, The City brought the proposed amendments before the Molalla Planning Commission on May 3, 2023 for recommendation to City Council as required by MMC 17-4.6.030; and

WHEREAS, on May 3, 2023 the Planning Commission voted unanimously (5-0) to recommend the proposed amendments to City Council; and

WHEREAS, the Molalla City Council conducted a legislative public hearing on May 24, 2023, where Council heard and considered testimony and evidence presented by the City staff and those appearing at the public hearing; and

WHEREAS, after the conclusion of the public hearing Council determined the zone change is consistent with all applicable legal requirements of state law, and City ordinances related to zoning changes and voted to approve the application.

Now, Therefore, the City of Molalla does ordain as follows:

Section 1. To amend and replace. The sections of the Comprehensive Plan and Zoning Map identified in Exhibits B and C are hereby amended as set forth in Exhibit C.

Section 2. The findings related to the zone changes, and supporting documentation, attached as Exhibits A-C, are incorporated herein by reference, and adopted.

Section 3. Effective Date. This ordinance shall be effective 30 days after adoption by the City Council and approval by the Mayor.

The First Reading was held on _____, and moved to a Second Reading by _____ vote of the City Council.

The Second Reading was held on _____ and adopted by the City Council on _____.

OR

This ordinance was made available to the public at least 7 days prior to the first reading and was adopted at the first reading by unanimous approval of the City Council; the second reading is waived.

Signed this ____ day of _____ 2023.

Scott Keyser, Mayor

ATTEST:

Christie Teets, CMC
City Recorder

EXHIBIT A – FINDINGS OF FACT

Staff finds the following provisions of Molalla Municipal Code to be applicable to a zoning and comprehensive map change:

*MMC 17-4.6.030 Annexation & Zone Change Approval Criteria
Planning Commission review and recommendation, and City Council approval, of an ordinance amending the Zoning Map, Development Code, or Comprehensive Plan shall be based on all of the following criteria:*

(A) If the proposal involves an amendment to the Comprehensive Plan, the amendment must be consistent with the Statewide Planning Goals and relevant Oregon Administrative Rules;

Findings:

The proposal does amend the Comprehensive Plan by amending the Comprehensive Plan Map.

Applicable Statewide Planning Goals are:

- Goal 1: Citizen Participation;
- Goal 5 Natural Resources, Scenic and Historic Areas, and Open Spaces
- Goal 8 Recreational Needs; and
- Goal 11: Public Facilities

Findings for Goal 1: Citizen Participation

Prior to the May 24th City Council Hearing, Staff complied with all relevant notification requirements and held a discussion with the Molalla Planning Commission.

1. 35-day notice is required prior to the scheduled hearing. Staff Notified DLCD through their Post-acknowledgement plan amendments (PAPA) portal on March 14, 2023 meeting or exceeding this requirement.
2. Measure 56 notice was mailed to all affected parties, including public agencies, on April 26, 2023 exceeding the required 20 day deadline per ORS 227.186.
3. Staff held a discussion of the proposed ordinance with the Molalla Planning Commission on May 3, 2023 to gather their recommendation.
4. Notice was mailed to an interested parties list on May 1, exceeding the 20 day requirement for Type IV decisions per MMC 17-4.1.050 C, 2. All affected property owners were previously accounted for per the Measure 56 notice.

5. Newspaper notice was published on May 3, exceeding the 10-day requirement for Type IV decisions per MMC 17-4.1.050 C, 4.
6. The ordinance and staff report were made available to the public at least 7 days prior to the May 24 hearing.

Consistency with Goal 1 is met.

Findings for Goal 5: Natural Resources, Scenic and Historic Areas, and Open Spaces

Map items 8, 10, and 11 from Exhibit B, annotated in Exhibit C include six (6) City owned tax parcels that are entirely encumbered by wetlands as identified in the City's 2001 Local Wetlands Inventory. Riparian corridors Creamery Creek and Bear Creek run through items 8 and 11 respectively. These lands currently have residential zoning and comprehensive plan designations which are inconsistent with the land character. Rezoning these lands to Public-Semi/Public (PSP) provides a layer of insurance that these lands are utilized for open space and allowed recreational purposes.

Consistency with Goal 5 is met.

Findings for Goal 8: Recreational Needs

Map items 1, 2, 3, 5, 6, 7, 9, and 22 from Exhibit B, annotated in Exhibit C include nine (9) City owned tax parcels that are currently City parks or are part of the City's inventory for future parkland. These lands currently have residential, commercial, and industrial designations which could encumber the parklands from being developed as recreational facilities. Rezoning these lands to Public-Semi/Public (PSP) removes that encumbrance.

Consistency with Goal 8 is met.

Findings for Goal 11: Public Facilities

Map item 4 from Exhibit B, annotated in Exhibit C includes two (2) City owned tax parcels that are designated as the future site of the Molalla Police Station. These parcels currently have a commercial zoning designation.

Map item 24 from Exhibit B, annotated in Exhibit C includes three (3) parcels owned by the Molalla Fire Department and adjacent to the existing fire station. One of these parcels currently has a commercial zoning designation and the other two have residential zoning designations.

Map items 12, 13, 14, 15, 16, 17, 18, 19, and 20 from from Exhibit B, annotated in Exhibit C include nine (9) City owned tax parcels that are utilized as stormwater detention ponds.

Map items 21 and 23 from Exhibit B, annotated in Exhibit C include two City owned properties that are currently used as parking for the Molalla Civic Center and an Extreme Weather shelter facility respectively.

Each of these items represents a current or planned public facility need and they are currently zoned in such a way that may encumber their use as such. Rezoning these lands to Public-Semi/Public (PSP) allows them to be developed and utilized Public/Semi-Public use and development standards and removes encumbrances such as conditional use permitting and variances from according use development.

Consistency with Goal 11 is met.

(B) The proposal must be consistent with the Comprehensive Plan (the Comprehensive Plan may be amended concurrently with proposed changes in zoning);

Findings:

The proposal amends the Comprehensive Plan Map concurrently with zoning map changes. Molalla Comprehensive Plan Goals 1, 5, 8, and 11 are discussed under Statewide Planning Goal Findings. The proposal is intended to bring existing and proposed public uses on the 32 subject parcels, annotated in Exhibit B, into conformance with the zoning map and comprehensive plan through map changes to both.

(C) The City Council must find the proposal to be in the public interest with regard to community conditions; the proposal either responds to changes in the community, or it corrects a mistake or inconsistency in the subject plan or code;

Findings:

Staff finds that the proposal is in the public interest by responding to changes in community conditions and correcting mistakes and inconsistencies in the Comprehensive Plan Map. Exhibit B shows that the subject properties are already publicly owned and designated for public use but have not been zoned accordingly. As the subject properties are already in public use or are planned for public use, zoning for the properties ought to have been changed accordingly. The proposed ordinance corrects these use/zoning inconsistencies. These inconsistencies are also accounted for in a forthcoming Buildable Lands Inventory, currently in draft form, where the subject properties are included in public lands. Those of the subject properties that are residentially zoned are not considered as part of our buildable residential lands.

This criterion is met.

(D) The amendment must conform to Section 17-4.6.050 Transportation Planning Rule Compliance

Findings:

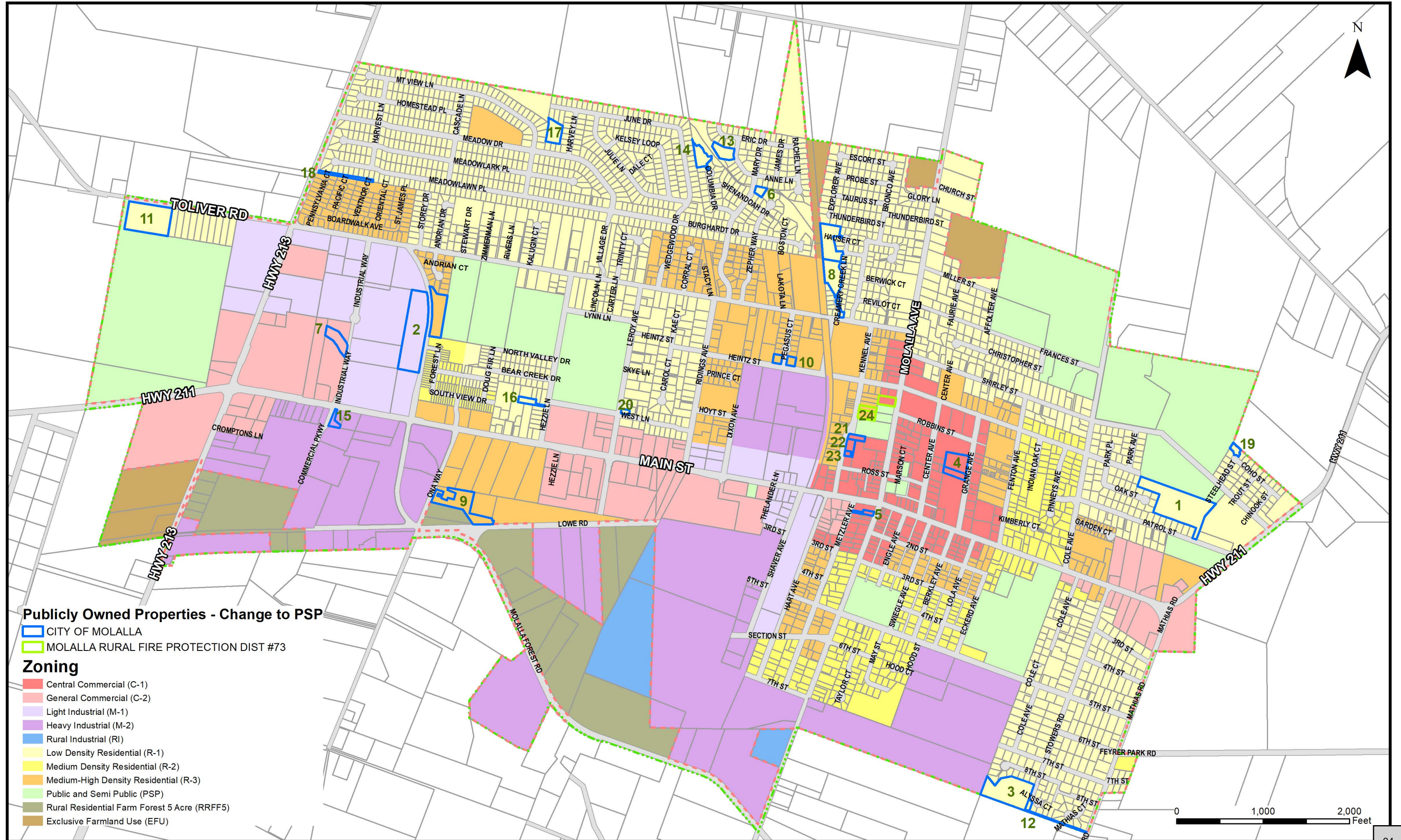
As shown in Exhibit C, most of the proposed changes bring the zoning map designation of existing, fully-developed parcels into conformance with comprehensive plan or zoning maps, and therefore will not result in on-ground changes to trip generation. The majority of these changes affect parcels that have been developed as parkland, open space, or existing public buildings.

Two exceptions are Items 4 and 24 from Exhibit C; the future site of the Molalla Police Station and vacant parcels adjacent to the Molalla Fire Department respectively. These parcels are both sited on roadways under the jurisdiction of the City of Molalla. The future Police Station is sited along Grange Ave and the Fire Department parcels are sited between N Molalla Ave and Kennel Ave. While public and institutional uses were not considered in the Transportation Systems Plan for these parcels, per Institute of Traffic Engineers (ITE) Trip Generation Manual, 10th Edition, maximum trip generation from public and institutional uses is lower than maximum trip generation from uses allowed under the current Central Commercial and Medium-High Density Residential zoning designations for these parcels.

Staff determines that no significant impact on the City's transportation systems will result from the proposed ordinance and that no further analysis is required. This criterion is met.

Parcels to Rezone to Public/Semi-Public

Exhibit B





City of Molalla
 315 Kennel Avenue
 PO Box 248
 Molalla, Oregon 97038
 Phone: (503) 759-0205
 Email: communityplanner@cityofmolalla.com
 Web: www.cityofmolalla.com/planning

Proposed Properties to Apply the PSP – Public/Semi-Public Zoning Overlay

Map Number	Property Description	Current Zoning and Comp Plan Zoning	Taxlot Number(s)	Address	Owner	Acreage
1	Bolander Field	R-1 – Low Density Residential	52E09D 00311	NO SITUS	City of Molalla	5.59
2	Chief Yelkus Park	M-1 – Light Industrial	52E07A 01100 52E07AA03000	NO SITUS	City of Molalla	5.08 1.77
3	Ivor Davies Park	R-1 – Low Density Residential	52E16AC07200	NO SITUS	City of Molalla	3.66
4	Molalla Police Station Site	C-1 – Central Commercial	52E09CB00500 52E09CB00700	150 GRANGE AVE NO SITUS	City of Molalla	1.15 0.44
5	Odd Fellows Park	C-1 – Central Commercial	52E08DD00200	106 S MOLALLA AVE	City of Molalla	0.20
6	Strawberry Park	R-1 – Low Density Residential	52E05DD09000	811 MARY DR	City of Molalla	0.25
7	Bear Creek Corridor	C-2 – General Commercial	52E07A 01900	NO SITUS	City of Molalla	0.91
8	Creamery Creek Wetlands	R-1 – Low Density Residential	52E09BC01221 52E09BC01218 52E09BB08445	NO SITUS 605 CREAMERY CREEK NO SITUS	City of Molalla	1.50 0.19 1.83
9	Future Parkland off Ona Way	R-3 – Medium-High Density Residential	52E08C 01801	13235 S LOWE RD	City of Molalla	2.37
10	Pegasus Wetlands	R-3 – Medium-High Density Residential	52E08AA01700 52E08AA01800	500 PEGASUS CT 501 PEGASUS CT	City of Molalla	0.24 0.24

11	Wastewater Treatment Plant Adjacent Wetland	R-1 – Low Density Residential	52E07 04200	NO SITUS	City of Molalla	3.80
12	Alyssa CT Detention	R-1 – Low Density Residential	52E16AC07100	824 STOWERS RD	City of Molalla	0.14
13	Anne LN Detention	R-1 – Low Density Residential	52E05DD00376	NO SITUS	City of Molalla	0.74
14	Columbia DR Detention	R-1 – Low Density Residential	52E05DD04700	NO SITUS	City of Molalla	0.80
15	Commercial Ave Detention	M-2 – Heavy Industrial	52E07D 00600 52E07D 00701	NO SITUS	City of Molalla	0.26 0.05
16	Hezzie LN Detention	R-1 – Low Density Residential	52E08BC09550	NO SITUS	City of Molalla	0.35
17	June/Harvey Detention	R-1 – Low Density Residential	52E05CD12900	NO SITUS	City of Molalla	0.93
18	Meadowlawn PL Detention	R-1 – Low Density Residential	52E05CC08800	NO SITUS	City of Molalla	0.40
19	Molalla River Estates Detention	R-1 – Low Density Residential	52E09DA01000	901 COHO ST	City of Molalla	0.24
20	West LN Detention	R-1 – Low Density Residential	52E08AC08700	NO SITUS	City of Molalla	0.12
21	Civic Center Parking Lot	C-1 – Central Commercial	52E09CB07702	NO SITUS	City of Molalla	0.27
22	Molalla Skate Park	C-1 – Central Commercial	52E09CB07701	225 KENNEL AVE	City of Molalla	0.34
23	PAL Building/Warming Center	C-1 – Central Commercial	52E09CB07705	209 KENNEL AVE	City of Molalla	0.10
24	Molalla Fire Dept	C-1 – Central Commercial	52E09CB08600	414 N MOLALLA AVE	Molalla Fire District	0.46
24	Molalla Fire Dept	R-3 – Medium-High Density Residential	52E09CB09600 52E09CB09500	317 KENNEL AVE 321 KENNEL AVE	Molalla Fire District	0.46 0.23



CITY OF MOLALLA

117 N. Molalla Avenue
PO Box 248
Molalla, OR 97038

Staff Report

Agenda Category: General Discussion

Agenda Date: May 24, 2023

From: Christie Teets, City Recorder
Approved by: Dan Huff, City Manager

SUBJECT: Draft Ordinance: Regulating and Prohibiting Public Camping on Public Property

FISCAL IMPACT: unknown

RECOMMENDATION/RECOMMEND MOTION: none at this time

BACKGROUND:

State of Oregon House Bill 3115 requires cities to update/create Ordinances related to Public camping.

Attached Council will find two copies from the last discussion regarding this topic.
The first copy indicates suggestions to changes/edits.
The second is a clean copy for review.



**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MOLALLA, OREGON,
REGULATING AND PROHIBITING PUBLIC CAMPING ON PUBLIC PROPERTY**

WHEREAS, State of Oregon House Bill 3115 requires the City of Molalla to allow individuals and families that are temporarily experiencing the effects of homelessness to rest or camp in relatively safe and sanitary locations while they are actively seeking access to stable and affordable housing; and

WHEREAS, Due to the House Bill requirement, the City is required to establish codes ~~related to resting or camping in the City~~ to allow for legal resting or camping during reasonable time periods, while protecting sensitive areas of the City that are disproportionately impacted by the negative effects of such activity; and

WHEREAS, The City desires to discourage camping in areas where such activities fundamentally undermine the public's ability to use that public property for its intended purpose and create unsafe and unsanitary living conditions, which can threaten the general health, welfare and safety of the City and its inhabitants; and

WHEREAS, The City encourages the active participation of all concerned persons, organizations, businesses, and public agencies to work in partnership with the City and the homeless community to address the ~~short and long term~~ impacts of homelessness in the community.

NOW, THEREFORE, THE CITY OF MOLALLA ORDAINS AS FOLLOWS:

Section 1. TITLE. This Ordinance shall be known as the Regulating and Prohibiting Public Camping on Public Property Ordinance of the City of Molalla.

Section 2. PURPOSE. It is found and declared that:

- A. ~~From time to time~~ **When** persons ~~may~~ establish campsites on sidewalks, public rights-of-way, under bridges, and in other areas not designated for camping;
- B. Such persons, by such actions create unsafe and unsanitary living conditions which pose a threat to the peace, health, and safety of themselves and the community;
- C. Camping, resting, lying, or sleeping on a playground, under a pavilion, a recreation area or sports field fundamentally undermines the public's ability to use that public property for its intended purpose;
- D. Camping, resting, lying, or sleeping on rights of way, or in a manner that obstructs sidewalks prevents the public's ability to use that public property for its intended

purpose and can in some situations can create violations in the American with Disabilities Act (ADA) or result in imminent threats to life;

- E. These regulations are meant strictly to regulate the use of publicly owned property, and are not intended to regulate activities on private property; and
- F. The enactment of this provision is necessary to protect the peace, health, and safety of the City and its inhabitants.

Section 3. DEFINITIONS. As used in this Ordinance, the following terms and phrases shall have the meaning set forth herein:

"Camp" or "Camping" means to pitch, erect, create, use, or occupy camp facilities for the purposes of habitation, as evidenced by the use of camp paraphernalia.

"Campsite" means any place where one or more persons have established temporary sleeping accommodations by use of camp facilities and/or camp paraphernalia.

"Camp Facilities" include, but are not limited to, tents, bivouacs, huts, other temporary or portable shelters, and vehicles or recreation vehicles as defined by ORS.

"Camp Paraphernalia" includes, but is not limited to, tarpaulins, cots, beds, sleeping bags, blankets, mattresses, hammocks, or other sleeping matter, or non-city designated cooking facilities and similar equipment.

"Fire" includes, but is not limited to, open flames, recreational fires, burning of garbage, bonfires, or other fires, flames, or other sources of heat.

"Natural area" means any land designated as natural resource area or wetland as identified on the City of Molalla Zoning Map, including all riparian areas associated with Bear Creek, Creamery Creek, and Shorty's Pond.

"Parking Lot" means a developed location that is designated for parking motor vehicles, whether developed with asphalt, concrete, gravel, or other material. It also means any real property, land or structure owned, leased, or managed by a public agency, including utility easements. A public agency includes, but is not limited to the City of Molalla, Clackamas County, and Oregon Department of Transportation.

"Public rights-of-way" means all City-owned or controlled rights-of-way, whether in fee title or as a hold of a public easement for right-of-way or public access purposes. Public rights-of-way include but are not limited to any public road, street, sidewalk, or private street or other property that is subject to a public access easement dedicated or granted to the City for vehicular, pedestrian, or other means, and any planter strip or landscape area located adjacent to or contained within streets that is part of the public right-of-way.

"Resting" means the acts of sitting, lying, sleeping, or keeping warm and dry outdoors, as defined in House Bill 3115.

"Store" or "Storage" means to put aside or accumulate for use when needed, to put for safekeeping, to place or leave in a location.

"Park Areas" means publicly owned grounds operated under the supervision of the City of Molalla whether within or outside of the corporate limits of the City of Molalla providing outdoor passive and active recreation opportunities.

Section 4. PROHIBITED CAMPING. This section's regulations are meant strictly to regulate the use of public property within the City of Molalla and are not intended to regulate activities on private property.

- A. Except as expressly authorized by the City of Molalla Municipal Code, it shall be unlawful for any persons to establish or occupy a campsite at any time on the following public property and/or:
1. All Park Areas within the City of Molalla.
 2. On sidewalks in a manner reducing the clear, continuous sidewalk width of less than five feet, as described in Molalla Municipal Code, Chapter 17-3.3.040 Pedestrian Access and Circulation, and ORS 162.025 Disorderly Conduct.
 3. Identified wetlands or natural areas.
 4. Fields used for sporting events or recreational use.
 5. When a Molalla Sheltering Facility is open, all public camping is prohibited. Exceptions include when a Molalla Sheltering Facility is at capacity, or if an individual has been denied access.
 6. Any residential zone.
 7. Within 1000 feet of a playground or school.
- B. Except as expressly authorized by the City of Molalla Municipal Code, it shall be unlawful for any person to camp or maintain a campsite on any public property from dawn to dusk. Fires are prohibited in all Parks and publicly owned property.
- C. Except as expressly authorized by the City of Molalla Municipal Code, it shall be unlawful for any person to **knowingly leave unattended or** store personal property, including camp facilities and camp paraphernalia, on any public property from dawn to dusk. Fires are prohibited in all Parks and publicly owned property.
- ~~D. Except as expressly authorized by the City of Molalla Municipal Code, it shall be unlawful to knowingly leave personal property unattended on public property.~~

Personal property left unattended may be removed and disposed by the City, in accordance with State law, if:

1. The property poses an immediate threat to public health, safety, or welfare; or
2. The property has been posted with a written notice in accordance with State Law.
3. Any property removed by the City shall be held and disposed of pursuant to State law if not claimed within 30-days after removal.

- a. Individuals may claim their property, without a fee, by contacting the Police Department or Parks Department within 30 days.
 - b. Items that have no apparent utility or are in unsanitary condition may be immediately discarded.
 - c. Weapons, controlled substances other than prescription medication and items that appear to be either stolen or evidence of a crime shall be retained and disposed of by the Police Department in accordance with applicable legal requirements for the property in question.
4. **City of Molalla is not responsible for theft, damage, etc. to any personal property stored/left on public property.**
- E. Notwithstanding the provisions of this Chapter, the City Manager or designee may temporarily authorize camping or storage of personal property on public property by written order that specifies the period of time and location:
- 1. In the event of emergency circumstances.
 - 2. Upon finding it to be in the public interest and consistent with City Council goals and policies.

Section 5. PERMITTED CAMPING/RESTING. Areas for permitted camping are identified in Exhibit A. (Map indicating locations as determined by City Council.)

Section 6. PENALTIES AND ENFORCEMENT.

- A. Violation of any provisions in this Ordinance is a Class D violation pursuant to ORS 153.019. Each day that a violation occurs will be considered a separate offense.
- B. In addition to any other penalties that may be imposed, any campsite used for overnight sleeping in a manner not authorized by this Ordinance or other provisions of this code shall constitute a public nuisance and may be abated in accordance with State law.

Section 7. SEVERABILITY. If any court of competent jurisdiction declares any Section of this Ordinance invalid, such decision shall be deemed to apply to that Section only and shall not affect the validity of the Ordinance as a whole or any part thereof other than the part declared invalid.

Section 8. EFFECTIVE DATE. Due to the urgent nature, this Ordinance shall become effective immediately upon adoption of the Molalla City Council.

Signed this XX day of MONTH 2023.

Scott Keyser, Mayor

Date

ATTEST:

DRAFT



**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MOLALLA, OREGON,
REGULATING AND PROHIBITING PUBLIC CAMPING ON PUBLIC PROPERTY**

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WHEREAS, Due to the House Bill requirement, the City is required to establish codes to allow for legal resting or camping during reasonable time periods, while protecting sensitive areas of the City that are disproportionately impacted by the negative effects of such activity; and

WHEREAS, The City desires to discourage camping in areas where such activities fundamentally undermine the public's ability to use that public property for its intended purpose and create unsafe and unsanitary living conditions, which can threaten the general health, welfare and safety of the City and its inhabitants; and

WHEREAS, The City encourages the active participation of all concerned persons, organizations, businesses, and public agencies to work in partnership with the City and the homeless community to address the impacts of homelessness in the community.

NOW, THEREFORE, THE CITY OF MOLALLA ORDAINS AS FOLLOWS:

Section 1. TITLE. This Ordinance shall be known as the Regulating and Prohibiting Public Camping on Public Property Ordinance of the City of Molalla.

Section 2. PURPOSE. It is found and declared that:

- A. When persons establish campsites on sidewalks, public rights-of-way, under bridges, and in other areas not designated for camping;
- B. Such persons, by such actions create unsafe and unsanitary living conditions which pose a threat to the peace, health, and safety of themselves and the community;
- C. Camping, resting, lying, or sleeping on a playground, under a pavilion, a recreation area or sports field fundamentally undermines the public's ability to use that public property for its intended purpose;
- D. Camping, resting, lying, or sleeping on rights of way, or in a manner that obstructs sidewalks prevents the public's ability to use that public property for its intended purpose and can in some situations can create violations in the American with Disabilities Act (ADA) or result in imminent threats to life;

- E. These regulations are meant strictly to regulate the use of publicly owned property, and are not intended to regulate activities on private property; and
- F. The enactment of this provision is necessary to protect the peace, health, and safety of the City and its inhabitants.

Section 3. DEFINITIONS. As used in this Ordinance, the following terms and phrases shall have the meaning set forth herein:

"Camp" or Camping" means to pitch, erect, create, use, or occupy camp facilities for the purposes of habitation, as evidenced by the use of camp paraphernalia.

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"Camp Facilities" include, but are not limited to, tents, bivouacs, huts, other temporary or portable shelters, and vehicles or recreation vehicles as defined by ORS.

"Camp Paraphernalia" includes, but is not limited to, tarpaulins, cots, beds, sleeping bags, blankets, mattresses, hammocks, or other sleeping matter, or non-city designated cooking facilities and similar equipment.

"Fire" includes, but is not limited to, open flames, recreational fires, burning of garbage, bonfires, or other fires, flames, or other sources of heat.

"Natural area" means any land designated as natural resource area or wetland as identified on the City of Molalla Zoning Map, including all riparian areas associated with Bear Creek, Creamery Creek, and Shorty's Pond.

"Parking Lot" means a developed location that is designated for parking motor vehicles, whether developed with asphalt, concrete, gravel, or other material. It also means any real property, land or structure owned, leased, or managed by a public agency, including utility easements. A public agency includes, but is not limited to the City of Molalla, Clackamas County, and Oregon Department of Transportation.

"Public rights-of-way "means all City-owned or controlled rights-of-way, whether in fee title or as a hold of a public easement for right-of-way or public access purposes. Public rights-of-way include but are not limited to any public road, street, sidewalk, or private street or other property that is subject to a public access easement dedicated or granted to the City for vehicular, pedestrian, or other means, and any planter strip or landscape area located adjacent to or contained within streets that is part of the public right-of-way.

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"Park Areas" means publicly owned grounds operated under the supervision of the City of Molalla whether within or outside of the corporate limits of the City of Molalla providing outdoor passive and active recreation opportunities.

Section 4. PROHIBITED CAMPING. This section's regulations are meant strictly to regulate the use of public property within the City of Molalla and are not intended to regulate activities on private property.

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 - 2. On sidewalks in a manner reducing the clear, continuous sidewalk width of less than five feet, as described in Molalla Municipal Code, Chapter 17-3.3.040 Pedestrian Access and Circulation, and ORS 162.025 Disorderly Conduct.
 - 3. Identified wetlands or natural areas.
 - 4. Fields used for sporting events or recreational use.
 - 5. When a Molalla Sheltering Facility is open, all public camping is prohibited. Exceptions include when a Molalla Sheltering Facility is at capacity, or if an individual has been denied access.
 - 6. Any residential zone.
 - 7. Within 1000 feet of a playground or school.
- B. Except as expressly authorized by the City of Molalla Municipal Code, it shall be unlawful for any person to camp or maintain a campsite on any public property from dawn to dusk. Fires are prohibited in all Parks and publicly owned property.
- C. Except as expressly authorized by the City of Molalla Municipal Code, it shall be unlawful for any person to knowingly leave unattended or store personal property, including camp facilities and camp paraphernalia, on any public property from dawn to dusk. Fires are prohibited in all Parks and publicly owned property.

Personal property left unattended may be removed and disposed by the City, in accordance with State law, if:

- 1. The property poses an immediate threat to public health, safety, or welfare; or
- 2. The property has been posted with a written notice in accordance with State Law.
- 3. Any property removed by the City shall be held and disposed of pursuant to State law if not claimed within 30-days after removal.
 - a. Individuals may claim their property, without a fee, by contacting the Police Department or Parks Department within 30 days.
 - b. Items that have no apparent utility or are in unsanitary condition may be immediately discarded.

- c. Weapons, controlled substances other than prescription medication and items that appear to be either stolen or evidence of a crime shall be retained and disposed of by the Police Department in accordance with applicable legal requirements for the property in question.
- 4. City of Molalla is not responsible for theft, damage, etc. to any personal property stored/left on public property.

- D. Notwithstanding the provisions of this Chapter, the City Manager or designee may temporarily authorize camping or storage of personal property on public property by written order that specifies the period of time and location:
 - 1. In the event of emergency circumstances.
 - 2. Upon finding it to be in the public interest and consistent with City Council goals and policies.

Section 5. PERMITTED CAMPING/RESTING. Areas for permitted camping are identified in Exhibit A. (Map indicating locations as determined by City Council.)

Section 6. PENALTIES AND ENFORCEMENT.

- A. Violation of any provisions in this Ordinance is a Class D violation pursuant to ORS 153.019. Each day that a violation occurs will be considered a separate offense.
- B. In addition to any other penalties that may be imposed, any campsite used for overnight sleeping in a manner not authorized by this Ordinance or other provisions of this code shall constitute a public nuisance and may be abated in accordance with State law.

Section 7. SEVERABILITY. If any court of competent jurisdiction declares any Section of this Ordinance invalid, such decision shall be deemed to apply to that Section only and shall not affect the validity of the Ordinance as a whole or any part thereof other than the part declared invalid.

Section 8. EFFECTIVE DATE. Due to the urgent nature, this Ordinance shall become effective immediately upon adoption of the Molalla City Council.

Signed this XX day of MONTH 2023.

Scott Keyser, Mayor

Date

ATTEST:

Christie Teets, CMC, City Recorder