



REQUEST FOR COUNCIL ACTION

Title: Request for Council Action – Resolution No. 19 for 2021 - 2021-2023 Planning Assistance Grant—Housing Needs Analysis

Preferred Agenda: June 22, 2021

Submitted By: Blair Larsen, Community & Economic Development Director

Reviewed By: Ray Towry, City Manager

Type of Action: Resolution X Motion Roll Call Other

Relevant Code/Policy: City of Sweet Home Comprehensive Plan Chapter 4: Residential Lands and Housing

Towards Council Goal: Vision Statement: Aspiration I: Desirable Community

Attachments: 2021-23 Planning Assistance Grant Application
Project Description & Work Program
Resolution No. 19 for 2021: Technical Assistance Grant Application to DLCD

Purpose of this RCA:

The purpose of this RCA is to request Council authorization for the Mayor to sign a grant application to the Oregon Department of Land Conservation and Development for planning assistance to begin implementation of House Bill 2003 (Housing Supply) by conducting a Housing Needs Analysis.

Background/Context:

In 2019, the Oregon Legislature passed House Bill 2003, which mandated that cities with a population over 10,000 develop and adopt a housing needs analysis and housing production strategy. The population of the City of Sweet Home was estimated to be 9,415 in 2020, and is expected to exceed 10,000 in the near future.

The Department of Land Conservation and Development is offering grants to cities with a population under 10,000 to pay for a housing needs analysis in order to ensure that cities have an available land supply to accommodate their housing needs over the next 20 years.

The City of Sweet Home conducted a Housing and Economic Analysis in 2001. Since then, housing affordability has become a prominent state and national issue. The City is in need of a housing needs analysis to ensure opportunity for the provision of adequate numbers of needed housing units, the efficient use of buildable land within urban growth boundaries, and to provide greater certainty in the development process so as to reduce housing costs.

The City of Sweet Home applied for similar assistance in March, 2020, but was denied. Since then, the Oregon Legislature passed House Bill 3155 which extended additional assistance to cities under 10,000 population, provided that those cities satisfy the Housing Production Strategy requirements for cities between 10,000 and 25,000 population. These requirements include:

- Conduct a housing needs analysis to estimate housing needs for the next 20 years
- Inventory the supply of buildable lands available within the urban growth boundary to accommodate the estimated housing needs
- Adopt measures necessary to accommodate the estimated housing needs
- Update the housing needs analysis on a scheduled not to exceed once every eight years

The Challenge/Problem:

How does the City prepare for future housing needs in its policies and codes?

Stakeholders:

- Sweet Home Residents – Residents deserve to live in a community with a stable supply of affordable, quality housing.
- Sweet Home Employers – Employers seek to operate in cities that have adequate housing for their employees at a reasonable price.
- Sweet Home City Council – The City Council has set a goal to make Sweet Home a community that is desirable to live in.
- Sweet Home City Staff – Staff work more efficiently when City policies are in line with City goals, and when there are clear plans and data to guide their efforts.

Issues and Financial Impacts:

The grant program has no matching funds requirement, therefore there is no financial commitment or impact on the City.

Elements of a Stable Solution:

An approved grant application and resulting grant award that funds a Housing Needs Analysis for the City.

Options:

1. Do Nothing – Authorize no grant application for this purpose or work.
2. Adopt Resolution No. 19 as currently proposed – Adopt Resolution No. 19 as written and authorize staff to submit the grant application to DLCD.
3. Adopt Resolution No. 19 with Changes – Adopt Resolution No. 19 with specified changes and authorize staff to submit an amended grant application to DLCD.
4. Direct Staff to research other options – Direct staff to research other ways to plan for future housing.

Recommendation:

Staff recommends option 2: Adopt Resolution No. 19 as currently proposed.