



**CITY COUNCIL MEETING
STAFF REPORT**

Meeting Date: May 20, 2024		Subject: Housing Our Future	
		Staff Members: Kimberly Rybold, AICP, Senior Planner Daniel Pauly, AICP, Planning Manager	
		Department: Community Development	
Action Required		Advisory Board/Commission Recommendation	
<input type="checkbox"/> Motion <input type="checkbox"/> Public Hearing Date: <input type="checkbox"/> Ordinance 1 st Reading Date: <input type="checkbox"/> Ordinance 2 nd Reading Date: <input type="checkbox"/> Resolution <input checked="" type="checkbox"/> Information or Direction <input type="checkbox"/> Information Only <input type="checkbox"/> Council Direction <input type="checkbox"/> Consent Agenda		<input type="checkbox"/> Approval <input type="checkbox"/> Denial <input type="checkbox"/> None Forwarded <input checked="" type="checkbox"/> Not Applicable	
		Comments: N/A	
Staff Recommendation: Provide input on outreach activities for the Housing Our Future project.			
Recommended Language for Motion: N/A			
Project / Issue Relates To:			
<input checked="" type="checkbox"/> Council Goals/Priorities: Increase housing opportunities for all and reach functional zero homelessness	<input checked="" type="checkbox"/> Adopted Master Plan(s): Comprehensive Plan	<input type="checkbox"/> Not Applicable	

ISSUE BEFORE COUNCIL:

Staff will present additional public outreach options for the Housing Our Future project, seeking feedback on which options the project team should add to the project scope.

EXECUTIVE SUMMARY:

The purpose of the Housing Our Future project is to analyze Wilsonville's housing capacity and need followed by creating strategies to meet housing needs. The City's last Housing Needs Analysis was adopted in 2014. Since that time the City has taken a number of follow up actions related to housing including completing Town Center and Frog Pond master plans and adopting the Equitable Housing Strategic Plan. The current project will build on these past housing initiatives and newly adopted policies. The project is required for continued compliance with Statewide Planning Goal 10 (Housing) under House Bill 2003 adopted by the Oregon legislature in 2019 and must be completed in 2025.

The project, led by consultants from ECONorthwest under a grant from the Oregon Department of Land Conservation and Development (DLCD), includes two primary work products – the Housing Needs and Capacity Analysis (HNCA) and the Housing Production Strategy (HPS). The HNCA will identify unmet housing need in Wilsonville over the next 20 years, focusing on issues related to land need, as well as demographic change and housing affordability. Upon substantial completion of the HNCA, scheduled for summer 2024, the project team will begin work on the HPS. Using the recommended actions of the 2020 Equitable Housing Strategic Plan (EHSP) as a starting point, the project team will provide additional information about key unmet housing needs in Wilsonville and propose actions that Wilsonville can take to help address the unmet housing needs.

At the March 4, 2024 City Council work session, the project team presented an update on the project, sharing information from the initial outreach activities and seeking a representative from City Council to serve on the project task force. While discussing the results of the initial outreach activities, Council expressed concern that this information would not provide sufficient guidance to create a HPS and that it was important to ensure that the project has input from multiple community perspectives, particularly from those who do not participate in traditional outreach opportunities like surveys and open houses. Council also expressed interest in educational opportunities on housing for the public. The focus of this work session will be a discussion of how outreach activities that are presently scoped will inform the HPS, and how additional activities currently beyond the scope of the Housing Our Future project could provide the City with additional input.

Attachment 1 includes possible additional outreach activities, along with information on budgetary and staff workload implications for each. Options fall into the following categories:

- **Outreach Ideas Requiring Additional Staff Time:** These outreach options could be implemented using staff time and resources already available to the City. Implementation of these options could be accommodated within the current project timeline.
- **Outreach Ideas Requiring Additional Consultant Assistance:** These outreach options would require separate consultant contracts beyond the current contract funded through the DLCD grant. This would require additional funding through the Planning Division's professional services budget and additional staff time to manage. This may impact the overall project timeline.

- **Outreach Ideas Requiring Additional Staffing and/or Changes to the Planning Division Work Program:** These outreach options would require implementation of EHSP Action 1E, creation of a City housing liaison position. Alternatively, some of these activities could be pursued without creation of a separate housing liaison position; however this would require a reallocation of the Planning Division’s workload and would delay other long range projects. The full level of outreach anticipated through this position cannot be achieved without establishment of the housing liaison. These activities would extend beyond the project timeline.

Discussion Questions

When deciding if additional outreach activities are needed for Housing Our Future, it is important to consider what additional information City Council needs to make informed choices about strategies to include in the HPS.

Over the past five years, several housing planning efforts, including the EHSP, Middle Housing Implementation, and the Frog Pond East and South Master Plan sought public input on housing-related topics through various methods including surveys, story prompts, open houses, focus groups, and kiosk survey boards at the library. Attachment 2 includes summary information about these outreach opportunities and key themes that emerged. Any additional outreach efforts that are considered for the Housing Our Future project should seek to build upon this feedback and not be duplicative of prior input efforts.

To ensure that outreach for Housing Our Future generates direct, actionable input, the project team looks for the following questions to be answered by City Council:

1. What additional information does City Council need to gather from community outreach to inform creation of the HPS?
2. Which of the proposed outreach ideas would best provide this information and should be added to the project scope? Are there other activities not included in Attachment 1 that staff should add to the project scope?

EXPECTED RESULTS:

Determine if additional outreach activities should be included in the Housing Our Future project.

TIMELINE:

Preliminary work on the HNCA was completed in mid-2023. Initial public engagement events for the project occurred in summer and fall 2023. Work to finalize the HNCA and develop the HPS will occur throughout 2024 into mid-2025.

CURRENT YEAR BUDGET IMPACTS:

A portion of City staff time in fiscal year 2023-2024 and 2024-2025 is funded by a \$40,000 DLCD grant. Phase 3 consultant costs are funded directly by DLCD for a total estimated project cost of \$115,000. Additional activities beyond what is scoped would need to be funded by the Planning Division’s professional services budget; depending on the ultimate cost, it could likely require an additional budget allocation.

COMMUNITY INVOLVEMENT PROCESS:

The Housing Our Future project will be guided by an inclusive public outreach process. Proposed engagement includes creation of a project task force, participation in a variety of public events, and engagement through *Let's Talk, Wilsonville!* Outreach will focus on engaging those most impacted by the high costs of housing, particularly those who are typically underrepresented in these conversations such as renters and lower income households.

POTENTIAL IMPACTS OR BENEFIT TO THE COMMUNITY:

As a result of this project, the City will have a clearer understanding of housing needs for the next 20 years and analysis to confirm if there is sufficient land area for the City to accommodate these needs. Creation of a HPS will provide an opportunity to assess the City's progress in implementing recommendations contained within the 2020 Equitable Housing Strategic Plan and prioritize additional actions the City should undertake to meet future housing needs of the community. Pursuit of strategies resulting from this project will continue Wilsonville's efforts to make housing more affordable and attainable for City residents and employees, ensuring Wilsonville provides housing opportunity for different household compositions, ages, and income ranges.

ALTERNATIVES:

City Council may choose to proceed with public outreach as currently scoped under the current DLCD grant or add additional activities at the City's expense.

CITY MANAGER COMMENT:

N/A

ATTACHMENTS:

1. Housing Our Future Outreach Options
2. Recent Housing Outreach Engagement Summaries