



**CITY COUNCIL MEETING
STAFF REPORT**

Meeting Date: March 4, 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: Select a City Council member to serve as a representative on the Project Advisory Committee.			
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 provide an update on the Housing Our Future project, including a summary of the project’s initial outreach activities, and will seek a City Council representative for the upcoming Housing Our Future Project Advisory Committee (PAC).

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. Having begun in early 2023, the City anticipates the project to go through early to mid-2025.

The project 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. This assessment consists of the following primary components:

- **Buildable lands inventory (BLI)** – The BLI examines the location of land within Wilsonville and its adjacent planning areas to determine where vacant and re-developable land exists, excluding areas with environmental constraints and areas not planned for future residential use.
- **Assessment of need** – This includes an examination of historical and recent development trends, demographics, housing affordability, and forecasted housing growth to determine the types and quantity of new housing units the City will need over the next 20 years.
- **Assessment of capacity** – Examining the BLI results and assessment of need, this assessment will determine if there is sufficient land to accommodate the expected housing growth over the next 20 years.

Upon substantial completion of the HNCA, the project team will begin work on the HPS. Using the recommended actions of the 2020 Equitable Housing Strategic Plan 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. Several methods of gathering community input, including establishing a project advisory committee, participation in public events, and engagement through *Let’s Talk, Wilsonville!* will inform development of the HPS.

The project team is led by consultants from ECONorthwest under a grant from the Oregon Department of Land Conservation and Development (DLCD). To align with DLCD’s grant cycles, the Housing Our Future project is organized into three phases:

- **Phase 1:** Preliminary HNCA analysis, completed in mid-June 2023 under a DLCD project grant awarded in 2021. Information from the preliminary HNCA analysis was presented at the August 7, 2023 work session.

- **Phase 2:** Initial public engagement for the project, starting in August 2023 through late 2023. This phase was funded by the City to fill a gap between available DLCD grant funding. At this work session, staff will provide an overview of the Phase 2 engagement, which will inform the HNCA and HPS. Summaries of these engagement efforts are provided in Attachments 1-3.
- **Phase 3:** Completion of the HNCA and development of the HPS, starting in early 2024 and completed by mid-2025. This phase is funded through a second grant from DLCD, which was awarded in late 2023.

A key element in developing the HPS during Phase 3 will be input from a Project Advisory Committee (PAC) composed of people involved in real estate development (nonprofit and for profit), organizations with existing industry knowledge and experience around housing and housing development, and other non-profit service providers working in the Wilsonville community. The PAC is expected to meet five times and, after reviewing information and findings from the HNCA and other public input, will provide recommendations on policies and actions for consideration in the HPS to Planning Commission and City Council. The project team invites a City Councilor to participate on the PAC, along with representatives from the Planning Commission and Diversity, Equity and Inclusion Committee. Staff expects the first PAC meeting to be held in spring 2024.

During this work session the project team will look for the following questions to be answered by City Council:

1. Which City Councilor will participate on the Housing Our Future PAC?
2. What additional questions does City Council have about the overall direction or timeline of the Housing Our Future project?

EXPECTED RESULTS:

Selection of a City Council representative to the PAC.

TIMELINE:

Preliminary work on the HNCA was completed in mid-June 2023. Initial public engagement events for the project, including an online survey, participation in the Community Party in the Park, and a Community Conversation on Cost Burden 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 FY 2023-24 and 2024-25 is funded by a \$40,000 DLCD grant. Phase 3 consultant costs are funded directly by DLCD.

COMMUNITY INVOLVEMENT PROCESS:

The Housing Our Future project will be guided by an inclusive public outreach process. Proposed engagement includes creation of a project advisory committee, 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.

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 not have a representative on the PAC.

CITY MANAGER COMMENT:

N/A

ATTACHMENTS:

1. Party in the Park HNCA Public Engagement Summary – August 2023
2. Rent Burden Public Meeting Summary – November 2023
3. Housing Our Future Survey Summary – December 2023