



**DATE:** November 14, 2024  
**TO:** Kim Rybold and Dan Pauly, City of Wilsonville  
**FROM:** Nicole Underwood and Beth Goodman, ECOnorthwest  
**SUBJECT:** Task Force and Planning Commission Feedback on Actions for the HPS

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The Housing Our Future Task Force and Planning Commission reviewed potential actions for the Housing Production Strategy (HPS) and provided feedback on their priorities, which were largely aligned. Their recommendations are summarized below for the City Council's consideration.

### **Actions Recommended for Further Consideration**

The Task Force and Planning Commission put the following forward as actions to further consider including in the HPS.

- ◆ **A.** Evaluate redesignating or rezoning land for housing
- ◆ **B.** Encourage a variety of housing types and designs throughout the city to meet diverse housing needs
- ◆ **C.** Expand flexibility for live-work and living units accessory to other uses like businesses
- ◆ **D.** Evaluate use of administrative review processes for residential development
- ◆ **E.** Implement a rental housing inspection program
- ◆ **F.** Scale SDCs (System Development Charges) to unit sizes
- ◆ **G.** Expand land banking, parcel assembly, and public land disposition efforts
- ◆ **H.** Partner with a Community Land Trust (CLT) to develop affordable housing
- ◆ **I.** Support preservation of affordable rental housing
- ◆ **K.** Support homebuyer assistance programs
- ◆ **O.** Pursue establishing an Urban Renewal District and prioritize funding to support affordable housing development
- ◆ **Q.** Identify locations where infrastructure is needed to facilitate development of needed housing and identify funding sources to support infrastructure development
- ◆ **T.** Encourage accessible design

### **Actions Not Recommended for Inclusion in the HPS**

While all actions have value, the City plans to focus on a set of impactful actions to support affordable and attainable housing over the next six years, given resource limitations. The Task Force and Planning Commission suggested the following actions not be included in the HPS at this time. These could be addressed outside the HPS or considered in the next HPS.



- ◆ **J.** Explore and implement tax exemptions
- ◆ **L.** Explore programs to support housing rehabilitation and weatherization
- ◆ **M.** Support a rental assistance program
- ◆ **N.** Develop a homelessness action plan
- ◆ **S.** Adopt Affirmatively Furthering Fair Housing as a housing policy in Comprehensive Plan
- ◆ **U.** Establish a tenant protection program

### **Actions for Further Discussion**

The Task Force and Planning Commission recommended further discussion of these two actions as their inclusion may depend on the final set of actions in the HPS. For example, hiring a Housing Specialist might become necessary to implement certain actions, and a CET could help fund preferred initiatives.

- ◆ **P.** Implement a Construction Excise Tax (CET)
- ◆ **R.** Fund a Housing Specialist position

