



**CITY COUNCIL MEETING
STAFF REPORT**

Meeting Date: December 2, 2024		Subject: Housing Our Future	
		Staff Members: Kimberly Rybold, AICP, Senior Planner; and 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: Review potential actions and provide direction on which actions should be further considered for inclusion in the City’s Housing Production Strategy.			
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:

The project team will present draft actions for consideration in the City’s Housing Production Strategy (HPS), share input from the project task force and Planning Commission’s review of the actions, and seek City Council direction on which actions should move forward for more detailed consideration.

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 builds 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 mid-2025.

The project includes two primary work products – the Housing Needs and Capacity Analysis (HNCA) and the Housing Production Strategy (HPS). The HNCA identifies unmet housing needs in Wilsonville over the next 20 years, focusing on issues related to land need, as well as demographic change and housing affordability. City Council reviewed an initial draft of the HNCA at a joint work session with Planning Commission in July, and feedback from that work session will be incorporated into the final draft HNCA. Using the recommended actions of the 2020 Equitable Housing Strategic Plan (EHSP) as a starting point, the HPS will propose actions that Wilsonville can take to help address the unmet housing needs.

To begin development of the HPS, the project Task Force met in August, providing input on an initial list of actions the City could consider. To further inform the City's understanding of unmet housing needs, particularly among low- to middle-income households, the Latino population, immigrants and refugees, people with disabilities, people experiencing homelessness, seniors, and college students, the project team conducted interviews with local service providers, non-profits, and educational institutions. Themes that emerged from these interviews include the need for affordable rental and homeownership options, accessible and family-sized units, housing with supportive services, education on eviction prevention and finances, and rental assistance.

Based on this input, the project team further assessed which actions may be best suited to support the City's anticipated housing needs, summarizing these actions and key information about each in a summary memorandum (Attachment 1). The intent of the memorandum is to guide discussion on which actions to prioritize for inclusion in the HPS. Each proposed action includes an assessment of its potential impact and key considerations for implementation. Over the coming months, the City will narrow the number of actions under consideration down to a focused set of impactful actions that the City will need to implement over the next six-years to promote the development and preservation of needed housing.

The Task Force reviewed this refined list of actions at its third meeting on November 6. Based on the information from the project interviews and prior outreach, along with information within the summary memorandum, the Task Force provided feedback on which actions should be evaluated further for consideration in the HPS. The Planning Commission reviewed this information and the Task Force recommendations at their November 13 work session, largely agreeing with the Task Force recommendations with a couple of additions to the list of actions recommended for further consideration.

Primary considerations in these discussions were: alignment of actions with the City’s identified needs, ease of implementing the actions at the local government level, duplication of actions with existing services offered by local service providers or county government, and overall impact of actions, particularly those that are complementary to other actions the City may pursue. Attachment 2 contains a summary of these recommendations, with actions divided into three categories:

- **Actions Recommended for Further Consideration:** These are actions recommended for more detailed evaluation by the project team and Task Force. This list will ultimately be narrowed by City Council to a smaller list of actions the City will commit to implementing in the six-year HPS.
- **Actions Not Recommended for Inclusion in the HPS:** While seen as important, the Task Force and Planning Commission did not think these were the highest priorities for inclusion in the HPS. These actions could still be taken by the City outside of the HPS process or considered in the next HPS.
- **Actions for Further Discussion:** Depending on which actions City Council ultimately selects for inclusion in the HPS, these actions may be necessary to ensure the needed funding and/or staff resources are in place.

To confirm which actions should be considered further, the project team seeks feedback from City Council on the following questions:

1. Do you agree with the list of Actions Recommended for Further Consideration that should be further evaluated for inclusion in the HPS (based on data from the HNCA and input from project interviews, prior outreach, and Planning Commission and Task Force input)?
2. Should any actions on this list be removed from consideration, and are there actions on the other lists that should be added?

EXPECTED RESULTS:

Presentation of Task Force and Planning Commission feedback on actions under consideration for inclusion in the HPS and confirmation of which actions should move forward for further evaluation.

TIMELINE:

Further assessment of the narrowed list of actions with the task force and City Council will occur in early 2025, with adoption of the final HNCA and HPS documents anticipated in mid-2025.

CURRENT YEAR BUDGET IMPACTS:

A portion of City staff time in fiscal year (FY) 2024-2025 is funded by a \$40,000 grant from the Oregon Department of Land Conservation and Development (DLCD). Phase 3 consultant costs are funded directly by DLCD for a total estimated project cost of \$115,000. Additional project outreach costs of approximately \$10,000 are funded by the Planning Division’s professional services budget.

COMMUNITY INVOLVEMENT PROCESS:

The Housing Our Future project is guided by an inclusive public outreach process. Engagement includes creation of a project task force, participation in a variety of public events, interviews, distribution of a housing conversation guide, and engagement through *Let's Talk, Wilsonville!* Outreach is focused 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, helping ensure Wilsonville has housing opportunities for different household compositions, ages, and income ranges.

ALTERNATIVES:

City Council may suggest the addition, modification, or removal of actions for further consideration in the HPS.

CITY MANAGER COMMENT:

N/A

ATTACHMENTS:

1. Wilsonville Housing Production Strategy – Information about Potential HPS Actions – October 30, 2024
2. Task Force and Planning Commission Feedback on Actions for the HPS – November 14, 2024