



**Joint City Council/Planning Commission
Work Session Meeting Minutes
July 15, 2024**

Wilsonville City Hall & Remote Video Conferencing
<https://www.ci.wilsonville.or.us/meetings/pc>

CALL TO ORDER - ROLL CALL

Council President Akervall called the meeting to order at 5:00 p.m.

Present: Councilor Berry, Councilor Linville, Councilor Dunwell, Council President Akervall, Planning Commission Chair Andrew Karr, and Commissioners Semenova, Willard, and Constantine. Mayor Fitzgerald arrived after Roll Call.

Excused: Commissioners Hendrix, Heberlein, and Scull.

Staff Present: Bryan Cosgrove, Amanda Guile-Hinman, Andrea Villagrana, Jeanna Troha, Miranda Bateschell, Dan Pauly, Kimberly Rybold, Kim Veliz, Zoe Mombert, and Aria Azizi.

JOINT CITY COUNCIL & PLANNING COMMISSION WORK SESSION

City Councilors and Planning Commissioners introduced themselves. (Staff Notes)

1. Housing Our Future

Kimberly Rybold, Senior Planner and **Consultant Beth Goodman, EcoNorthwest** provided an overview of the Housing Our Future Project and presented the Wilsonville Housing Needs and Capacity Analysis (HNCA) via PowerPoint, which has been added to the record, reviewing the results of the HNCA and the next steps regarding the Housing Production Strategy (HPS).

Feedback from the Commissioners and Councilors was as follows with responses to questions from Staff and Ms. Goodman as noted:

- **Senior Planner Rybold** explained that the DLCD (Department of Land Conservation and Development) had an enforcement mechanism in place for cities that did not meet the statutory requirements to plan for needed housing. A new State entity has been established to proactively address complaints and enforce compliance of Cities not doing their part with statewide housing planning, as well as those not applying their planning or zoning laws, which inhibits the production of housing.
- Most housing was provided by the private market due to the rules of supply and demand. Local governments provided regulations and guidance.
 - **Ms. Goodman** added if a city does not plan for housing and affordability, housing prices will continue to increase, making the city more exclusionary. People who work in the

community may not be able to afford to live there, causing various problems, including transportation issues.

- **Senior Planner Rybold** stated tonight's joint work session was inspired by a previous meeting on rent burden, which led to a nice discussion between the City Council and Planning Commission. Both bodies were involved in advising and shaping the Housing Our Future Project. Given the technical nature of the information, it was beneficial to have both groups in the same room for this initial step.
- **Senior Planner Rybold** clarified that entitled meant that a project had gone through the land use review process, specific plans were approved by the Development Review Board, but the actual building permits allowing construction to start had not yet been issued.
- A model city would be one with young people early in their careers who aspire to become homeowners. Economically, it was difficult for young individuals, typically earning \$50,000 to \$60,000 a year without significant savings, to afford homes. The hope was that as older residents sold their homes, younger individuals would be able to live in multi-family housing and then buy homes.
 - **Ms. Goodman** added that to continue having a younger city, the City had to have housing that was affordable for rental and for getting into homeownership.
- **Ms. Goodman** agreed to look at college statistics for 18- to 24-year-olds to get a sense of how many people did not plan to be permanent residents, but were looking for student housing.
- **Ms. Goodman** said she did not have direct information about whether young people living in Wilsonville were part of families they grew up with, moved here for employment, or for school opportunities. She imagined it was a mixture of all three reasons.
- **Ms. Goodman** clarified that she did not know whether the 18,000 commuters into Wilsonville faced issues related to housing affordability or inventory. In a similar situation in Corvallis, people cited various reasons for not living where they work, such as preferring their current residence. A major reason for commuting might be the lack of affordable housing in Wilsonville. She did not recommend spending money on such a survey.
- **Ms. Goodman** stated she did not have specific information about the income level of the 9,800 people commuting out of Wilsonville. Some details about the income levels Wilsonville residents as a whole was available, but not about those leaving.
- Having more information about the income levels of employment positions in Wilsonville and the distribution of workforce income levels would be interesting. This would provide an advantage in understanding people commuting in and out of Wilsonville.
 - **Ms. Goodman** confirmed that they could provide some of that information.
- The economic development manager studied employer needs in Wilsonville, and feedback from employers, including a major aerospace company, highlighted the need for housing. Despite high wages, starting around \$100,000, there were no reasonable housing options for families with one income earner at that level. Employers told the City that to expand and attract more employees, one of their concerns was that Wilsonville did not have enough variety in housing.
- **Ms. Goodman** clarified that when referring to rising housing costs, she was talking about sales prices and noted that most were for single-family homes.

- **Ms. Goodman** confirmed that homeowners' association (HOA) fees were not generally accounted for in housing affordability data. Factors such as accumulated wealth, debts, and HOA fees were not well-reported, and changes in interest rates over time affected housing costs. She agreed to explore the possibility of obtaining a sampling of HOA fees and incorporating it into the report.
- **Ms. Goodman** confirmed that Newberg's rates of cost burden were not significantly different from those in Wilsonville.
- Some community members in Wilsonville idealized the city as having big homes and big lots, similar to West Linn. However, the reality was that a large portion of the population was close to being homeless. Having a variety of housing options for all demographics was important for creating a vibrant community.
- The Wilsonville Farmers Market, which had previously been held in Villebois and frequented mainly by homeowners, was moved closer to City Hall and attracted a different demographic, including apartment residents who enjoyed the water park and food options. It was important to serve the entire community and to promote unity between homeowners and renters.
- **Ms. Goodman** confirmed that it was a State requirement for all metro cities to plan for at least 50% of new housing to be either multi-family or attached housing types, excluding single-unit detached homes.
 - If the City did not follow the State requirement, it would have to provide a valid reason for non-compliance, which would be very difficult. Following the State requirement meant having plans in the HNCA and Housing Our Future and ensuring land use plans could meet the standard.
- Wilsonville differed from other cities due to having more multi-family housing. In Frog Pond East and South, 48% to 50% of housing was planned to be single-family homes and 10% to 15% multi-family. Clarification was sought on the study's expectations and how to account for the current plans.
 - **Ms. Goodman** noted it would be clearer once she presented the capacity piece.
 - **Ms. Goodman** confirmed that Wilsonville would meet the requirement with attached housing and multifamily housing comprising 15%, 5%, and 35% of the forecasted new housing.
- **Ms. Goodman** confirmed that transit-oriented development (TOD) was included in the calculation of the forecasted multi-family housing units.
- **Senior Planner Rybold** noted the analysis was still being refined. Unlike past analyses focused on greenfield development, the current process had to consider the complexity and uncertainty of redevelopment, particularly in Town Center. Redevelopment involved more variables and less predictability compared to greenfield development. Future refinements would be made to the 20-year plan based on feasibility and external factors that influence how quickly an area develops.
- The City had a significant responsibility to meet State mandates. City planners, the Council, and others within the City structure understood the importance of addressing these housing needs not only for today but also for the future.
- Appreciation was expressed for addressing demographics, including the Latine population.

- Residents in apartments were often the least mobile due to financial constraints. It was important to ensure well-managed housing to address future needs and recognize that these community members and their voices mattered.
- Concerns about the strategy for meeting housing needs were expressed, particularly with the requirement for over 2,700 new dwelling units by 2045, 40% of which needed to be income-restricted housing. The current strategy, which included 30% of new housing as multi-family units with five or more units, did not address affordability. 55% of renter households were cost-burdened, with 29% severely cost-burdened. Rental housing was not the answer to affordability. A different strategy was requested.
 - **Ms. Goodman** noted that policy work, where the strategy came in, had not yet started. Rental housing on the market was not necessarily affordable, but Housing Production Strategies could include more TOD-type development and partnerships with state and nonprofit organizations to build income-restricted housing and low-cost affordable homeownership units. These options would be discussed in the next phase of the HPS.
- Just bringing in private rental owners, without implementing rent controls, would create challenges. There was a need for strategic solutions, such as more affordable housing options and shared ownership models.
- **Ms. Goodman** confirmed that the report did not address density beyond discussing capacity and agreed that capacity and density did not equate with each other. The report did not propose increased density but assumed development at existing or planned densities in the master plan areas.
- Concerns were expressed about relying on historical patterns for the housing mix, as the strategy's percentages were based on past data. There was a proposal to reconsider the approach to meeting unit growth requirements, as it did not have to involve only multi-family dwellings and could include other strategies.
 - **Senior Planner Rybold** clarified that the report's purpose was not to prescribe a specific mix of housing but to assess if there was enough land to accommodate a spectrum of housing needs. It was not a strategy but a tool to understand whether existing plans were adequate to meet future needs in the next 20 years.
- Concerns were expressed about ensuring that outreach plans and focus group plans specifically addressed various demographics to better understand their needs, including considerations for housing types and layouts for different age groups and household compositions.
 - **Ms. Goodman** noted that the focus would be on understanding the nuanced and unmet housing needs of different demographic groups, rather than on the details of housing layouts or beyond income considerations.
- In a meeting of Washington County Mayors, it was highlighted that Oregon's demographic projections were influenced by a healthy older population and a relatively low birth rate. This pointed to the fact that there would be people looking for smaller households and a larger older population.
- The owner of a retirement home in Wilsonville expressed concern about the difficulty in hiring staff due to long travel distances. He noted that without nearby housing for employees,

it could become challenging to have such businesses in Wilsonville. This highlighted the need to consider workforce housing for various income levels, including higher-wage industries, daycare providers, and retirees.

- Concerns were seen on social media that development might be concentrated in existing neighborhoods. The HNA and Buildable Lands Inventory focused on undeveloped land. Even with lower projections, it was important to ensure that there was enough land for thoughtful planning, including Wilsonville standards such as sidewalks, signals, streets, parks, and green spaces.
- **Ms. Goodman** mentioned having worked with three dozen communities across Oregon on similar studies, being involved in the statewide process for revising Goal 10, and working with colleagues across Washington, Oregon, California, and the Intermountain West on various aspects, including infrastructure and financial feasibility.
- **Ms. Goodman** noted that commuting habits might not change significantly due to an increase in hybrid and remote work, and that the most recent commuter data from 2021 could be researched and provided to Staff.

ADJOURNMENT

The meeting was adjourned at 6:26 p.m.

Respectfully submitted,

DocuSigned by:
Kimberly Veliz
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Kimberly Veliz, City Recorder