

**COMMITTEE FOR CITIZEN INVOLVEMENT
WEDNESDAY, JANUARY 8, 2014
6:00 P.M.**

**Wilsonville City Hall
29799 SW Town Center Loop East
Wilsonville, Oregon**

Notes from the Goal 10 Housing Needs Analysis Public Forum

The Planning Commission meeting in its role as the Committee for Citizen Involvement (CCI) hosted a Public Forum on the **Statewide Planning Goal 10 Housing Needs Analysis** for the City of Wilsonville.

Those present:

CCI Members: Al Levit, Ben Altman, Eric Postma, Marta McGuire, and Phyllis Millan

City Councilors: Councilor Julie Fitzgerald

City Staff: Katie Mangle, Chris Neamtzu, Nancy Kraushaar

Project Consultants: Beth Goodman and Robert Parker of ECONorthwest

Approximately 28 members of the public attended.

The following documents were available to the public:

- Meeting Agenda
- Wilsonville Residential Land Study, December 11, 2013 DRAFT
- Wilsonville Residential Land Study: Technical Report, December 2013 Draft Report (Only one copy was available in a binder for citizens to look through.)

CCI Chair Al Levit opened the public forum at 6:00 by welcoming everyone to the meeting and introduced members of the CCI and City Staff. Many members of the audience indicated that they own property in the Frog Pond/Advance Road planning area. There were a few consultants, developers, and building contractors present. Chair Levit explained that the Housing Needs Analysis is planning the future residential lands and that it was good that those present were in attendance as a lot of input is needed and that there would be opportunity later in the evening for comments and questions.

Chair Levit introduced the ECONorthwest consultants assisting the City with the Housing Needs Analysis, Bob Parker and Beth Goodman.

Mr. Parker used a PowerPoint presentation, Wilsonville Housing Needs Analysis, to explain:

- Why a Housing Needs Analysis needed to be done
- The requirements and objectives of the study, definition of the study area
- Identification of the issues that needed to be addressed in the study
- The housing types that are currently in Wilsonville
- Housing mixes:
 - * The State requires cities to plan for land that will accommodate a new housing mix of 50% single-family and 50% multi-family. Wilsonville currently has a higher percentage of multi-family housing than its neighboring cities.
- Housing densities
 - * The state requires the City to plan for an overall density of new housing of 8 units per net acre.

- * The City is currently in compliance and will continue to be in compliance with the overall density requirements.
- Government subsidized/affordable housing
- Development capacity
 - * How much housing demand will Wilsonville have and how much capacity does Wilsonville land have?
 - * Two scenarios were developed for potential development: Low capacity and high capacity scenarios.
 - * The results of comparing the capacity of land to accommodate new housing with the growth forecast results are that the city has about enough land, when including the assumptions in the Frog Pond/Advance Road areas, to accommodate development. There is a chance that there will not be enough land under the low capacity scenario by 2032. With the high capacity scenario, there will be a slight surplus of land.
 - * Wilsonville's historical growth rate was faster than the Metro forecast and if this trend continues it may run out of land slightly before the 2032 forecast.
 - The City is planning for a lot of employment growth and it is one of Wilsonville's objectives to have a better housing/job balance.
 - * The City has a flexible system in that it understands that the market determines what type of housing is going to get built; it says that within these particular designations, these housing types can be built.
- Policy recommendations
 - * Plan for predominately single-family detached housing in Frog Pond
 - * Adopt proposed Development Code amendments
 - * Because Wilsonville may grow faster than Metro's forecast:
 - Monitor development activity
 - Work with Metro to bring the Advance Road area into the UGB.

Mr. Parker summarized his presentation by saying that the Housing Needs Study provides the foundation for ongoing planning efforts and upcoming planning efforts, particularly in the Frog Pond/Advance Road area, and shows compliance with state requirements. The results show that the City is consistently implementing their planning system and getting the results intended from that system.

The public forum was opened up for questions and comments about the report with Mr. Parker and Katie Mangle, Wilsonville's Long-Range Planning Manager, responding. *The discussion included the following questions and observations:*

- Is the state housing mix requirement (of planning for a 50/50 mix) for only new development or all development?
 - * The housing mix requirements are only for new housing that occurs over the 20-year planning period. As the trend since 1995 has been an increased percentage of multi-family housing, the Planning Commission has directed that the housing mix be brought back to a 50/50 mix. The 52/48 mix indicated in the Study is what they were able to get to, based on the function of the land that is available and the designations in zoning that exist right now.
- Why was the area north of Frog Pond, west of Stafford, not included as a priority for concept planning and UGB inclusion?
 - * The phasing of the Metro Urban Reserve Plan shows the Advance Road area is to be brought into the UGB in 2020-2025.
 - * Metro's official estimate is that the Elligsen Road area could be added to the UGB in 2035
 - * The City is following Metro's direction for the prioritization of the areas coming into the UGB.
- Why not plan for single-family attached housing in Frog Pond?
 - * The direction that staff has gotten from the Council and Planning Commission has been that, because of the amount of multi-family development in the past 15 -20 years, and the fact that much of the vacant lands in the City are already planned for some multi-family units, the Frog Pond area is a good place to provide more single-family detached units.
- Ms. Mangle explained that within the next two months a planning effort will begin for the Frog Pond/Advance Road area.

- * This Housing Needs Study is not setting any policies for specific housing densities or types; the study is not predetermining the housing mix for the Frog Pond/Advance Area. It is an economic model study that addresses what Wilsonville will need, and what the demand for housing could be. This study answers some of the questions the community would be asking during the Frog Pond/Advance Road planning process; who are we planning for, what do we need, how do we know if we need this kind of housing?
- * The community will continue to refer to this document during the conceptual planning of the Frog Pond/Advance Road areas.
- * The Frog Pond/Advance Road property owners have already been notified of the conceptual planning that is about to take place for that area.
- * The intent is to have robust citizen involvement during that conceptual planning.
- Multi-family and single-family mix:
 - * There is a distinction between the multi-family and single-family mix in that single-family homes tend to be more focused towards ownership products. To clarify the way that Metro looks at the mix, it is 50% detached single-family and 50% attached multi-family. Adjusting the trend in Wilsonville to reduce percentage of multi-family (toward 50%) has been the prevailing discussion with the City Council and Planning Commission.
 - * Some multi-family units in the Frog Pond area (assumed to be duplexes) were included in the modeling for this report.
- The duplex Code amendments seem to be in conflict with desire for single-family attached housing.
 - * There was an oversight during prior Code amendments in that duplexes were dropped off the list. It is a housekeeping thing to correct that oversight.
 - * The proposal is that duplexes be added to the list of housing types allowed in Planned Development zones that already allow single-family and multi-family housing.
 - * It also feeds into that prevailing policy direction that empowers property owners to do some of the lower density development.
- The term “required” has been used frequently and it has an air of inevitability to it. Are we saying that we are “required” to achieve the numbers that are listed in the report? Are the Metro growth projections required? Is it correct to say that we have no other choice but to do this?
 - * Mr. Parker responded that the City does have discretion in respects over where and how fast, but people are allowed to develop their land once inside a UGB. Property owners have the right to do whatever the zoning allows. Mr. Parker detailed how properties are brought into the UGB in order to be “urbanizable”.
 - * The growth forecast may not necessarily be a self-fulfilling prophecy. Metro recommends that the City monitor its growth and land consumption in relation to the forecasts.
 - One of the more important issues for the City is the rate of growth. The City could make the determination that they do not want more land brought into the UGB, although with urban reserves, there is some direction there already.
 - It is complicated because Wilsonville exists in a metropolitan region that is trying to figure out how to accommodate growth over the whole area.
 - * Ms. Mangle noted that since Frog Pond has been brought in to the UGB, and Wilsonville advocated for it to be brought into the UGB, we are required to develop a plan for what will happen.
 - There is no set outcome of what that plan is to be, just that there is some agreement that it will be residential. Similarly, we are also required to do a plan for the employment areas of Basalt Creek.
 - There is a high demand from businesses that want to locate here and people who want to live here, so we want to be ready for the traffic impacts and community growth.
 - There are infrastructure implications there as well. We need to be doing a lot of this work and have been doing this advance planning for other areas all along; even prior to the regional requirements being put in place.
 - * Last year a Transportation System Plan that has provisions to accommodate that growth was adopted.

- The Frog Pond area is already in Metro's Urban Growth Boundary. The City can advocate to bring the Advance Road area into the UGB if there is a need for more land.
- There were comments about the density of Villebois and the closeness of the units and lack of open space.
 - * Katie noted that the Villebois Village Master Plan has not changed that much since it was adopted. It was planned as a mixed density urban village from the very beginning.
 - * The open space and lot size of Villebois was part of the reason for the push for single-family detached units at Frog Pond.
- What is the occupancy of all of the multi-family units? Keep occupancy in mind as part of this work.
 - * Vacancy rates were looked at in Wilsonville relative to other cities. We did not look at business vacancies. Wilsonville was no higher than other areas.
- How long do multi-family units last? When do they get replaced?
 - * The life-span of a multi-family unit is typically 50 years. It could be more depending upon how well they are maintained. This gets it out of this Study's planning horizon.
 - * Typically in places like Wilsonville, when redevelopment occurs, it redevelops into densities higher than what was there previously. They did not get into redevelopment too much in the Study.
 - * There is limited data about mobility; why and how often people move.
 - * Comments were made about a concern that multi-family housing may deteriorate faster than single family housing, and impact the quality of life in the community.
- Comments were made about the Advance Road school/park site and how infrastructure gets sized and built to accommodate demand.
 - * The School District owns three large lots in the Frog Pond area and are going to be an important player in that planning process. They are a property owner; a potential developer just like everyone else.
 - * There is already a large sewer trunk line in Boeckman Creek that stubs up to the city limits. It probably needs to be bigger to serve the whole area, but it is big enough to serve the Frog Pond area including the school site. Lateral lines will need to be run to the big pipe.
 - * It was confirmed that there will be enough capacity at the Wastewater Treatment Plant to handle the Frog Pond/Advance Road development.
 - * Metro grant money is paying for the planning work that is about to start for the Frog Pond/Advance Road area. One of the arguments the City made in the grant application was for planning this whole area at the same time, even if Advance Road comes in later, is because it needs to work together; it all going to be served by the same sewer lines, by the same schools; it is going to be the same community. Metro may find that there is a need to bring the Advance Road area into the UGB much sooner than they think.
- The Planning Commission's 20-year Look
 - * Ms. Mangle explained that during the last UGB expansion cycle, the Planning Commission and City Staff did a 20-Year Look that projected how and when land outside the city limits could be brought into the City and be developed, but a lot of was based on physical mapping and intuitive understanding about what was happening; now we have data to back that up that is current.
 - If we track it every year and can show that we know how much land is being consumed, at what densities and what the market is, Metro can use this information to determine whether Advance Road needs to come in earlier or later.
 - If there is City and community support, they will be able to say that there is a need and a plan that can be backed up by documentation.
- Comments were made about single-family housing being appropriate in Frog Pond, as they put less pressure on schools etc.
 - * Mr. Parker stated that concept planning is not just about meeting the state and Metro requirements, but to think about the physical aspect about how development is going to occur and what the community wants out of the future development.

Ms. Mangle discussed the Frog Pond/Advance Road concept planning specifically:

- The City received a grant in August 2013 from Metro to fund the concept planning. Property owners were sent letters letting them know about the grant. Since then, agreements were negotiated and signed

and the process to hire a consulting team to assist with the analysis, planning, and design work is underway. She expects to have the consulting team under contract by March 2014 with the actual planning effort starting in April.

- City staff is already gathering data and doing some mapping, and will be contacting property owners for permission to go on their property.
- She invited people to contact her with their ideas, comments, and questions. The property owners know the most about their land and she is interested in hearing from them.
- The intent is for robust public involvement; there will be workshops to engage the whole community, but the property owners will be key players in the planning.
- She invited people to sign in on a signup sheet specifically for the Frog Pond/Advance Road planning if they wish to be kept informed as the process moves forward.
- The project is to be done in two phases
 - * The first year will be looking at the Frog Pond and Advance Road areas together.
 - * The second year will be focusing on just the Frog Pond area specifically because this area is closer to be developed.

When will the school be built?

- The School District first has to go to the voters with a bond measure, probably in November. If that is successful, then they have to go through the planning and permitting processes. Ms. Mangle suggested that the school could be built in 2016. The concept plan will be ready by that time.
- There already is a master plan for the school property that shows how the property would be laid out. The City, at this time, is not actively doing anything about the park that is planned to be included on the school property, but the City intends to hold that land for the park. There was a discussion about what type of school is needed for the area.
- Will concept planning allow Advance Road to come into the UGB and develop without additional work (i.e. no master plan)?
 - * The first year that we do the concept planning for the Frog Pond/Advance Road areas will meet the Metro requirements for both areas and that level of planning will not have to be done again for the Advance Road area when it brought into the UGB.
 - * It is not necessary that the City to do the master plan level of planning, which goes into more detail than conceptual planning, but Ms. Mangle said that the intent is to get the concept planning to the level that developers can easily pick up where the concept planning leaves off.