



Middle Housing (House Bill 2001 Compliance) Project Scope

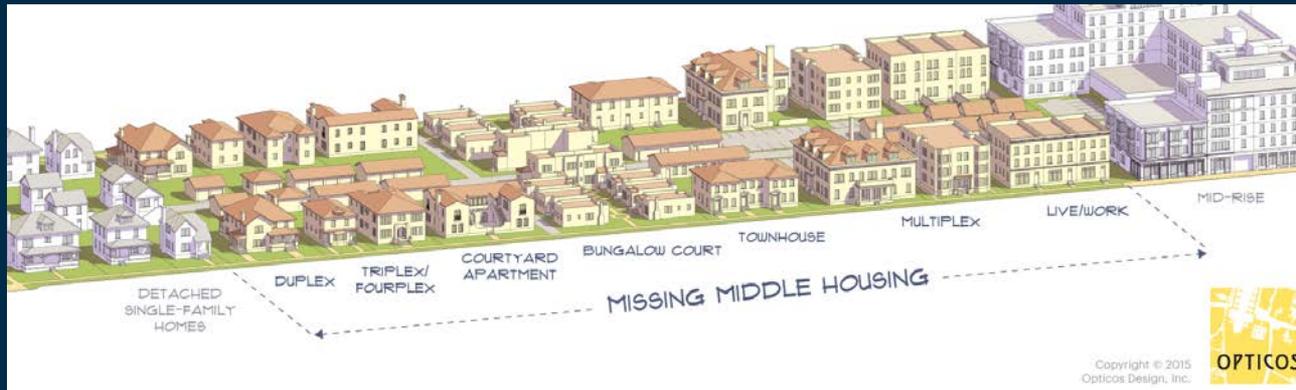
Planning Commission Work Session

February 12, 2020

Presented by Daniel Pauly AICP, Planning Manager

Background

- House Bill 2001
 - Duplexes on each lot allowing single family homes
 - Middle Housing in “areas zoned for residential use”



Options for Compliance

State Model
Code

vs.

Locally Tailored
Code

What to Examine for Compliance



City of Wilsonville
Comprehensive Plan

**CITY OF WILSONVILLE
PLANNING
AND
LAND DEVELOPMENT
ORDINANCE**

 **FROG POND WEST**
Master Plan


Villebois
Villebois Village Master Plan

 **FROG POND AREA PLAN**
Creating a great community

**Infrastructure
Master Plans**

Context

Equitable House
Strategic Plan

State Rulemaking
and Model Code
Adoption

Frog Pond
East and South



Proposed Project

Timeline

May 2020

Adoption of Equitable Housing Strategic Plan

May-June 2020

Begin work on Middle House Project

December 2020

DLCD rulemaking related to House Bill 2001 adoption and state model code adoption

Early 2021

Begin Frog Pond East and South Master Plan project (public launch Q3 2021)

Timeline

January 2021 to February 2022

Finalization and adoption of Middle Housing Project components

June to August 2022

Adoption of Frog Pond East and South Master Plan

June 30, 2022

Deadline for compliance with House Bill 2001 to avoid state model code going into effect.

December 13, 2022

Deadline for adoption of Frog Pond East and South Master Plan per Metro Ordinance.

Project Funding

- Grants
 - State via DLCD (hopeful)
 - Metro (exploring)
- Existing Resources
 - Staff time
 - Professional services budget
- 2020-2021 Budget Add Package
 - Additional professional services budget



PROPOSED PROJECT PRODUCTS

1. Audit and Recommendations



- Recommended Text Changes
 - Comprehensive Plan
 - Development Code
 - Legislative Master Plans
- Memo recommending updates
 - Infrastructure Master Plans

1. Audit and Recommendations

3 Phases

Phase 1: Audit Q2 2020-Q4 2020

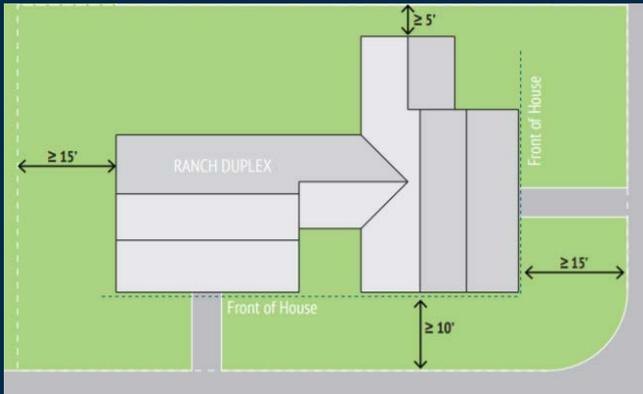
Phase 2: Targeted Outreach Q4 2020-Q1 2021

Phase 3: Recommendations

Draft Q1 2021

Final Q4 2021

2. Design and Siting Standards



- Focus of public Involvement
- Standards for a mix of housing types
- Quality design and compatibility
- Q1 2021-Q3 2021

3. Infrastructure Funding Methods



- Analysis of a variety of options
- Includes exploring variable SDC's
- Aim to reduce/minimize impact on cost of housing
- 2022

Key Question for Commission

- Who are key stakeholder groups that should be engaged in project?
- What may have been overlooked in terms of concerns?
- What may have been overlooked in terms of priorities?
- Any great ideas for a project name?



Questions for Staff?