



Housing Production Strategy Working Group Meeting 1 Meeting Notes for June 10, 2024

Members: Kevin Bonnington (City Council), Tom Watton (Planning Commission), Michelle Goldberg (NA Presidents), Gloria LaFleur (Housing Authority of Clackamas County), Samuel Goldberg (Fair Housing Council of Oregon), Erin Maxey (Habitat for Humanity), Karen Saxe (DevNW), Darren Gusdorf (Icon Construction), Preston Korst (Home Builders Assoc.)

Members Absent: Bayley Boggess (Community-at-Large)

Project Team: Darren Wyss (Planning Manager), Lynn Schroder (Mngt. Analyst), Matt Hastie (MIG), Brandon Crawford (MIG), Brendan Buckley (Johnson Economics), Mari Valencia-Aquilar (DLCD)

Public: Jim Edwards (Retired Developer)

The meeting recording is available [here](#).

1. Welcome and Introductions

Planning Manager Wyss welcomed the group and led a round of introductions.

2. Role of the Working Group

Planning Manager Wyss outlined the group's role and presented draft meeting guidelines. Members agreed upon the meeting guidelines.

The West Linn City Council appointed this limited-duration Working Group to review and recommend a Housing Production Strategy. The City has a consultant team to assist in developing the HPS. Funding was provided by the Oregon Dept. of Land Conservation and Development.

The Working Group is scheduled to meet a total of four times (June 2024, Oct. 2024, Nov. 2024, and Jan. 2025)

3. Election of Chair/Vice-Chair

Members selected Tom Watton and Darren Gusdorf as the Chair and Vice-Chair, respectively.

4. Project Overview/HPS Relationship to HCA

Matt Hastie reviewed the City's previous effort to develop and adopt a Housing Capacity Analysis (HCA), which was the first step to achieve compliance with House Bill 2003 (2019). The HCA projected future housing needs in the community. The Housing Production Strategy (HPS) is the follow-up task to identify and adopt different strategies the City will pursue to help facilitate the development of the needed housing types.

5. Contextualized Housing Needs Review

Matt Hastie reviewed the results Contextualized Housing Needs Analysis and discussed its relationship to the HCA.

A working group member asked whether middle housing will be taken into consideration for housing capacity and housing production in the CHNA. Responses included:

- The breakdown of housing type by need included attached forms of housing, including middle housing.
- The housing strategies will address middle housing.
- The City did adopt code amendments to allow middle housing, consistent with HB 2001.
- Darren is working on two-year check-in on HB 2001 implementation that he'll share with City Council, Planning Commission, and this working group as well.
- Roughly 70% of the city is zoned R-10, which has limited property owners from doing lot divisions. Now middle housing land divisions enable developers and property owners to do 5,000 sq. ft. land divisions, which is a typical lot size in the Portland Metro Region.
- Because the City allows for detached "plexes" some middle housing is being built in that form – i.e., two or more individual, detached units on a single lot.
- The HPS may include tweaks to provisions for implementing middle housing.

A question was asked to clarify how the HCA determined the homeownership need. Responses included:

- The forecast is based on historical trends with other household data – e.g., current and projected future demographics, age, income, etc.

6. Stakeholder Interviews Summary Review

Matt Hastie briefly summarized what the project team heard from the 10 stakeholder interviews.

Wyss remarked that the City only had about 1.9 acres of buildable land zoned for multi-family housing at the time of the HCA. The City subsequently upzoned over 5 acres of land to meet the multi-family need, but the City should consider additional rezoning for multi-family housing. The City's Waterfront and Vision43 projects will most-likely result in mixed-use zoning that can also help accommodate future need for higher density housing in the future.

7. Next Steps

Matt Hastie discussed next steps for the consultant team, as well as the expectations for the next three Working Group meetings. A member mentioned that the adoption date may overlap with Metro's Regional Coordination Strategy, which will be adopted next year. Will the project be coordinating with that process? Responses included:

- HB2001 from the 2023 legislative session requires Metro to develop a regional housing coordination strategy report. Metro's version of an HPS. Metro can, and will likely, undertake discussions with metro jurisdictions regarding their housing needs. The City isn't necessarily obligated to coordinate with Metro, but City staff will certainly participate and coordinate with Metro once the scope of work and process is fully defined.

8. Public Comment

None.

9. Adjourn

Chair Watton recommended the group visit the Vision43 Project Website and then adjourned the meeting at 4:00pm.