



22500 Salamo Road  
West Linn, Oregon 97068  
<http://westlinnoregon.gov>

## CITY COUNCIL AGENDA

Tuesday, December 2, 2025

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1:00 p.m. – Work Session – Council Chambers & Virtual\*

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|-----------------------|------------------|
| 1. Call to Order      | [1:00 pm/5 min]  |
| 2. Approval of Agenda | [1:05 pm/5 min]  |
| 3. Public Comments    | [1:10 pm/10 min] |

The purpose of Public Comment is to allow the community to present information or raise an issue regarding items that do not include a public hearing. All remarks should be addressed to the Council as a body. This is a time for Council to listen, they will not typically engage in discussion on topics not on the agenda. Time limit for each participant is three minutes, unless the Mayor decides to allocate more or less time. Designated representatives of Neighborhood Associations and Community Advisory Groups are granted five minutes.

- |   |                  |
|---|------------------|
| 4. Mayor and Council Reports              | [1:20 pm/10 min] |
| a. Reports from Community Advisory Groups |                  |
| 5. Proclamations                          | [1:30 pm/10 min] |
| a. Pearl Harbor Day                       |                  |
| b. Impaired Driving Prevention Month      |                  |
| 6. Operations Center Financial Plan       | [1:40 pm/30 min] |
| 7. Severely Rent Burdened Housing         | [2:10 pm/30 min] |
| 8. City Manager Report                    | [2:40 pm/5 min]  |
| 9. Adjourn                                | [2:45 pm]        |

*\*City Council meetings will be conducted in a hybrid format with some Councilors, staff, presenters, and members of the public attending virtually and others attending in person. The public can watch all meetings online via <https://westlinnoregon.gov/meetings> or on Cable Channel 30.*

*Submit written comments by email to City Council at [citycouncil@westlinnoregon.gov](mailto:citycouncil@westlinnoregon.gov). We ask that written comments be provided before noon on the day of the meeting to allow City Council members time to review your comments.*

*If you cannot attend the meeting in person and would like to speak live at a public meeting by videoconferencing software or by phone, please complete the form located at: <https://westlinnoregon.gov/citycouncil/meeting-request-speak-signup> by 12:00 pm the day of the meeting to be input into our system. Instructions on how to access the virtual meeting will then be provided to you by email prior to the meeting. If you miss the deadline and would like to speak at the meeting, please fill out the form and staff will send you a link as time allows.*

*The City abides by Public Meetings law. If you believe a violation has occurred, please [click here](#) to inform the staff of your concern.*

*To request an interpreter or other communication aid, please contact Kathy Mollusky at 503-742-6013 or [kmollusky@westlinnoregon.gov](mailto:kmollusky@westlinnoregon.gov).*

*When needed, the Council will meet in Executive Session pursuant to ORS 192.660(2).*

# PROCLAMATION

West Linn, Oregon

**WHEREAS**, on December 7, 1941, our Nation suffered one of the most devastating attacks ever to befall the American people. In less than two hours, the bombs that rained on Pearl Harbor robbed thousands of men, women, and children of their lives, thrusting our country into the greatest conflict the world has ever known; and

**WHEREAS**, in his address to Congress, President Franklin D. Roosevelt affirmed that “with confidence in our Armed Forces – with the unbounding determination of our people – we will gain the inevitable triumph; and

**WHEREAS**, this attack led President Roosevelt to call on Congress to declare an act of war the following day, stating December 7, 1941 would be a “date which will live in infamy”; and

**WHEREAS**, millions stood up and shipped out to meet that call to service, fighting heroically on Europe’s distant shores and pressing island by island across the Pacific; and

**WHEREAS**, millions more carried out the fight in factories and shipyards here at home, building the arsenal of democracy that propelled America to the victory President Roosevelt foresaw; and

**WHEREAS**, on every front, we faced down impossible odds – and out of the ashes of conflict, America rose more prepared than ever to meet the challenges of the day, sure that there was no trial we could not overcome; and

**WHEREAS**, as we pay solemn tribute to America’s sons and daughters who made the ultimate sacrifice, let us also reaffirm that their legacy will always burn bright – whether in the memory of those who knew them, the spirit of service that guides our men and women in uniform today, or the heart of the country they kept strong and free.

**NOW, THEREFORE, BE IT PROCLAIMED BY THE CITY COUNCIL OF THE CITY OF WEST LINN THAT DECEMBER 7, 2025 IS:**

PEARL HARBOR REMEMBRANCE DAY

And we encourage our community to observe this solemn day of remembrance and to honor our military, past and present.

DATED THIS 2ND DAY OF DECEMBER 2025

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RORY BIALOSTOSKY, MAYOR

ATTEST:

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KATHY MOLLUSKY, CITY RECORDER

# PROCLAMATION

West Linn, Oregon

**WHEREAS**, every year, thousands of lives are needlessly lost on our roadways because of alcohol and drug-impaired driving. These are avoidable tragedies that leave deep holes in our families and communities; and

**WHEREAS**, impaired driving is a public health concern because it not only puts the driver at risk, but also endangers the lives and safety of passengers and others sharing the road; and

**WHEREAS**, we remember the victims and honor their memory by making the responsible decision to drive sober and ensure others do the same; and

**WHEREAS**, driving while impaired by any substance – legal or illegal – is dangerous. Alcohol, illicit drugs, and even over the counter and prescription medications can impair a driver’s judgment, decrease motor coordination, and slow the reaction time necessary to safely operate a motor vehicle; and

**WHEREAS**, alcohol-impaired driving causes over 11,000 deaths each year; and

**WHEREAS**, through the exercise of good judgment, personal responsibility, and a commitment to never drive while under the influence of alcohol, every community member can play a role in the fight against impaired driving; and

**WHEREAS**, we must also share our appreciation for the law enforcement officers who risk their lives each day to keep our communities safe while keeping impaired drivers off of our roadways.

**NOW, THEREFORE, BE IT PROCLAIMED BY THE CITY COUNCIL OF THE CITY OF WEST LINN**, that December 2025 is

## **IMPAIRED DRIVING PREVENTION MONTH**

And we urge all community members to make responsible decisions and take appropriate measures to prevent impaired driving.

DATED THIS 2ND DAY OF DECEMBER 2025

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RORY BIALOSTOSKY, MAYOR

ATTEST:

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KATHY MOLLUSKY, CITY RECORDER

## Work Session Agenda Report

Date Prepared: November 25, 2025  
For Meeting Date: December 2, 2025  
To: Mayor Rory Bialostosky and West Linn City Council  
From: John Williams, City Manager *JRW*  
Subject: Operations Facility Financing Plan

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### Purpose

Council discussion of funding options for the City's Operations Facility on Salamo Road.

### Question(s) for Council:

What will be the final funding mix for the facility? Does Council wish to reduce impact on the General Fund and Utility Funds with any additional service fees or other supplemental funding for the project?

### Background & Discussion:

Council has discussed design, cost, and funding options for the new facility many times over the past several years. On November 18 Council voted 5-0 to "approve the recommended design recommendation referred to as 'Option 2' and authorize the City's Finance Director to secure Full Faith and Credit Obligation funding in the amount of \$45 Million to be paid through long-term debt service of the applicable operation funds: Streets, Storm, Sewer, Water, and Parks (General Fund)." Council directed staff to return in December with a work session discussion on funding mix and formal decisions.

The [November 18 packet](#) and [meeting video](#) contains valuable background on these elements, as does the Council's [November 17 meeting information](#).

On November 18 Council reviewed a staff recommendation that divided responsibility of the \$45 Million among the five main departments that will be housed in the facility. The City's plan has been to fund this project with Utility Rates and existing General Fund revenue, but the final cost makes this challenging. From the 11/18 packet, here are the projected FFCO annual debt payments from each fund at this project cost:

- Streets - \$962,000
- Sewer - \$561,000
- Storm - \$561,000
- Water - \$561,000
- Parks (General Fund) - \$561,000

### Council Options:

On November 17 and 18 Council discussed several options:

- Pay for the project with existing revenue. This is possible, but as noted at previous Council meetings (particularly the [November 4 session](#)) it will impact our ability to carry out proactive infrastructure maintenance projects. The General Fund is an even larger source of concern considering outyear deficit projections.

- Propose a bond measure specifically for this or include it in a broader bond measure. Timelines make this difficult. The next available elections, in May and November 2026, would require a project pause (missing the 2026 dry weather construction season). Costs would certainly rise if the project were delayed. Council weighed the idea of moving ahead now and proposing a bond later, but it's uncertain whether the community would vote to increase taxes for a project that was already underway.
- Raise utility fees to supplement existing revenues. While water, stormwater, and sanitary sewer rates are limited by Charter to annual 5% increases, the Parks and Streets utility fees are not similarly limited. As discussed in detail on November 17, a \$1/month fee increase generates \$108,000 per year. Therefore, a \$5.20 per month increase in the Parks Utility Fee would cover the General Fund's responsibility for the project.

**Staff Recommendation:**

Based on November 18 Council direction to fund the project at the current cost level, and November 17 Council discussion of financial priorities/approaches, staff recommends Council increase the existing Parks Utility fee by a minimum of \$5.20 per month to pay the General Fund's share of the Operations Center project cost. This will also help address the General Fund's long-term stabilization needs.

A related note is that our recent review of the Parks Utility fee shows that it is falling short of fully funding our parks maintenance activities by approximately \$500,000 per year. When this fee was created in 2007, the City Council clearly indicated it was meant to pay 100% of parks maintenance costs. Staff recommends Council discuss an additional fee increase to achieve that goal.

Should Council take both steps, approximately 50% of the stabilization funding needed to address our medium-term General Fund forecast issues would be accomplished. Our goal has been to identify \$2,000,000 per year in additional funding or cost savings to stabilize the General Fund. These steps could be phased in to minimize impact to West Linn households.

As part of our financial strategic planning, Council has begun to look at the Street Fund as well. Supplementing this fund's revenue would allow additional project work on road maintenance and traffic safety projects. Staff recommends this be on the agenda for 2026 discussion.

We are fully aware that many West Linn households are experiencing financial pressures and cost increases and have difficulty balancing budgets. The November 17 packet included a page documenting costs paid to the City of West Linn by an average household; a total of \$217.16 per month including both property taxes and utility fees, which is significantly less than our peer local governments receive from similar households. Increasing the cost of local government is never West Linn's first choice; this is abundantly clear when we compare West Linn revenues against other cities.

The City has carefully worked to minimize Operations Center costs, identify design cost savings, and save funds for this project over time. We have also avoided this project for many years, making use of a completely substandard and inefficient facility well beyond its reasonable project life. We believe our community can be confident that the City is keeping total costs to households very low, that we are wisely using all funds received, and that we are designing a facility that will last for many decades to come as a wise investment in community livability.

**Work Session Agenda Bill**

Date: December 2, 2025

To: Rory Bialostosky, Mayor  
Members, West Linn City Council

Through: John Williams, City Manager *JRW*

From: Steve Koper, CD Director *SK*

Subject: Severely Rent Burdened Meeting

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**Purpose:**

Conduct a public meeting per OAR 813-112 to discuss the City's designation as severely rent burdened.

**Question(s) for Council:**

What are possible solutions to reduce the number of severely rent burdened households within the City?

**Background & Discussion:**

In 2018, the Oregon Legislature passed [HB 4006](#) outlining several housing reporting requirements for cities with populations greater than 10,000. This legislation identifies definitions for "severe rent burden" or "severely rent burdened" as the circumstance where a household spends more than 50 percent of the household income on gross rent for housing. A "severely rent burdened city" is a city where at least 25 percent of the renter households in the city are severely rent burdened. The determination for a severely rent burdened city is implemented by [OAR 813-112-0020](#).

The City of West Linn was notified of its severely rent burdened status (see attached document from Oregon Housing and Community Services (OHCS)). This determination (34.0 percent of renter households in West Linn spend more than 50 percent of income on rent – up from 30.8 percent during last year's reporting) requires the City to hold a public meeting in accordance with [OAR-813-0030](#) to discuss the following:

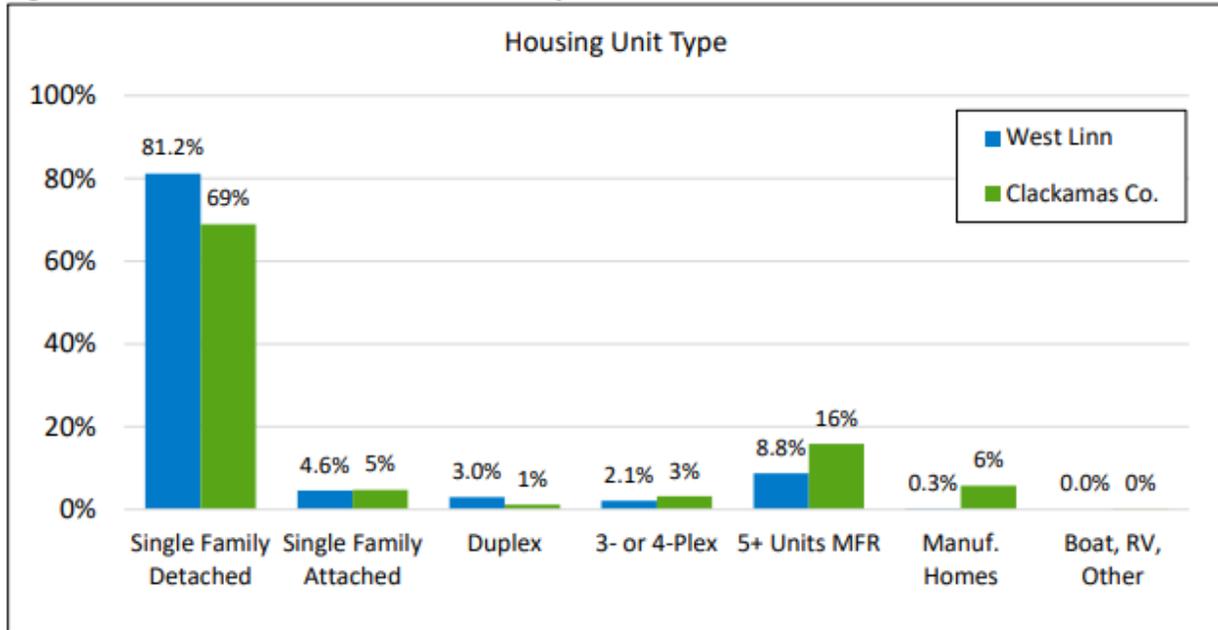
1. The causes and consequences of severe rent burdens within the city;
2. The barriers to reducing rent burdens; and
3. Possible solutions to reduce the number of severely rent burdened households within the city.

Staff have invited representatives from local non-profit housing providers, Clackamas County Housing Authority, and state agencies to attend and participate in the discussion.

In addition to the attached OHCS document, as part of HB2003 implementation, the City adopted a [Housing Production Strategy \(HPS\) in May 2025](#). The HPS includes a Contextualized Housing Needs Assessment (CHNA) as Appendix A. The CHNA contains additional data on housing conditions and needs within the community.

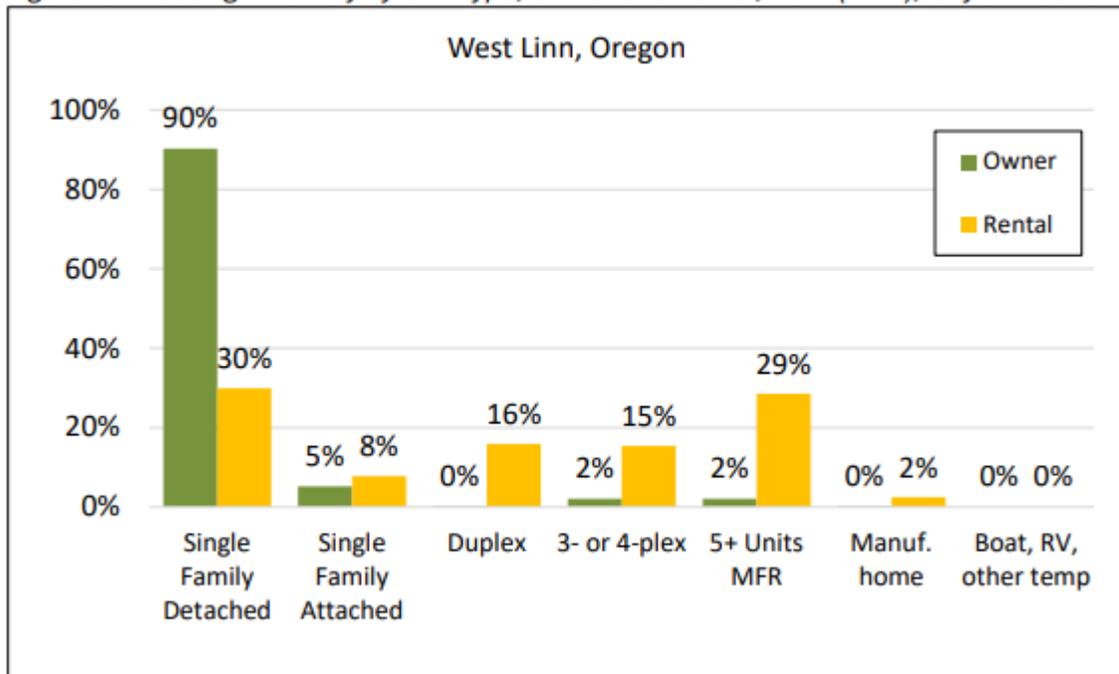
Staff recommend reviewing the linked document, but here are a couple of tables from the CHNA that are relevant to the discussion:

Figure 12. Estimated Share of Units, 2022, City of West Linn



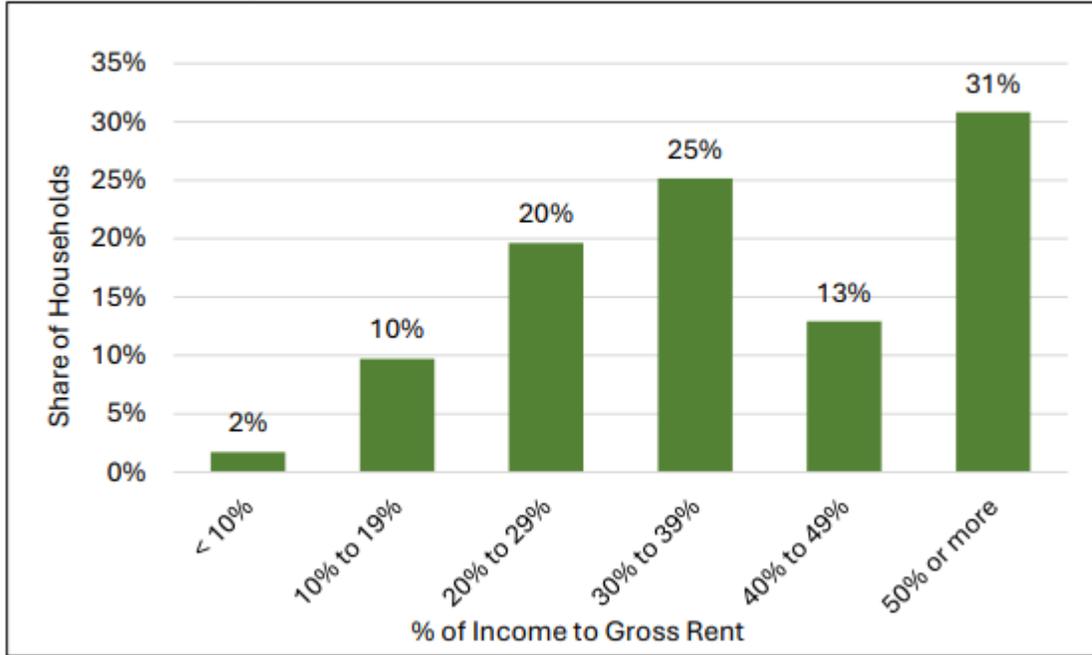
SOURCE: US Census 2022 ACS 5-yr Estimates, Table B25032

Figure 15. Housing Inventory by Unit Type, Owner and Renter, 2021 (HNA), City of West Linn



Source: US Census, City of West Linn, West Linn Housing Needs Analysis, 2021

Figure 21. Percentage of Households Spent on Gross Rent, West Linn Renter Households



Sources: US Census, 2022 ACS 5-yr Estimates, Table B25070, Johnson Economics

Figure 22. Projected Need for New Housing at Different Income Levels, West Linn

| Household Income Segment      | Income Level (Rounded)* | Afford. Rent Range | Afford. Price Range | Owner Units | Renter Units | Total        | Share       | Common Housing Product                                   |
|-------------------------------|-------------------------|--------------------|---------------------|-------------|--------------|--------------|-------------|--|
| Extremely Low Inc. < 30% AMI  | < \$27,500              | < \$800            | < \$150k            | 21          | 76           | 97           | 10%         | Govt-subsidized; Voucher                                 |
| Very Low Income 30% - 50% AMI | \$27.5k - \$46k         | \$800-\$1,100      | \$150k-\$225k       | 27          | 54           | 80           | 8%          | Aging/substandard rentals; Govt-subsidized; Voucher      |
| Low Income 50% - 80% AMI      | \$46k - \$73.5k         | \$1,100-\$1,600    | \$225k-\$330k       | 59          | 90           | 150          | 15%         | Market apts; Manuf. homes; Plexes; Aging SFR             |
| Middle Income 80% - 120% AMI  | \$73.5k - \$110.5k      | \$1,600-\$2,100    | \$330k-\$475k       | 113         | 35           | 148          | 15%         | Single-family detached; Townhomes; Small homes; New apts |
| Upper Income > 120% AMI       | > \$110,500             | \$2,100+           | \$475k+             | 459         | 70           | 530          | 53%         | Single-family detached                                   |
| <b>TOTAL:</b>                 |                         |                    |                     | <b>679</b>  | <b>326</b>   | <b>1,005</b> | <b>100%</b> |  |

\* Adjusted to 2020 dollars. The median household income level in 2020 will be will be inflated from current levels.

Source: US Census, City of West Linn, West Linn Housing Needs Analysis, 2021

Figure 23. Projected Need for Housing Affordable at Low Income Levels, West Linn

| Affordability Level | Income Level* |          | Current Need (2020) |          | Future Need (2040) |          | NEW Need (20-Year) |          |
|---------------------|---------------|----------|---------------------|----------|--------------------|----------|--------------------|----------|
|                     |               |          | # of HH             | % of All | # of HH            | % of All | # of HH            | % of All |
| Extremely Low Inc.  | 30% AMI       | \$27,630 | 848                 | 9%       | 945                | 9%       | 97                 | 10%      |
| Very Low Income     | 50% AMI       | \$46,050 | 1,569               | 16%      | 1,746              | 16%      | 178                | 18%      |
| Low Income          | 80% AMI       | \$73,680 | 2,940               | 30%      | 3,267              | 30%      | 327                | 33%      |

Source: US Census, City of West Linn, West Linn Housing Needs Analysis, 2021

\*Income levels are based on OHCS guidelines for a family of four.

The primary component of the HPS project was to adopt strategies the City will implement to address needed housing over the six-year planning cycle of HB2003. The Council adopted HPS includes 12 strategies that are intended to promote development of affordable and workforce housing, accessible housing, and tax programs to assist low- and moderate-income households purchase a home.

| Action  | IMPLEMENTATION TIME FRAME |          |          |        |
|---|---------------------------|----------|----------|--------|
|   | Begin                     | Complete | Cost     | Effort |
| <b>Housing Options and Choices Actions</b>                            |                           |          |          |        |
| 1. Rezone Land  | 2026                      | 2028     | \$\$\$\$ | ●●●    |
| 2. Small Dwelling Unit Development                                    | 2026                      | 2028     | \$\$\$\$ | ●●○    |
| 3. Update SDCs  | 2026                      | 2030     | \$\$\$\$ | ●●●    |
| 4. Multiple Unit Property Tax Exemption (MUPTe)                       | 2028                      | 2029     | \$\$\$\$ | ●●○    |
| <b>Affordable Housing Actions</b>                                     |                           |          |          |        |
| 5. Tax Increment Financing (TIF) for Affordable Housing               | 2026                      | 2030     | \$\$\$\$ | ●●●    |
| 6. Surplus Land, Land Acquisition, and Banking for Affordable Housing | 2025                      | 2030     | \$\$\$\$ | ●●●    |
| 7. Public-Private Partnerships (PPP) for Affordable Housing           | 2026                      | 2030     | \$\$\$\$ | ●●●    |
| 8. Low Income Rental Housing Tax Exemptions                           | 2026                      | 2027     | \$\$\$\$ | ●●○    |
| 9. Zoning Incentives for Workforce and Affordable Housing             | 2026                      | 2028     | \$\$\$\$ | ●●○    |
| 10. Construction Excise Tax (CET)                                     | 2027                      | 2030     | \$\$\$\$ | ●●●    |
| <b>Equitable Housing Opportunities</b>                                |                           |          |          |        |
| 11. Homebuyer Opportunity Limited Tax Exemption                       | 2026                      | 2027     | \$\$\$\$ | ●●○    |
| 12. Fair Housing Education, Referral, and Other Services              | 2026                      | Ongoing  | \$\$\$\$ | ●○○    |

**Council Options:**

Discuss topics per OAR 813-112-0030 and identify possible solutions to the City's severely rent burdened status and future housing needs.

**Staff Recommendation:**

Identify possible solutions that staff can assess and include in the implementation of the 12 actions adopted in the Housing Production Strategy.

**Attachments:**

1. Oregon Housing and Community Services Report on Severely Rent Burdened Cities

## Severe Rent Burden in Oregon (2023)

Severe rent burden by City (population >10,000): Share of households that spend more than 50 percent of income on rent

| City          | Total Renter Households | # Severe Rent Burdened Households | % Severe Rent Burden (50% or More) | Population |
|---------------|-------------------------|-----------------------------------|------------------------------------|------------|
| Albany        | 8,570                   | 2,213                             | 25.8%                              | 57,777     |
| Ashland       | 4,453                   | 1,346                             | 30.2%                              | 21,579     |
| Astoria       | 2,085                   | 496                               | 23.8%                              | 10,131     |
| Baker City    | 1,110                   | 380                               | 34.2%                              | 10,104     |
| Beaverton     | 20,393                  | 4,964                             | 24.3%                              | 99,843     |
| Bend          | 15,663                  | 3,842                             | 24.5%                              | 104,089    |
| Canby         | 2,004                   | 495                               | 24.7%                              | 19,114     |
| Central Point | 2,544                   | 670                               | 26.3%                              | 19,363     |
| Coos Bay      | 2,641                   | 650                               | 24.6%                              | 16,093     |
| Cornelius     | 1,271                   | 249                               | 19.6%                              | 14,490     |
| Corvallis     | 13,275                  | 5,301                             | 39.9%                              | 60,408     |
| Cottage Grove | 1,720                   | 422                               | 24.5%                              | 10,879     |
| Dallas        | 2,149                   | 758                               | 35.3%                              | 17,924     |
| Eugene        | 38,449                  | 12,080                            | 31.4%                              | 177,155    |
| Fairview      | 2,321                   | 501                               | 21.6%                              | 10,473     |
| Forest Grove  | 3,154                   | 1,102                             | 34.9%                              | 26,916     |
| Gladstone     | 1,832                   | 427                               | 23.3%                              | 11,944     |
| Grants Pass   | 6,950                   | 1,786                             | 25.7%                              | 39,572     |
| Gresham       | 17,678                  | 5,482                             | 31.0%                              | 115,233    |
| Happy Valley  | 1,369                   | 362                               | 26.4%                              | 27,637     |
| Hermiston     | 2,196                   | 338                               | 15.4%                              | 20,177     |
| Hillsboro     | 20,051                  | 3,435                             | 17.1%                              | 111,006    |
| Independence  | 1,215                   | 254                               | 20.9%                              | 10,056     |
| Keizer        | 5,073                   | 1,186                             | 23.4%                              | 39,249     |
| Klamath Falls | 4,493                   | 1,450                             | 32.3%                              | 22,108     |
| La Grande     | 2,602                   | 528                               | 20.3%                              | 12,818     |
| Lake Oswego   | 4,762                   | 1,269                             | 26.6%                              | 41,129     |
| Lebanon       | 3,098                   | 725                               | 23.4%                              | 19,936     |
| Lincoln City  | 1,698                   | 557                               | 32.8%                              | 10,103     |
| McMinnville   | 4,793                   | 1,378                             | 28.8%                              | 34,774     |
| Medford       | 14,755                  | 3,605                             | 24.4%                              | 88,352     |
| Milwaukie     | 3,670                   | 940                               | 25.6%                              | 21,408     |
| Molalla       | 1,267                   | 278                               | 21.9%                              | 10,489     |
| Monmouth      | 1,743                   | 422                               | 24.2%                              | 11,516     |
| Newberg       | 3,375                   | 973                               | 28.8%                              | 26,249     |
| Newport       | 1,972                   | 496                               | 25.2%                              | 10,623     |
| North Bend    | 1,482                   | 322                               | 21.7%                              | 10,434     |
| Ontario       | 1,672                   | 378                               | 22.6%                              | 11,874     |
| Oregon City   | 4,538                   | 906                               | 20.0%                              | 38,029     |
| Pendleton     | 2,543                   | 689                               | 27.1%                              | 16,996     |
| Portland      | 129,635                 | 33,514                            | 25.9%                              | 639,448    |
| Prineville    | 1,665                   | 298                               | 17.9%                              | 11,466     |
| Redmond       | 4,305                   | 1,075                             | 25.0%                              | 37,146     |
| Roseburg      | 4,267                   | 1,081                             | 25.3%                              | 23,876     |
| Salem         | 28,979                  | 8,572                             | 29.6%                              | 177,567    |
| Sandy         | 931                     | 329                               | 35.3%                              | 12,933     |
| Sherwood      | 1,710                   | 242                               | 14.2%                              | 20,781     |
| Silverton     | 1,412                   | 508                               | 36.0%                              | 10,882     |
| Springfield   | 10,702                  | 2,596                             | 24.3%                              | 62,996     |
| St. Helens    | 1,914                   | 277                               | 14.5%                              | 14,492     |
| Sweet Home    | 1,340                   | 287                               | 21.4%                              | 10,088     |
| The Dalles    | 2,080                   | 659                               | 31.7%                              | 16,103     |
| Tigard        | 8,420                   | 2,312                             | 27.5%                              | 56,392     |
| Troutdale     | 1,822                   | 521                               | 28.6%                              | 15,790     |
| Tualatin      | 4,625                   | 1,273                             | 27.5%                              | 27,753     |
| West Linn     | 1,481                   | 503                               | 34.0%                              | 27,568     |
| Wilsonville   | 5,068                   | 1,404                             | 27.7%                              | 27,048     |
| Woodburn      | 2,664                   | 700                               | 26.3%                              | 29,455     |

Source: 2019-2023 American Community Survey 5-Year Estimates, Table B25070 and PSU Certified Population Estimates as of July 1, 2024



CITY OF  
**West  
Linn**

## City Council

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Public Meeting to Discuss the City's Designation as a  
Severely Rent Burdened community per OAR-813-112  
December 2, 2025



# Severely Rent Burdened Status

## HB4006

- Passed by Legislature in 2018
- Cities w/population > 10,000
- *Severe Rent Burdened* – more than 50 percent of income on gross rent
- *Severely Rent Burdened City* – at least 25 percent of renters impacted

## West Linn Status

- OHCS Report in 2025
- 34 percent of renter households are severely rent burdened as of 2023
- City required to hold public meeting to discuss its Severely Rent Burdened Status

| City        | Total Renter Households | # Severe Rent Burdened Households | % Severe Rent Burden (50% or More) | Population |
|-------------|-------------------------|-----------------------------------|------------------------------------|------------|
| The Dalles  | 2,080                   | 659                               | 31.7%                              | 16,103     |
| Tigard      | 8,420                   | 2,312                             | 27.5%                              | 56,392     |
| Troutdale   | 1,822                   | 521                               | 28.6%                              | 15,790     |
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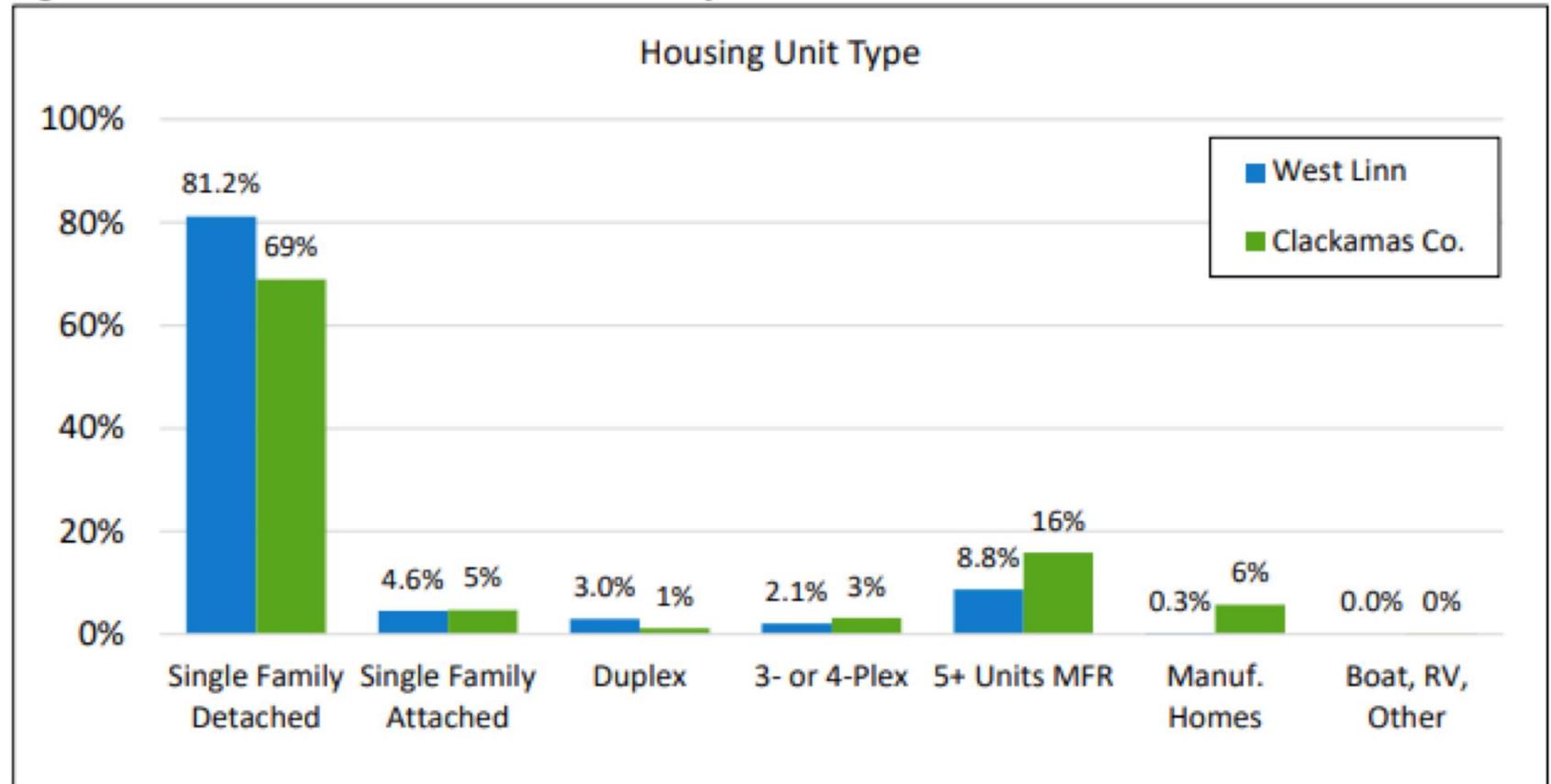




# Housing Production Strategy Findings



Figure 12. Estimated Share of Units, 2022, City of West Linn

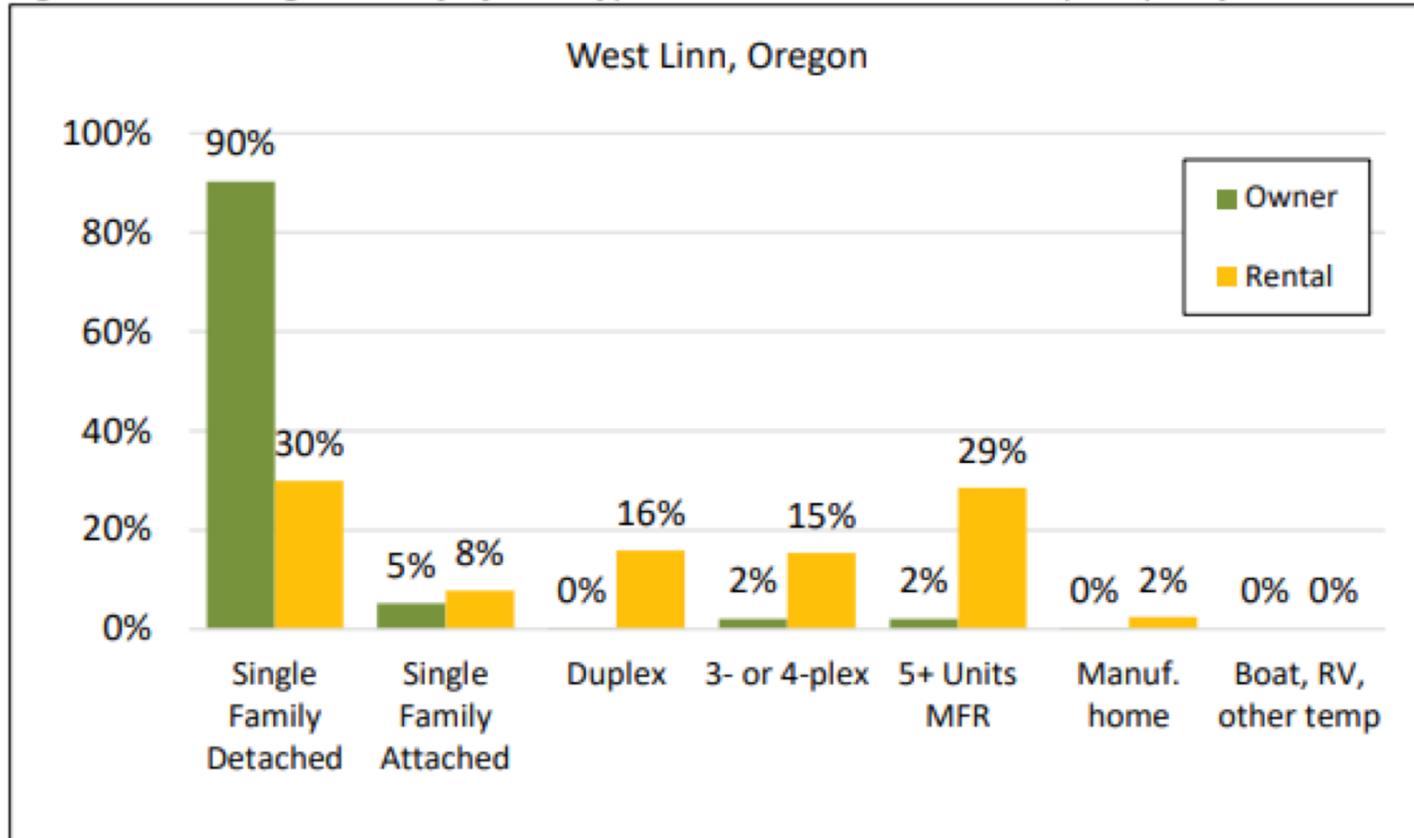


SOURCE: US Census 2022 ACS 5-yr Estimates, Table B25032

# Housing Production Strategy Findings



Figure 15. Housing Inventory by Unit Type, Owner and Renter, 2021 (HNA), City of West Linn

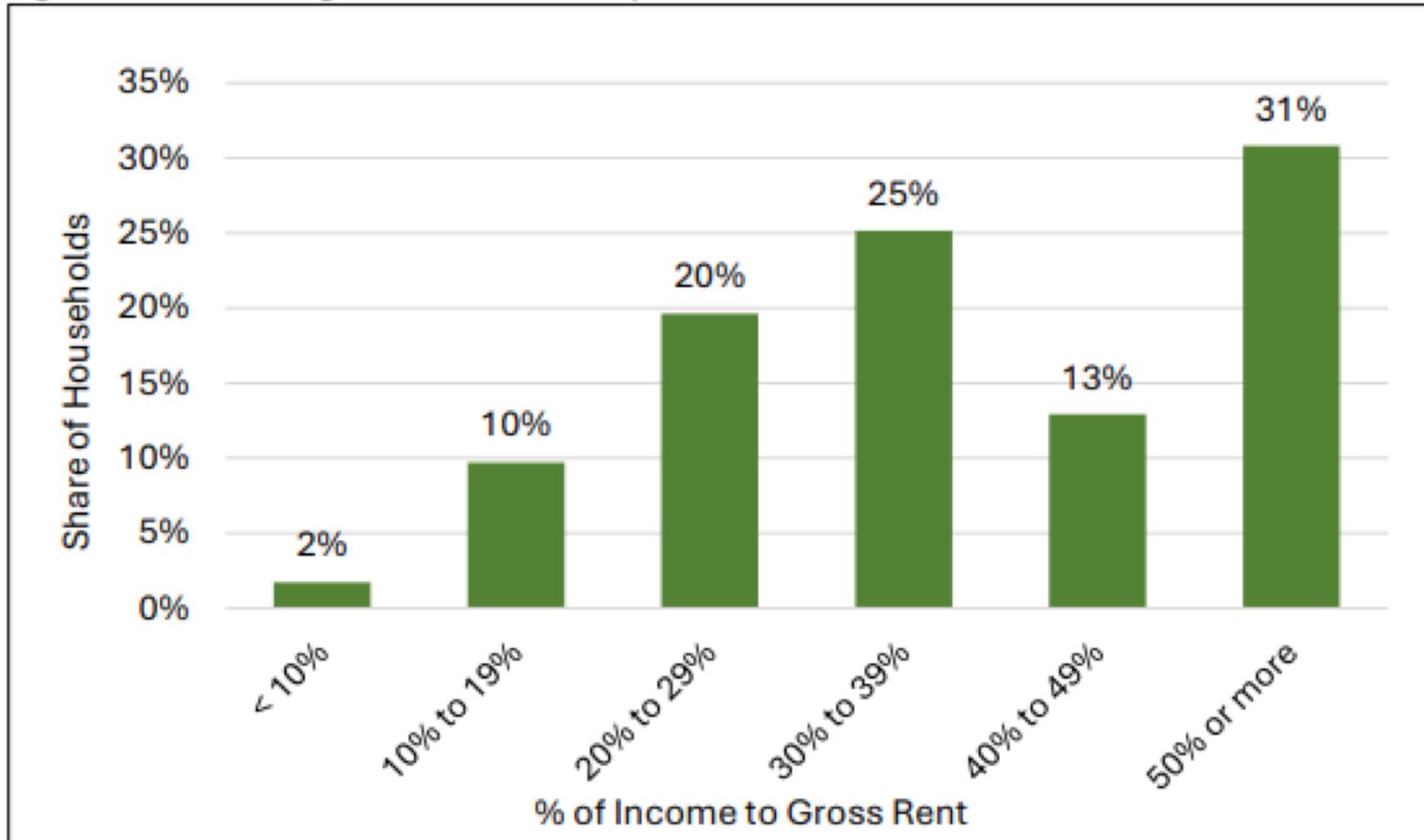


Source: US Census, City of West Linn, West Linn Housing Needs Analysis, 2021

# Housing Production Strategy Findings



**Figure 21. Percentage of Households Spent on Gross Rent, West Linn Renter Households**



Sources: US Census, 2022 ACS 5-yr Estimates, Table B25070, Johnson Economics



# Housing Production Strategy Findings

Figure 22. Projected Need for New Housing at Different Income Levels, West Linn

| Household Income Segment      | Income Level (Rounded)* | Afford. Rent Range | Afford. Price Range | Owner Units | Renter Units | Total        | Share       | Common Housing Product                                   |
|-------------------------------|-------------------------|--------------------|---------------------|-------------|--------------|--------------|-------------|--|
| Extremely Low Inc. < 30% AMI  | < \$27,500              | <\$800             | <\$150k             | 21          | 76           | 97           | 10%         | Govt-subsidized; Voucher                                 |
| Very Low Income 30% - 50% AMI | \$27.5k - \$46k         | \$800-\$1,100      | \$150k-\$225k       | 27          | 54           | 80           | 8%          | Aging/substandard rentals; Govt-subsidized; Voucher      |
| Low Income 50% - 80% AMI      | \$46k - \$73.5k         | \$1,100-\$1,600    | \$225k-\$330k       | 59          | 90           | 150          | 15%         | Market apts; Manuf. homes; Plexes; Aging SFR             |
| Middle Income 80% - 120% AMI  | \$73.5k - \$110.5k      | \$1,600-\$2,100    | \$330k-\$475k       | 113         | 35           | 148          | 15%         | Single-family detached; Townhomes; Small homes; New apts |
| Upper Income > 120% AMI       | > \$110,500             | \$2,100+           | \$475k+             | 459         | 70           | 530          | 53%         | Single-family detached                                   |
| <b>TOTAL:</b>                 |                         |                    |                     | <b>679</b>  | <b>326</b>   | <b>1,005</b> | <b>100%</b> |  |

\* Adjusted to 2020 dollars. The median household income level in 2020 will be will be inflated from current levels.

Source: US Census, City of West Linn, West Linn Housing Needs Analysis, 2021



# Housing Production Strategy – Adopted Strategies

| Action  | IMPLEMENTATION TIME FRAME |          |          | Cost  | Effort |
|---|---------------------------|----------|----------|-------|--------|
|   | Begin                     | Complete |          |       |        |
| <b>Housing Options and Choices Actions</b>                            |                           |          |          |       |        |
| 1. Rezone Land  | 2026                      | 2028     | \$\$\$\$ | ● ● ● |        |
| 2. Small Dwelling Unit Development                                    | 2026                      | 2028     | \$\$\$\$ | ● ● ○ |        |
| 3. Update SDCs  | 2026                      | 2030     | \$\$\$\$ | ● ● ● |        |
| 4. Multiple Unit Property Tax Exemption (MUPTE)                       | 2028                      | 2029     | \$\$\$\$ | ● ● ○ |        |
| <b>Affordable Housing Actions</b>                                     |                           |          |          |       |        |
| 5. Tax Increment Financing (TIF) for Affordable Housing               | 2026                      | 2030     | \$\$\$\$ | ● ● ● |        |
| 6. Surplus Land, Land Acquisition, and Banking for Affordable Housing | 2025                      | 2030     | \$\$\$\$ | ● ● ● |        |
| 7. Public-Private Partnerships (PPP) for Affordable Housing           | 2026                      | 2030     | \$\$\$\$ | ● ● ● |        |
| 8. Low Income Rental Housing Tax Exemptions                           | 2026                      | 2027     | \$\$\$\$ | ● ● ○ |        |
| 9. Zoning Incentives for Workforce and Affordable Housing             | 2026                      | 2028     | \$\$\$\$ | ● ● ○ |        |
| 10. Construction Excise Tax (CET)                                     | 2027                      | 2030     | \$\$\$\$ | ● ● ● |        |
| <b>Equitable Housing Opportunities</b>                                |                           |          |          |       |        |
| 11. Homebuyer Opportunity Limited Tax Exemption                       | 2026                      | 2027     | \$\$\$\$ | ● ● ○ |        |
| 12. Fair Housing Education, Referral, and Other Services              | 2026                      | Ongoing  | \$\$\$\$ | ● ○ ○ |        |



# Severely Rent Burdened Discussion

- The causes and consequences of severe rent burdens within the City:
  - Cause
    - Limited housing is being constructed, little of which is rental housing stock
  - Consequence
    - ~75% of renters are cost burdened (paying more than 30% of income for housing), and 34% of renters are severely cost burdened (paying more than 50% of income for housing)
- The barriers to reducing rent burdens.
  - Limited buildable/zoned land + infrastructure costs = high priced housing
  - Limited funding for affordable housing development
- Possible solutions to reduce the number of severely rent burdened households within West Linn.
  - Adopt policies and programs as recommended in the 2025 Housing Production Strategy (HPS)

# Severely Rent Burdened Discussion



**QUESTIONS OF STAFF?**