



# CITY OF OREGON CITY

## CITY COMMISSION JOINT WORK SESSION WITH THE PLANNING COMMISSION

### MINUTES

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Commission Chambers, Libke Public Safety Facility, 1234 Linn Ave, Oregon City  
Tuesday, September 07, 2021 at 6:45 PM

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#### **6:00 PM - EXECUTIVE SESSION OF THE CITY COMMISSION:**

*The Executive Session began at 6:00 PM immediately prior to the City Commission Joint Work Session with the Planning Commission at 6:45 PM.*

1. *PURSUANT TO ORS 192.660(2)(e): To conduct deliberations with persons designated by the governing body to negotiate real property transactions.*

#### **6:45 PM - CITY COMMISSION JOINT WORK SESSION WITH THE PLANNING COMMISSION**

#### **CONVENE WORK SESSION AND ROLL CALL**

*Mayor Lyles Smith convened the meeting at 6:48 PM.*

**PRESENT: 9 -** Mayor Rachel Lyles Smith, Commissioner Denyse McGriff, Commissioner Frank O'Donnell, Commissioner Rocky Smith, Jr., and Commissioner Adam Marl, Commissioner Greg Stoll, Commissioner Dirk Schlagenhauser, Commissioner Mike Mitchell and Commissioner Daphne Wuest.

**ABSENT: 2 -** Commissioners Patti Gage and Chris Staggs.

**STAFFERS: 12 -** City Manager Tony Konkol, Asst. City Recorder Jakob Wiley, Community Development Director Laura Terway, Police Chief James Band, Senior Planner Christina Robertson-Gardner, Library Director Greg Williams, Finance Director Matt Zook, Parks & Rec. Director Kendall Reid, Public Works Director John Lewis, Deputy City Attorney Carrie Richter, Human Resources Director Patrick Foiles, Asst. to the City Manager Lisa Oreskovich

#### **DISCUSSION ITEMS**

##### **1. Draft Housing Needs Analysis**

*The draft Housing Needs Analysis (HNA) for Oregon City for the 2021 to 2041 period is intended to comply with statewide planning policies that govern planning for housing and residential development and to inform the Comprehensive Plan Update (OC 2040). The draft report provides Oregon City with a factual basis to update the City's Comprehensive Plan and zoning code, and to support future planning efforts related to housing as well as options for addressing unmet housing needs in Oregon City. The draft report includes information about the housing market in Oregon City and describes the factors that will affect future housing demand in Oregon City, such as changing demographics.*

*Laura Terway, Community Development Director, provided the staff report and introduced Beth Goodman and Margaret Raiman, consultants with ECON Northwest that provided the presentation.*

*Ms. Goodman presented the key points of the HNA, which included:*

*Demographic and economic trends will drive demand for affordable and diverse housing in Oregon City, Housing affordability is a growing challenge in Oregon City, Oregon City lacks enough housing that is affordable, both for renter and homeowners, About 33% of Oregon City's households are renters, 58% of whom live in multifamily housing and Housing sales prices increased in Oregon City over the last five years at a slightly faster rate than entire County. Also covered were the current types of housing, comparable to other cities.*

*Commissioner O'Donnell asked what converted cargo containers are considered as a housing type and Ms. Goodman responded that it is considered a detached single-family dwelling. Commissioner O'Donnell also commented that the immediately surrounding cities to Oregon City appear to be very comparable in housing and ratios.*

*Commissioner Stoll asked a clarifying question on the number of multiplex units and Ms. Goodman responded the number is around 13%.*

*Commissioner O'Donnell asked how a 50-unit apartment complex would count and Ms. Goodman responded that it would be considered 50 multi-family units with a complex with five or more units.*

*Commissioner McGriff asked why the housing data only went back to 2009. Ms. Goodman indicated the data from 2009 to present showed the majority of the housing built. After discussion, Commissioner McGriff indicated she would contact Ms. Goodman post-meeting regarding the older data.*

*There was discussion regarding clarification of the number of single family and multifamily structures built between 2017 to present and that the number is relatively consistent despite up and down trends.*

*Data was presented on renter and homeowner cost burdening.*

*Commissioner Stoll asked about how housing assistance factors into cost burdening and Ms. Goodman indicated that particular data is not represented through the census that was conducted.*

*There was discussion regarding what cities can do to promote affordable housing.*

*Commissioner Marl asked about housing differences between Oregon City and Wilsonville and there was discussion about affordability due to more expensive condominium developments in other areas such as Wilsonville.*

*Data was presented on income levels necessary to attain housing. There was discussion that the data represented a four-person household for comparisons and that other living costs are higher. Also presented was available land in the city and projections and the types of housing that will be needed, per current zoning.*

*Mayor Lyles Smith asked if there were any studies about changing zoning codes and office spaces needs, given that more residents have been doing more work at home because of the pandemic. Ms. Goodman and Ms. Raiman indicated there are no studies at this time and as the work situation is in flux, it is difficult to project the effect on future needs.*

*Commissioner Stoll asked about the assumption that all available land is developed and Ms. Goodman indicated that assumption may be unreasonable, but also that cities are required to do a housing needs analysis every six years in order to adjust numbers for growth.*

*Commissioner Wuest commented that the report did not take into consideration any redevelopment and Ms. Goodman indicated that was correct and that some deficits in housing could potentially be made up through redevelopment, provided a city has factored affordable housing into any redevelopment plan.*

*There was discussion regarding House Bill 2001 and how that affects density factors.*

*Recommendations discussed included the continued monitoring of available lands for affordable housing development and adopting zoning code to comply with HB2001.*

*Mayor Lyles Smith asked about adopting the HNA versus an Urban Growth Boundary expansion and Ms. Goodman indicated the expansion needed would be too small for Metro to consider.*

*Commissioner McGriff asked how the city will make the neighborhood associations aware of the HNA and HB2001. Ms. Terway indicated adoption of the HNA will help inform the 2040 Plan which will then inform residents. Commissioner McGriff felt there needs to be a concentrated effort at the neighborhood level.*

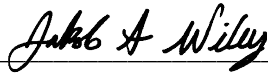
*Commissioner Mitchell suggested a zoomed-in neighborhood map be presented to the neighborhood associations when the time comes for their presentations.*

*There was general consensus for the city to continue with this effort.*

## **ADJOURNMENT**

*Mayor Lyles Smith adjourned the meeting at 8:04 PM.*

Respectfully submitted,



Jakob Wiley, Assistant City Recorder