



**BUILDABLE LAND INVENTORY/HOUSING NEEDS ANALYSIS
PROJECT ADVISORY COMMITTEE MEETING MINUTES
Monday, January 14, 2019 @ 6:00 p.m.
Keizer Civic Center**

CALL TO ORDER: Meeting was called to order by Nate Brown at 6:00 p.m. Attendance was noted as follows:

Present:

Felicia Squires
James Hutches
Blaze Itzaina
David Dempster
Mike Kerr
Nick Stephenson
Rick Kuehn
Danielle Bethell

Absent:

Carol Doerfler
Ron Bersin
Stephanie Iverson

Staff Present:

Nate Brown, Community Development Director
Shane Witham, Senior Planner
Dina Russell, Associate Planner
Debbie Lockhart, Deputy City Recorder

ELECTION OF CHAIR/VICE CHAIR: Blaze Itzaina and Nick Stephenson were elected to serve as Chair and Vice Chair by unanimous consent.

Community Development Director Nate Brown thanked committee members and participants in the audience. He noted that this project is not light duty - it involves a lot of heavy reading, but this information will be used to make decisions for the future. The work is vital to decisions that the City has to make. He explained that the City does not get to do its own estimates on housing; that was done 18 months ago by Portland State University and it is a shared number between Salem and Keizer. In 2014 both cities reached an agreement on what the split would be.

Bob Parker from ECONorthwest explained that he would be going through the entire presentation and then take public input. He urged everyone to submit written testimony noting that it may be used if the City pursues expansion of the urban growth boundary. He then gave a presentation covering:

Project Overview:

- Why is Keizer doing a Housing Needs Analysis?
- Statewide Planning Goal 10 – Housing
- Needed Housing Types
- Steps in the HNA/BLI
- Outline of the Housing Needs Analysis Document

Process Overview

- Project Advisory Committee Role
- Schedule

Housing Market

- Types of Housing
- Housing Mix
- Housing Tenure
- Building Permits
- Growing Population, Keizer
- Growth in Latino Population
- Factors that will affect housing demand in Keizer over the 2019-2039 period
- Aging Population, Keizer
- Household Size, 2013-2017
- Household Composition, 2012-2016
- Household Income, 2012-16
- Median Home Sales Prices
- Median Rent
- Cost Burden – Keizer is a ‘rent-burdened’ community
- Financially Attainable Housing

Primary Housing Forecast

- Population Forecast, Keizer Portion
- Forecast of Housing Growth
- New Dwelling Units by Income
- Implications for Housing Needs
- HNA: What types of housing?

Next steps

Discussion followed regarding migration of residents from one city to another, encouraging developers to build smaller single family dwellings, the vision for Keizer, efficiency measures vs. expanding the urban growth boundary, providing land through repurposing, allowing multi-family development in commercial zones, the Comprehensive (Comp) Plan, provision of a summary of relevant parts of the Comp Plan, redevelopment, infill assessments done on a lot-by-lot basis, income profiles, comparative cities, accessory dwelling units, vacancy rates, accuracy of the Portland State University population forecast, reducing rent through planning, city transitions, providing infrastructure, the appropriate mix of housing for Keizer, and the city’s disposition about growth.

Further conversation took place regarding preserving the agricultural lands to the north of the city, moving upwards instead of expanding the city footprint and the impact that would have on the existing residents of Keizer.

Mr. Brown explained that this process/study will ultimately bring about a change in the City’s Comp Plan to reflect the numbers in this new study. The committee will be asked to develop recommendations that will address complicated issues and this will then progress to developing policies. It is important to pay attention to what is desired for the community. He urged committee members to share their thoughts and desires with staff who will forward them to the consultant.

ADJOURN: The meeting adjourned at 8:00 p.m.

Next Meeting: February 21, 2019

Minutes approved: 2-21-19