



**BUILDABLE LAND INVENTORY/HOUSING NEEDS ANALYSIS
PROJECT ADVISORY COMMITTEE MEETING MINUTES
Tuesday, May 29, 2019 @ 5:30 p.m.
Keizer Civic Center**

CALL TO ORDER: Meeting was called to order by Vice Chair Nick Stephenson at 5:34 p.m. Attendance was noted as follows:

Present:	Absent:	Staff Present:
Nick Stephenson, Vice Chair	Blaze Itzaina, Chair	Nate Brown, Community Development Director
Carol Doerfler	James Hutches	Shane Witham, Senior Planner
Felicia Squires	Ron Bersin	Debbie Lockhart, Deputy City Recorder
Mike Kerr	Danielle Bethell	ECO Northwest Consultants
Rick Kuehn	Stephanie Iverson	Bob Parker
David Dempster		Sadie DiNatale

APPROVAL OF MINUTES: Carol Doerfler stated for the record that she was not at the March 25 meeting but that she would have opposed changing the numbers from 60% to 63% single-family detached, from 7% to 10% single-family attached and from 33% to 27% multifamily on the “Recommendations on Needed Housing Mix” issue. David Dempster moved for approval of the March Minutes. Mike Kerr seconded. Motion passed as follows: Squires, Kerr, Dempster and Kuehn in favor with Stephenson and Doerfler abstaining and Itzaina, Bethell, Bersin, Hutches and Iverson absent.

REVIEW AND REFINE HOUSING STRATEGY: ECO Northwest Consultant Bob Parker explained that review and refinement of the housing strategy is very important to Keizer; the technical part is identification of the problem and the strategy is how to address the problem which is that Keizer does not have enough land to accommodate housing based on the population forecast.

He reviewed the slide presentation which consisted of the following strategic priorities:

1. Provide residential land to meet needed housing types identified in the 2019 Keizer Housing Needs Analysis

Action 1.1: Evaluate need for and risks of an Urban Growth Boundary amendment

Action 1.2: Evaluate opportunities to increase allowable residential densities.

2. Encourage a broader mix of housing types

Action 2.1: Encourage duplexes, cottage housing, townhomes, row houses and tri- and quad-plexes in lower density residential zones

Action 2.2: Develop tiny home standards

3. *Identify strategies to support affordable housing and promote lower-cost housing, with a focus on low- and middle-income housing (including service sector workers).*

Action 3.1: Evaluate reduced parking requirements

Action 3.2: Preserve existing supply of manufactured housing parks

Action 3.3: Continue to partner with the City of Salem to develop and preserve affordable housing in Keizer.

4. *Evaluate funding tools to support residential development*

Action 4.1: Evaluate creative system development charge financing opportunities

Action 4.2: Evaluate creation of an Urban Renewal District

Action 4.3: Evaluate imposing a Construction Excise Tax

Action 4.4: Evaluate implementation of a Local Improvement District program

Action 4.5: Consider partnerships to pursue grants or loans

Mr. Parker provided details and clarification and fielded questions regarding the above strategies and summarized options for the committee to vote on. Committee voted electronically through their cell phones as follows:

1. Independent urban growth boundary: 33%
2. Continue with shared urban growth boundary: 63%
3. Combination of 1 and 2: 4%

Public testimony followed with members of the audience sharing their views on why they supported certain options. Reasons for option 2 included retaining the sense of community in Keizer, no increase in need for added infrastructure but an increase in population and therefore income to the City, and taking advantage of opportunity to provide housing that exists in the city without expansion. Reasons in favor of Option 1 were the need for more developable land to provide new homes and building sites and the desire to “not have Salem tell us what to do”.

Discussion followed regarding Goal 10, how to accommodate increased population, the possibility of the government changing the requirement that Keizer grow, the fact that most people living in Keizer work in other cities, density/infill, creating different housing types within the city, allowing a 60-foot building height limit along River Road for multiple stories like on Broadway, creating employment opportunities, and the theory that limiting growth would mean limiting taxes collected and result in a poorer city and possible disincorporation or decreased public services.

David Dempster moved to recommend Option 2 to Council which is to cooperate with the city of Salem to accommodate housing. Rick Kuehn seconded. Motion passed as follows: Stephenson, Doerfler, Squires, Kerr, Kuehn and Dempster in favor with Itzaina, Hutches, Bersin, Bethell, and Iverson absent.

David Dempster moved to recommend to Council Actions 1.2 through 4.5. Carol Doerfler seconded. Concern was voiced regarding the Construction Excise Tax but it was left in to be part of the ‘tool box’ in case it is needed. Motion passed as follows: Stephenson, Doerfler, Squires, Kerr, Kuehn and Dempster in favor with Itzaina, Hutches, Bersin, Bethell, and Iverson absent.

David Dempster moved that the Buildable Land Inventory/Housing Needs Analysis Project Advisory Committee accept the findings of the Technical Report. Felicia Squires seconded. Motion passed as follows: Stephenson, Doerfler, Squires, Kerr, Kuehn and Dempster in favor with Itzaina, Hutches, Bersin, Bethell, and Iverson absent.

PROJECT UPDATE: CONCLUSIONS OF THE HOUSING NEEDS ANALYSIS ~

The committee did not review or discuss this.

ADJOURN: The meeting adjourned at 8:18 p.m.

Minutes approved: _____