



MINUTES
KEIZER CITY COUNCIL/PLANNING COMMISSION
JOINT WORK SESSION
(Virtual Meeting)
Wednesday, May 19, 2021
Keizer, Oregon

CALL TO ORDER

Mayor Clark/Matt Lawyer called the meeting to order at 6:03 pm. Attendance was as follows:

Council:

Cathy Clark, Mayor
Laura Reid
Elizabeth Smith
Dan Kohler
Ross Day
Kyle Juran

Planning Commission:

Matt Lawyer
Jeremy Grenz
Francisco Saldivar
Jane Herb
Mark Caillier
Jeffrey Watson

Other:

Tim Wood, City Manager Pro Tem
Shannon Johnson, City Attorney
Shane Witham, Planning Director
Dina Horner, Assistant Planner
Debbie Lockhart, Deputy City Recorder

Absent:

Roland Herrera

Absent:

Frank Hostler

Beth Goodman, EcoNorthwest

DISCUSSION

**Buildable
Land
Inventory/
Housing
Needs
Analysis
Study**

Planning Director Shane Witham reminded attendees that they had met in February and that this meeting would be focusing on updates.

Consultant Beth Goodman shared a Power Point presentation providing an overview of the Housing Needs Analysis project, land use planning questions, why Keizer is updating its 2019 HNA, status of coordinating land needs with the City of Salem, land sufficiency results, unconstrained vacant and partially vacant buildable land, the new population forecast, a preliminary housing forecast, review of households by income, forecast of units requiring vacant or partially vacant land, density assumptions, capacity analysis, preliminary land sufficiency results, strategies to address Keizer's land needs, Keizer's 2019 draft housing strategy and next steps.

Ms. Goodman and Mr. Witham fielded questions throughout the presentation regarding population growth, housing growth, housing affordability, unmet housing needs, cost burdened households, development of affordable housing, tax exemptions and subsidies to encourage affordable and low-income housing, capacity deficiency in dwelling units, the need to continue with strategies to address Keizer's land needs, housing need vs. housing demand, working with Salem, deciding on what will make the most balanced city, providing housing with what the city has to work with and working with the community to find what is best for the city.

ADJOURN Mayor Clark adjourned the meeting at 7:25 p.m.

MAYOR:

APPROVED:

Cathy Clark

Debbie Lockhart, Deputy City Recorder

COUNCIL MEMBERS

Councilor #1 – Laura Reid

~ Absent ~

Councilor #4 – Roland Herrera

Councilor #2 – Ross Day

Councilor #5 – Elizabeth Smith

Councilor #3 – Kyle Juran

Councilor #6 – Daniel R. Kohler

Minutes approved: 06-07-21