



**KEIZER CITY COUNCIL/PLANNING COMMISSION  
JOINT WORK SESSION MEETING MINUTES  
Wednesday, May 19, 2021 @ 6:00 pm (Virtual)  
Keizer Civic Center**

**CALL TO ORDER**

Mayor Clark/Matt Lawyer called the meeting to order at 6:03 p.m.

**ROLL CALL:**

**Council:**

Cathy Clark, Mayor  
Laura Reid  
Elizabeth Smith  
Dan Kohler  
Ross Day  
Kyle Juran  
Roland Herrera (absent)

**Planning Commission:**

Matt Lawyer  
Jeremy Grenz  
Francisco Saldivar  
Jane Herb  
Mark Caillier  
Jeffrey Watson  
Frank Hostler (absent)

**Staff:**

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

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

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

Consultant Beth Goodman then shared a slide 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:** The meeting adjourned at 7:25 p.m.

**Next Meeting:** *Wednesday, June 9, 2021*

Minutes approved: 08-18-21