1333 NW Eastman Parkway
Gresham, OR 97030

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To:	Planning Commission
From:	Mary Phillips, Senior Comprehensive Planner
	Terra Wilcoxson, Senior Comprehensive Planner
Memo Date:	May 28, 2021
Meeting Date:	June 7, 2021
Subject:	Discussion of Draft Code for 2021-2041 Housing Capacity Analysis Project
File Number:	CPA 21-00272
Exhibits:	A. Draft Council Bill
Attachments:	1. Draft Section 4.800: 2021-2041 Housing Capacity Analysis
	2. Draft Appendix 51: Residential Buildable Land Inventory
	3. Draft Appendix 52: Housing Capacity Analysis

This work session provides an opportunity for staff, the project consultants, and members of the Planning Commission to discuss the Draft 2021-2041 Housing Capacity Analysis Project Comprehensive Plan Amendments.

Background

The Housing Capacity Analysis is required by the State as part of House Bill 2003 (HB 2003), passed by the State Legislature in 2019. HB 2003 was adopted to help communities meet the diverse housing needs of Oregonians and requires cities to study the future housing needs of its residents and develop strategies to encourage production of that needed housing.

HB 2003 requires that every six years, Gresham analyze what housing is needed for current and future residents for a 20-year period, and the city's capacity for that housing to be built (this is the Housing Capacity Analysis, formally known as the Housing Needs Analysis). The bill also requires that Housing Capacity Analysis adopted after 2021 are followed by a Housing Production Strategy that lists specific actions the City can take to promote the development of the identified needed housing.

Gresham's Housing Capacity Analysis (HCA) is required by the State to be completed prior to December 31, 2024. In 2020, the City of Gresham was awarded technical assistance through a DLCD-provided consultant (ECONorthwest) to complete the HCA project. The consultant, due to State budget cycles, must complete their work on the project by June 2021.

2021-2041 Housing Capacity Analysis

The 2021-2041 HCA findings will be incorporated into Volume 1 (Findings) and Volume 2 (Policy) of the Comprehensive Plan. The HCA provides information essential for current and future housing projects, including the Housing Production Strategy, the Middle Housing Project, Development Code update projects, and other housing policy decisions for the city.

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The Draft 2021-2041 Housing Capacity Analysis includes:

- Analysis of what housing is needed for current and future Gresham residents for the 2021 to 2041 planning period;
- Review of historic and recent development trends;
- Evaluation of demographic data related to population growth, housing demand, and other factors affecting residential development;
- Inventory of residential buildable lands;
- Analysis of current housing capacity; and
- Findings related to residential land sufficiency.

Summary of Proposed Comprehensive Plan Amendments

The proposed Comprehensive Plan Amendments will update the existing 2013 Housing Needs Analysis and the 1987-1989 residential characteristics, population characteristics, and housing land use inventory with the 2021-2041 Housing Capacity Analysis. The proposal updates findings related to housing but does not update housing policies.

The overview provided below summarizes the changes proposed to the Community Development Plan. The full text of the proposed updates are provided in Exhibit 'A' (formatted as a strikeout/underline) and it's attachments.

Volume 1 – Findings

- Section 3.130 Residential Land Use Characteristics: Contents are repealed in their entirety and replaced with reference to updated Section 4.800 2021-2041 Housing Capacity Analysis, Appendix 51 Residential Buildable Land Inventory, and Appendix 52 Housing Capacity Analysis.
- Section 3.141 Natural Resources and Physical Constraints: Contents are repealed in their entirety and replaced with reference to updated Section 4.800 2021-2041 Housing Capacity Analysis, Appendix 51 Residential Buildable Land Inventory, and Appendix 52 Housing Capacity Analysis.
- Section 4.100 Population Characteristics: Contents are repealed in their entirety and replaced with reference to updated Section 4.800 2021-2041 Housing Capacity Analysis.
- Section 4.200 Housing Characteristics: Contents are repealed in their entirety and replaced with reference to updated Section 4.800 2021-2041 Housing Capacity Analysis, Appendix 51 Residential Buildable Land Inventory, and Appendix 52 Housing Capacity Analysis.
- Section 4.800 Housing Policy: Repealed in its entirety and replaced with Attachment 1: Draft Section 4.800 2021-2041 Housing Capacity Analysis.
- Appendix 27 Housing Land Use Inventory: Repealed in its entirety.
- Appendix 51 Residential Buildable Land Inventory: Attachment 2, Draft Appendix 51 Residential Buildable Land Inventory is inserted as new Appendix.
- Appendix 52 Housing Capacity Analysis: Attachment 3, Draft Appendix 52 Housing Capacity Analysis is inserted as new Appendix.

Volume 2 – Policies and Summary

- Section 10.600 Housing: Background section updated with 2021-2041 Housing Capacity Analysis data.
- Appendix 2 Demographic Profile: Repealed in its entirety.

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- Appendix 6 Residential Lands Inventory: Repealed in its entirety.

Public Involvement

The project included the following public meetings and outreach events:

- City Council: February 2, 2021, Public Hearing scheduled for August 17, 2021
- Planning Commission: March 22, 2021, June 7, 2021, June 28, 2021
- Interested Parties Meeting: December 15, 2020
- Coalition of Gresham Neighborhood Associations: November 10, 2020, March 9, 2021
- Public Open House: April 8, 2021
- Online Survey: April 1, 2021 – April 15, 2021
- Public Hearings notices in the *Gresham Outlook*.
- Project update emails to interested parties list
- Other Public Participation: Project website and City calendar, social media, and e-newsletter updates including GRESHAM, Neighborhood Connections, and Around the Table

Next Steps
A draft timeline for adoption of the proposed comprehensive plan amendments is outlined below.

Schedule
May 28, 2021: Planning Commission - Public Hearing
July 20, 2021: City Council - Round Table
Aug. 17, 2021: City Council - Public Hearing