



Testimony by City of Wilsonville Mayor Tim Knapp to Amend HB 2001:

Cities Need Flexibility to Adapt to Specific, Local Situations

Scheduled for public hearing on February 11, 2019, before the
House Committee on Human Services and Housing

Chair Keny-Guyer and Members of the Committee:

As one of Oregon’s fastest growing communities for the past 20 years—doubling in population to over 25,000 during that timeframe—the City of Wilsonville has become very familiar with housing developments of all types. In fact, 50% of our residents live in single-family homes and 50% live in multi-family housing—a higher percentage of residents living in multi-family communities than even Portland.

As a basic premise, Wilsonville tends to be concerned about state preemption of local authority and the imposition of unfunded mandates on local government: one size often does not fit all. The City has concerns about portions of the proposed bill that may not adequately account for complex local, on-the-ground situations and could produce unintended consequences detrimental to the bill’s long-term objectives of encouraging the production of more “middle housing.”

SDCs are crucial to finance public infrastructure expansion to accommodate new development: Section 6 is of particular concern since systems development charges (SDCs) are the method by which a community is able to pay for the extension of public infrastructure that serves new development. Without collecting the SDC charge when the occupancy permit is issued, there is no guarantee the City will ever receive that payment; the City has found over time that ability to utilize the occupancy permit as leverage for payment of SDCs is crucial to making the public whole.

By law, cities can include only very specific, quantifiable infrastructure projects that are paid for in part or whole by SDCs. Reducing a city’s ability to collect necessary SDCs harms that community’s ability to build infrastructure to accommodate future growth.

“Middle housing” is missing one housing type: The City suggests that Section 2 be broadened to include in the “middling housing” definition Row Homes, which provide the same density or often higher than duplexes, triplexes and cottage clusters and are often within the same price range.

Significant differences between existing and new neighborhoods need to be recognized: Sections 3 and 4 carry different implications for planning new neighborhoods compared to existing neighborhoods where the change occurs through infill and redevelopment. There are important differences between new and existing neighborhoods that should be considered, and the City suggests different standards are appropriate. Not all

older neighborhoods were necessarily built with sufficient infrastructure to accommodate additional in-fill development. A blanket expectation by law may not match reality on or under the ground.

We suggest modifying the Section 3 to recommend that the changes be adopted by December 31, 2020, *only for new neighborhoods and new area plans* (concept and master plans). However, for existing neighborhoods, local governments should be given more time and resources to assess older, existing neighborhoods and to make zoning changes effective after infrastructure analysis and planning can occur. Cities seek to provide adequate water, sewer and transportation services to our community, which is essential to maintaining livability for our existing and new residents.

Target larger community areas for change, rather than focus on individual parcels:

In general, Wilsonville would prefer to see HB 2001 move away from re-zoning at the parcel level, and rather focus on the community and neighborhood level to provide cities with an opportunity to provide unique, diverse, inclusive, mixed-income communities. For example, it could be reasonable to require specific performance standards, such as:

- (1) Planning for a new neighborhood has to allow a mix of single-family and middle housing, with middle housing allowed on a percentage of the parcels in that neighborhood.
- (2) Requiring a percentage of all citywide residential land to allow for middle housing with density requirements that match those housing types on a set percentage of parcels. This provides more flexibility to provide more diverse neighborhoods and to locate appropriate housing types in the right places in a neighborhood; *e.g.*, denser development sited near public transit corridors.

For example, specifically 52% of Wilsonville's housing supply is categorized as multi-family residential and 48% as single-family residential; however, most of Wilsonville's attached units (duplexes, row homes, and any side-to-side triplexes or quadplexes) are considered single-family residences due to having their own taxlot, and thus are included in that 48% of single-family dwelling. Therefore, approximately 10% of that housing supply would fall into the "middle housing" category—a cursory glance at the taxlot classification of "single family dwelling" may not indicate that in fact the "dwelling" contains more than one "middle housing" residence.

Following is an attachment that illustrates some of the middle housing available already in Wilsonville brought about by careful planning. The City of Wilsonville respectfully urges as outlined above consideration of amendments to HB 2001. Thank you.

Sincerely,



Tim Knapp, Mayor
City of Wilsonville

City of Wilsonville Middle Housing

Villebois 'urban village'

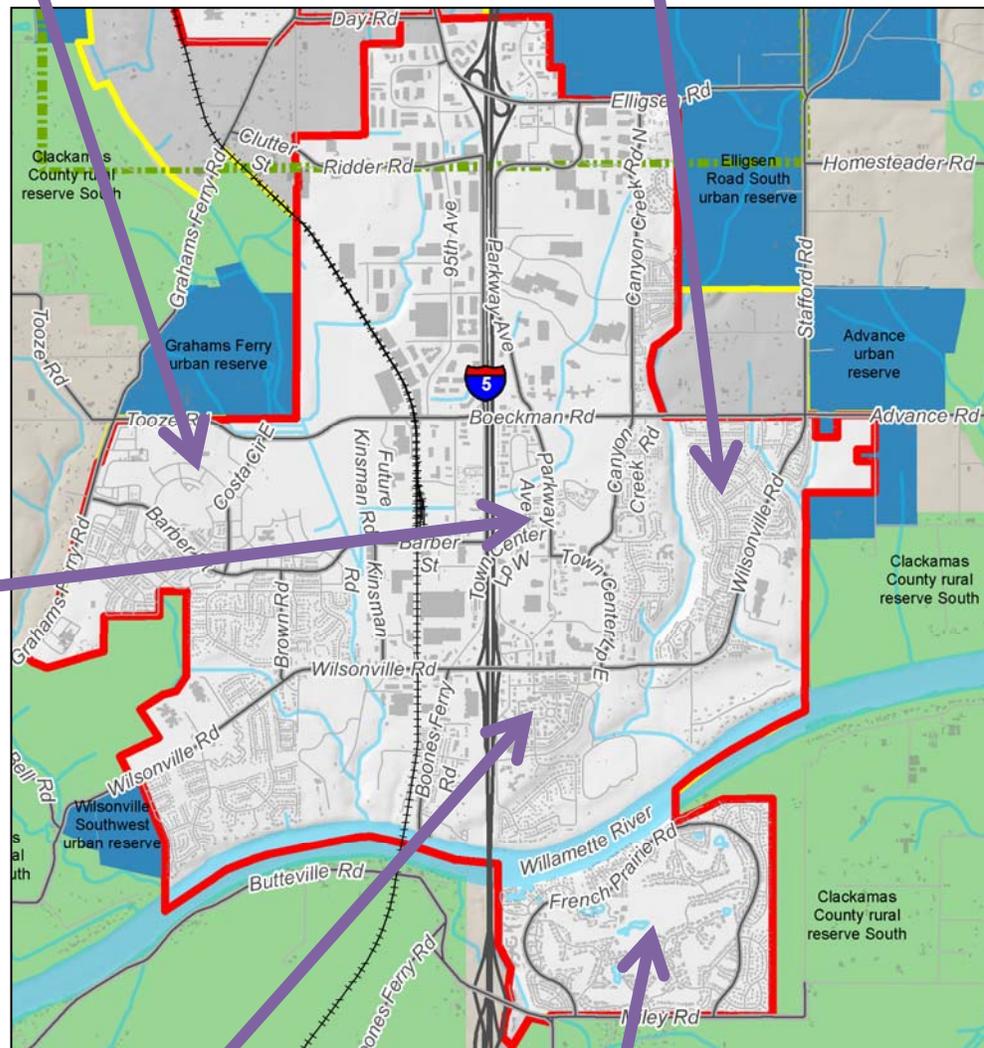
- 1665 single-family residences of various sizes from 2,300 s.f. to 9,000 s.f.
- 433 row houses, includes middle housing types like fourplexes
- 365 apartments
- 85 condos

Robert Randall developments

- 281 single-family residences at Wilsonville Meadows
- 834 apartments at Boulder Creek, Berkshire Court and Hathaway Court

Jory Trail and The Grove

- 724 apartments
- 57 single-family residences



Village at Main Street

- 464 apartments
- 36 stacked condos
- 34 for-sale row houses (4-6 plexes)
- 18 for rent row houses
- 32 single-family residences

Charbonneau District

- 388 apartments
- 233 condos
- 468 attached single-family residences
- 611 detached single-family residences