

**RESOLUTION NO. 1955**

**A RESOLUTION REGARDING THE PROVISION OF AFFORDABLE HOUSING WITHIN THE CITY OF WILSONVILLE**

Whereas, the Mayor and City Council desire to work cooperatively with the Metro Council to develop a pilot program to provide affordable housing opportunities for people who work and live in Wilsonville; and

Whereas, the City council is deeply concerned regarding the reported closing and sale of the Thunderbird Mobile Club and resulting displacement of the senior residents, many of whom are on fixed incomes and the further result that many may not be able to afford to relocate their mobile homes and will loose their own affordable home through involuntary conversion.

WHEREAS, the City's Comprehensive Plan Policy 4.1.4 requires that the city shall provide opportunities for a wide range of housing types, sizes, and densities at prices and rent levels to accommodate people who are employed in Wilsonville, and

WHEREAS, the Villebois Village Master Plan, adopted June 21, 2004, Section 2.2 General – Land Use Plan, Implementation Measure 3 under Residential Neighborhood Housing, sets forth a task to, "Develop Affordable Housing objectives for Villebois, which shall contain, at a minimum, a desired mix and density of housing to ensure that sufficient and affordable housing is available to households of all income levels that live or have a member working within the City of Wilsonville. Develop strategies to accomplish those desired mixes and densities, and indicate how build-out under each Specific Area Plan implements those strategies and contributes to the overall Goals and Policies of the Villebois Village Master Plan", and

WHEREAS, the City has received the final draft of the City's Residential Land Needs Assessment and Policy Report, June 2005 and is now able to provide data and guidance to the Villebois Village Master Planner to assist in accomplishing the above task, and

WHEREAS, the Needs Assessment verified that there are approximately 18,000 persons employed in the City, and

WHEREAS, a recent SMART survey of businesses showed that less than 10% of the employees of several major employers in Wilsonville live in the City, and

WHEREAS, daily commuting of a large number of employees contributes to the lack of capacity at the Wilsonville Road/I-5 intersection area, and

WHEREAS, City staff and the Master Planner have met with the Oregon Department of Housing and Community Services Regional Advisor, and have identified programs such as the First Time Homebuyer Program and Vertical Housing Development Zones that are available to provide assistance in meeting City of Wilsonville housing goals, and

WHEREAS, the Oregon Legislature has authorized the creation of Vertical Housing Development Zones that provide a 20% tax exemption per floor for residential development built or rehabilitated above ground floor commercial units, up to 80%; and

WHEREAS, the affordable housing efforts at Villebois has been oriented primarily to the provision of housing, both rental and ownership opportunities, for employees currently commuting into Wilsonville, there is also a generalized need city-wide to provide affordable housing.

**NOW THEREFORE, THE CITY OF WILSONVILLE RESOLVES AS FOLLOWS:**

1. Based on the findings recited above City staff is authorized to prepare the necessary documents for Council review and action on creation of a Vertical Housing Development Zone within the Central SAP at Villebois and in the two Urban Renewal districts and the Thunderbird Mobile Club,
2. City Staff is directed to work cooperatively with Metro's staff to develop a pilot program to provide affordable housing for those who live and work in Wilsonville.
3. Staff is directed to draft and present to the Council a mobile home involuntary conversion ordinance.
4. Staff is further directed to bring forth such other affordable housing strategies as may be deemed reasonable for the Council to consider.
5. This resolution becomes effective upon adoption.

ADOPTED by the Wilsonville City Council at a regular meeting thereof this 3rd day of October, 2005 and filed with the City Recorder on this date.

  
CHARLOTTE LEHAN, Mayor

ATTEST:

  
Sandra C. King, MMC, City Recorder

SUMMARY OF VOTES:

Mayor Lehan	Yes
Council President Kirk	Yes
Councilor Holt	Yes
Councilor Scott-Tabb	Yes
Councilor Knapp	Yes