

**RESOLUTION NO. 2039**

**A RESOLUTION OF THE CITY OF WILSONVILLE SUPPORTING THE LIFTING OF THE PRE-EMPTION THAT PROHIBITS LOCAL COMMUNITIES FROM THE USE OF INCLUSIONARY ZONING AS A TOOL IN THE PROVISION OF AFFORDABLE HOUSING**

WHEREAS, Wilsonville and most Oregon communities have an imbalance between the number of households earning less than 80% of median family income and the availability of housing for those households at a cost of less than 30% of their household income; and

WHEREAS, the gap between income and housing affordability continues to grow; and

WHEREAS, Wilsonville has a 2-1 jobs/housing ratio, and severely congested freeway interchanges, thus creating a need for additional local housing units affordable to the workforce, and

WHEREAS, the population of the Portland Metro Area, including Wilsonville, is expected to grow by 2 million people by the Year 2020, and

WHEREAS, service and retail businesses will be necessary to serve the new population, and will not likely pay a housing wage, estimated by the National Low Income Housing Coalition in 2006, to be \$14.17/hour in order to afford a Fair Market Rental two bedroom apartment in the Portland Metro Area, and

WHEREAS, in 1999 the Oregon Legislature passed legislation expressly prohibiting cities, counties or metropolitan service districts from requirements that have the effect of establishing the sales price for a housing unit or residential building or lot, or requiring that a housing unit or residential building lot or parcel to be designated for sale to any particular class or group of purchasers, but continuing to allow the use of incentives, contract commitments, density bonus or other voluntary regulation, provision or condition designed to increase the supply of moderate or lower cost housing units, (ORS 197.309), and

WHEREAS, the use of incentives, contract commitments, density bonus or other voluntary regulations, provisions or conditions have not resulted in the provision of an adequate supply of moderate or lower cost housing units in the Portland Metro Area, in Wilsonville or statewide, and

WHEREAS, the (Oregon) Housing Alliance, whose membership includes nearly 50 agencies and jurisdictions involved in affordable housing issues, will be requesting this session

of the Legislature to remove the pre-emption that prohibits local communities from using inclusionary zoning, and

WHEREAS, inclusionary zoning is either authorized or mandatory in at least the following states: California, Colorado, Connecticut, Illinois, Maryland, Massachusetts, Minnesota, New Jersey, New York, North Carolina, Rhode Island, South Carolina, Vermont, Virginia and Wisconsin, and has provided inclusionary housing models and a track record of success in providing affordable housing, especially workforce housing.

NOW, THEREFORE THE CITY OF WILSONVILLE RESOLVES AS FOLLOWS:

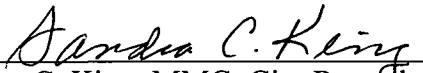
1. The Wilsonville City Council hereby endorses and supports passage of legislation removing the pre-emption that prohibits local communities from including inclusionary housing as a tool in the provision of affordable housing.
2. This resolution is effective upon adoption.

ADOPTED by the Wilsonville City Council at a special meeting thereof this 21st day of February, 2007, and filed with the Wilsonville City Recorder this date.



Alan Kirk, City Council President

ATTEST:



Sandra C. King, MMC, City Recorder

SUMMARY OF VOTES:

Mayor Lehan	Excused
Councilor Kirk	Yes
Councilor Knapp	Yes
Councilor Ripple	Yes
Councilor Núñez	Yes

**PLANNING DIVISION  
STAFF REPORT**

**Date:** December 29, 2006

**To:** City Council

**From:** Sandi Young, AICP, Planning Director

**Subject:** Resolution Supporting Inclusionary Zoning

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Attached is a resolution supporting the Oregon Housing Alliance efforts to enable the use of inclusionary housing as a tool in the provision of affordable housing. The Council received information on this effort in your packets for December 4, 2006.

ORS 197.309 specifically prohibits municipalities from establishing the sales price or specific occupancy requirements for housing units. The Housing Alliance is working to remove this prohibition and add enabling legislation specifically allowing the use of inclusionary zoning.

Staff will keep Council informed of the progress of this effort and will make Housing Alliance, and any other inclusionary zoning legislative drafts available to the Council as they are available.

The Council may want to consider joining the Housing Alliance. The membership application page is attached. I have not been able to reach the office this week to determine the exact amount of dues for Wilsonville.

Recommendation: Approval of the proposed resolution.