



CITY OF LAKE OSWEGO

380 A Avenue  
PO Box 369  
Lake Oswego, OR 97034

503-635-0270  
www.ci.oswego.or.us

## MEMORANDUM

**TO:** Goal 9 & 10 Work Group

**FROM:** Sarah Selden, Associate Planner

**SUBJECT:** Goal 9 and 10 Packet Materials, Context

**DATE:** April 8, 2011

For our next to last meeting, this packet contains items to help orient members to the structure and key findings of the draft Economic Opportunities Analysis (EOA) and Housing Needs Analysis (HNA) documents we will be reviewing next month. On the agenda, you will find key discussion questions for the main agenda items.

Please note the time change for our meeting \*\*4-7 pm\*\* at City Hall, Council Chambers.

In the meeting materials, you will find the following:

- Meeting Agenda with Key Questions
- Cover Memo – this document (Attachment 1)
- Updated Draft EOA & HNA Schedule (Attachment 2)
- Draft EOA & HNA Outlines (Attachment 3)
- Goal 9 (Econ. Development) & Goal 10 (Housing) Preliminary Findings PowerPoint (Attachment 4)
- Draft Goal 9 Implementation Memo (Attachment 5)
- Draft Goal 10 Implementation Memo (Attachment 6)

### Schedule (Attachment 2)

As you will note on the schedule, the draft Economic Opportunity Analysis (EOA) and Housing Needs Analysis (HNA) are due to the Oregon Department of Land Conservation and Development (DLCD) by May 30 to comply with the grant requirements that helped fund their update. We will review the full draft documents at our next meeting on May 5. The EOA and HNA should not contain much information that will be new at that time; rather, they will be a “roll up” of items we have discussed thus far, assembled into a complete document. They are not intended to be the final EOA or HNA that the City Council will eventually need to adopt, but rather a summary of the technical information that we have gathered and reviewed to date including: land supply, housing/jobs demand, potential gap between state mandates and the community’s vision on supply and demand, and potential strategies to address the gap. These documents will provide the factual basis as we begin to discuss goals and policies related to housing and economic development later this year.

Attachment 1

It is important to remember that the next full year will be devoted to refining and developing specific implementation strategies associated with the technical findings in these documents. In other words, particularly in regard to the implementation strategies, there is no need to finalize those to the level of adoption-ready specificity during this phase.

Draft EOA & HNA Outlines (Attachment 3)

These documents were prepared in advance of the March Planning Commission update on this subject. You can ignore the reference to the comparison chart. This chart is dated and is replaced by the PowerPoint (Attachment 4).

Goal 9 & 10 Preliminary Findings PowerPoint (Attachment 4)

This PowerPoint includes recent findings and several weeks of research into redevelopment potential on a parcel by parcel basis in Lake Oswego. Using these redevelopment figures, the study team has been able to finish the story that discusses land supply in Lake Oswego to include vacant and redevelopable lands. Todd Chase (FCS Group consultant) will walk us through this PowerPoint at the meeting as the content and findings are quite dense and as new information may be added from time-to-time before the upcoming meeting.

The information in the PowerPoint includes the essence of the technical findings necessary to complete the draft documents for submittal next month. For the HNA, an important part of compliance includes a housing attainability analysis to ensure the housing supply is sufficient to accommodate demand by housing type and tenure (owner v. rental) for Lake Oswego according to a regional housing profile. We look forward to your comments and questions on those findings.

Draft EOA & HNA Implementation Memos (Attachments 5 & 6)

These memos are primarily to be read as a starter memo of options for implementing the findings in the EOA and HNA documents. They contain more context than is usual for the implementation chapter and include some technical findings (e.g., population projections) that will likely be moved to earlier chapters in the final report.

We look forward to seeing you next week. Please do not hesitate to be in touch prior to the meeting with any questions.

Thank you!