



## **Planning Commission Work Session Meeting Agenda**

**August 25, 2020 at 6:30 PM**

Pursuant to Executive Order 20-16, this meeting will be conducted electronically and will be live streamed at:

<https://www.youtube.com/user/CityofSherwood>

- 1. CALL TO ORDER**
- 2. COMPREHENSIVE PLAN UPDATE – ATTRACTIVE AND ATTAINABLE HOUSING**
- 3. PLANNING COMMISSIONER ANNOUNCEMENTS**
- 4. ADJOURN WORK SESSION**

To: Planning Commission

From: Erika Palmer, Planning Manager

RE: Comprehensive Plan Update “Attractive and Attainable Housing”

Date: August 18, 2020

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In May, the ‘Attractive and Attainable Housing’ theme of the comprehensive plan update kicked-off. Since that time, the CAC, TAC, PAT, and Planning Commission has met to review technical background information on housing needs in Sherwood and have participated in shaping and taking part in public engagement activities. Amid the Covid-19 pandemic, a lot of community engagement focused on this theme has occurred. The information in this packet typically would be presented to both the Council and Planning Commission at a wrap-up joint work session at the end of the block theme.

Planning staff recognizes that there is significant community interest in this theme and therefore wants to give the Commission ample time to review, discuss, and digest the information presented and provide feedback before the next CAC and TAC meetings in September. A final draft of housing goals and policies will be reviewed by the community in survey form next month before the last wrap-up joint work session with Planning Commission and City Council on this topic theme.

This packet includes the following:

- Stakeholder interview summaries
- DRAFT -- Summary of Sherwood Housing Survey
- DRAFT -- Sherwood Housing Snapshot
- DRAFT – Attractive and Attainable Housing Goals and Policies



## Attractive and Attainable Housing Stakeholder Interview Summary

August 12, 2020

### Introduction

In 2018, the City conducted a visioning process for the Comprehensive Plan Update and the community identified the desire for “*attractive and attainable housing.*” This theme constitutes a section of the City’s updated Comprehensive Plan. The vision states:

*“By 2040, Sherwood aims to develop a range of housing choices for a diversity of ages and income levels, providing community members the ability to live in Sherwood throughout all stages of life.”*

In an effort to continue community conversations about the future of housing in Sherwood, the City a series of stakeholder interviews to learn more about residents’ housing preferences and experiences. While the City’s latest Housing Needs Analysis provides Sherwood with a factual basis to support future planning efforts related to housing, these stakeholder interviews were one of several engagement tools for this block and used to inform the update of the City’s Comprehensive Plan housing goals and policies.

Stakeholder interviews provided the opportunity to understand the different perspectives among key stakeholders and community leaders that represent a variety of expertise on housing. To identify interviewees, staff internally discussed potential interests and identified groups that represent those interests. Staff prepared a preliminary list that was reviewed by the consultant team, adding additional interest groups as needed. This list was shared with the Technical Advisory Committee (TAC), the Citizen Advisory Committee (CAC), and the Project Advisory Team (PAT) for additional recommendations and key contacts.

Interviews were conducted between June 7<sup>th</sup> and August 10<sup>th</sup>. To gather this information, staff, consultants and Community Advisory Committee (CAC) members conducted interviews through a mix of video conference and phone calls. In total, 20 stakeholders participated. These groups included:

- City Council
- Planning Commission
- Home Builders Association of Metropolitan Portland
- Washington County Housing Authority
- Bridge Housing Development
- CASA of Oregon
- Sherwood Family Resource Center
- David Weekly Homes
- Real Estate Brokers
- First Time Homebuyer

## Summary of Responses

Interviewees were asked the following questions in bold. A summary of responses follows. Appendix A includes the raw interview notes, organized by question.

### **What are your observations of housing development in Sherwood over the last 5-10 years in terms of options and affordability? Can you think of examples of specific recent projects that worked well, or didn't?**

Single-family detached housing is cited as the primary trend in residential development, though Sherwood has seen some new townhomes and condos in recent years. Some feel that development has, for the most part, been well designed and fit the feel of Sherwood, however much of it is the same type of housing. Others note that single family housing development has trended towards larger homes on smaller lots, impeding on privacy and space. Many agree that there is a lack of supply of housing overall, and high demand has lent to rising costs. Some cases of recent development cited as good examples include Mandel Farms (though very expensive), Stoneridge Development, Kelley Ritz, Woodhaven, Middleton Estates, Laurel Ridge, and the Oregon Street Townhomes, Cannery Row, and other small-lot townhomes behind the Target. Some feel like the mix of styles represented in the new neighborhoods over by Ridges schools & Elwert/Edy are not very cohesive. Examples that were seen unfavorably include the Cedar Creek Apartments, the apartment complex behind the Ackerly, and the units along SW Meinecke Pkwy. One noted that River Terrace is an example of a development where there is a mix of housing types, but generally the homes are too close together, very large and take up the entire lot.

### **What types of housing and housing needs are being served by recent development? Who isn't being served?**

Most agree that middle to high-end single-family detached housing types are serving middle to upper class families in Sherwood. It is almost unanimously agreed that first-time homebuyers, young families and moderate wage earners are not being served by the price points available in Sherwood. In addition, empty-nesters and the aging population have few single-level housing options that allow for aging in place. It was noted that there are very few rental opportunities in Sherwood as well.

### **What types of housing should Sherwood plan for?**

Many interviewees indicate that Sherwood should plan for middle-class earners and families and the aging population. This includes promoting homeownership opportunities, housing in the 300-400k range, and single-level homes. Many note that Sherwood needs more variety and should encourage cluster development, smaller detached homes and cottage housing, all with ample green space and in walkable areas. Many agree that any mixed-use and multi-family developments need to be in the right location – close to commercial/retail services and transit. Many believe that Sherwood would lose much of its charm if high density residential was

developed throughout the city, and the City should focus on encouraging different styles and applications of single-family housing.

**Where should Sherwood consider providing a wider range of housing types? What proportion of needed housing should the City plan to accommodate within city limits? How much should be accommodated in the Brookman Area or Sherwood West?**

Interviewees generally indicate that Sherwood has an opportunity to develop high quality neighborhoods in UGB expansion areas, specifically Sherwood West. With the location of the new high school, a decent connection to Roy Rogers, and better infrastructure provisioning than the Brookman area, Sherwood West offers a cleaner slate for providing middle housing types. Some note the opportunity to build more high-quality neighborhoods like Woodhaven, but with a wider range of housing types, while keeping a strong network of trails, open space and tree-lined streets. It was expressed that affordable housing should not be located in these expansion areas, but rather focused through infill development in areas that have transit options and are close to retail and commercial centers. Others note that it would be highly unreasonable for the City to seek to accommodate a meaningful percentage of housing through redevelopment, given data regarding infill feasibility in the Metro area. However, some note that more opportunities are needed for denser housing in the Old Town district to help keep Sherwood's downtown thriving.

**What design standards would be needed to “keep Sherwood, *Sherwood*”?**

Many interviewees express that the elements which keep “Sherwood, *Sherwood*” are the elements that lend to its livability, like connected trail systems, a thriving Old Town district, close proximity to retail and commercial, outdoor amenities and open space. Interviewees mention that Sherwood West should encourage small-scale commercial within neighborhoods and integrate larger and more transformative open space features that are more feasible through large-scale development and can significantly enhance the communities. Some point to those of the Old Town district as a good blueprint for new neighborhood centers, noting a desire for design styles that are more historic than modern. In addition, some indicate the community would benefit from better, more thoughtful parking configurations in conjunction with denser housing types. Overall, most agree that keeping Sherwood connected, by prioritizing safe access across HWY 99 and developing trails between neighborhoods, will be the most important aspect of maintaining the community's high quality of life.

**If, and how, might the housing landscape change in light of COVID-19?**

Some interviewees feel that pent-up demand still exists for housing, and while COVID-19 was more of a pause, it has and will continue to create more demand than supply. Others note that people are not secure in their jobs and are unlikely to sell their homes unless they have to.

Builders may be taking more of a wait-and-see approach; regionally, there has been about a 50-60% decrease in permits being pulled for single-family and multi-family since March. However, the amount of new construction has always been very low in Sherwood, and some indicate that they don't anticipate seeing dramatically different numbers coming out of this. It is mentioned that the City will be housing constrained for the next 10-20 years and should temper expectations to see any dramatic improvements in housing accessibility.

With regards to housing needs and preferences, some indicate that greater confinement due to COVID-19 may lead to a desire for homes with more indoor living space and private outdoor living space, home offices/classrooms. There may also be a potential desire for homes that are more spaced out, or are located further away from suburban areas, particularly if telecommuting patterns persist.

## APPENDIX A. RAW STAKEHOLDER INTERVIEW NOTES

### 1. What are your observations of housing development in Sherwood over the last 5-10 years in terms of options and affordability? Can you think of examples of specific recent projects that worked well, or didn't?

- Not many options. Mostly build to specific demographic—middle income families. Developers are looking for profit. Market dictates what they can sell and right now the most profitable market is building 3000 sq. ft homes on smaller lots. Opportunities for building have been limited. Not much land to build new housing. Which is good. We have high ratio of kids per household and we've overwhelmed the school district. At one point my kids had to eat lunch in their classroom because the school cafeteria was too crowded. Examples: Cannery row townhomes, Edy Ridge development. Those gave people options. Regarding affordable housing, I've talked to many city leaders over the years about this. Why do we want more affordable housing when it's available elsewhere? Sherwood is family oriented, which grows demand. It's natural for us to want to help others out, that's understandable. But why do we need to? Is it a mandate? Because of the cost of land, permitting fees, etc. the only affordable housing that could be built here would be section 8 housing and we don't have the services to assist those who qualify for section 8. When land opens, builders will build to make money. We don't have to serve all people. We serve a specific demographic and we're good at it. Other cities have more support services to serve other demographics. Growth is sometimes not a good thing. As we consider new growth, we have to ask ourselves what services do we need to support that growth?
- Observation of housing development in Sherwood – lack of supply. It's the biggest impact, lots of demand.
- We need more housing supply that will help make the housing market more affordable – creating housing that are more affordable.
- Until housing demands are satisfied, we'll always be behind (under supply)
- Additional supply of land will lessen overall housing costs and if enough land supply is provided it will make all housing options much more affordable.
- Land Use Regulations/ Process is much too long and restrictive, from raw land in the UGB to construction of a subdivision.
- One specific example of a recent project that worked well is Mandel Farms, Stoneridge Development, Kelley Ritz. It was a project that was well done.
- A LOT of development is going on, but it's not affordable. Live close to Murdoch and they are developing homes starting in the 900s. No way that the families that I work with can afford that.
- I would like to see more homes with a front yard, back yard, space for kids to run around. I'm seeing a lot of great homes, but they lack outdoor space. I think this is very important for families to have access to.
- Family friendly town, affordable but on upper end. Harder for first time home buyers. Some housing like behind Target that are priced lower than Woodhaven provide options for higher end, first time buyer market. Some of those older homes require updates. There are ways for them to get in but it's harder.
- Sherwood West/Laurel Ridge was well planned and developed. New style with great rooms, walking distance to schools. Woodhaven is ideal because left lots of green spaces and walking trails.
- Laurel Ridge is family friendly; kids zone friendly.
- Not enough apartment complexes for those not in the housing market. First-time, single family homes for under \$300,000 don't exist in Sherwood.
- Has lived in Sherwood for 18 years and the mix of housing hasn't changed much. Plenty of higher end Single Family Detached homes are being built and the community seems to be missing a gap of housing for new younger families just starting out.
- Mandel Farms was a nice new Single-Family Detached development close to the Ridges schools, but this is the type of housing that we see families moving up into when they need a bigger home. New families probably can't afford these homes.
- Springs, Oregon Street Townhomes worked well. Originally concerned about height of the townhomes, but it works well and fits nicely in that space.

- Concerned about affordability.
- Limited infill housing. We need more of these. More doors per square foot.
- Need places for singles to live in Old Town. We are missing out on a lot of those folks.
- Building fees are high. 15-20% of cost can be permitting. How can we work with the city, planning dept., to get these reduced?
- Sherwood sits geographically in a location that is going to continue to drive new residents who are interested in a more rural and suburban lifestyle, but may work in the two main metro areas, i.e. Portland or Salem. Demand will continue to grow. Strong reputation around governance, provision of good services to community residents. Those will both be strong factors.
- Sherwood hasn't seen an expansion in some time. Redevelopment is happening. For Sherwood, larger-scale MF. Strong desire to see focus of growth in urban core. A lot of the focus in Sherwood was around their decision to consider expanding their UGB to accommodate residential uses in 2018.
- Much aversion to MF housing, the need to keep Sherwood "attractive."
- Attainable: this needs to be clearly defined.
- A lot of affordable housing has been built in Washington County. City of Sherwood is currently represented in the Washington County Community Development Block Grant (CDBG) Policy Advisory Board. Typically, a city councilor or mayor is in attendance. Cannery Row is an example of a project that was presented to the Policy Advisory Board.
- There's movement in Sherwood, but hard for new home buyers to buy in Sherwood because its more expensive than Tigard and Newberg. Young people/single people have a hard time finding housing in Sherwood.
- Likes Middleton Estates – different feel, not renaissance style different flavors of homes. The small townhomes off Meinecke near round-about. Loves the new condos in Old Town. Sherwood has a good track record or working with developers on development that fits what we need.
- Options: have lots of single-family, good inventory, sees trend to smaller lots, single ownership, like townhome dev by Target, or ER Horton dev off HWY 99; need more mixed housing type PUDs
- Brookman... dense acres (not great); infill is becoming something that we do not have quite right
- I think the City has done a good job with the housing issue. Things that didn't work well were older council's fault, I would impose a very basic standard for all houses such as consistent siding all around the house. As we allow greater density, we need a higher standard. Townhouses and homes that allowed T-111 siding look terrible now. We don't want to go overboard, there is no more, "no one can see my back yard or side yard." Yes, we can, and we are all vested with keeping our homes looking good.
- We currently have decent mix of types of housing; thinks we are doing the best we can with what we have but feels we can always do better. Likes the mixed-use dev near YMCA/HWY 99.
- Feels like the mix of styles represented in the new neighborhoods over by Ridges schools & Elwert/Edy are not very cohesive.
- I think the developments that have appeared in Sherwood over the past 20 years, for the most part, have been well designed and fit the feel of Sherwood. I think we need to find a way to offer more density in the oldtown district. More fill-in where appropriate, brownstones, NW-styled townhomes (not a fan of the 3-story buildings on Washington and on Main streets.
- I have always thought the small-lot town homes near Target worked out well. I don't know that we can do them all over the city, but that same concept might work somewhere else where appropriate. Not a fan of the smaller apartment complex behind the Ackerly; seems very cramped, definitely not enough parking! Maybe instead of a Hotel next to Planet Fitness, they could be a NW-styled, yet trendy 3-story apartment building? Maybe something similar on the undeveloped lots in oldtown currently owned by the URA. Also, not a fan of the small house, in fill units on Meinecke, across from the old HS. What is that big cement 'pit' thing in the front yard anyway?
- Sherwood isn't affordable
- Packing more housing on smaller lots
- We need to pay attention to parking and street width for parking on both sides of the street with room for two lanes of traffic.

- Villebois has planned and developed nicely but some homes within that development do not have driveways – we need to make sure that people have places to park their vehicles. Villebois could have provided for additional larger sized lots and SFD.
- Developments that have sidewalks and planter strips make for nice neighborhoods and should be a requirement.
- We need to make sure that Brookman retains enough ROW for all amenities for future development at max planned capacity. (all needed lanes/multi-use trail/planter strip, etc.) This concept should apply to all transportation development.
- West Sherwood does not have the same amenities as east Sherwood. Parks, Trails etc. This needs to be rectified.
- ADU rules needs to be reviewed, development across from the high school where 4 separate units were put on a lot where one home used to be located. This was not the intent of the ADU rules. ADU's should be focused on Add-on's not new development.
- Affordability means different things to different people. There have been some properties in Sherwood that should have not been rezoned. Owner-occupied housing is what we should encourage. Detached SF should not be on lots of less than 5,000 sq. ft. without lots and lots of care. As lots get smaller, particular attention needs to be paid to setbacks, utilities within setbacks and easements, and parking. Most neighborhoods in Sherwood are great but some elements need to be addressed, especially with an increase in density. The narrowing of roads to be revisited because it has created parking conflicts, especially if you can only park on one side of the street. There are parking conflicts in Sherwood – Cedar Creek Townhomes.
- The ADU code is a bit better now than originally established.
- It would be interesting to poll the people who live in the SF detached neighborhood behind Target to see how people think it is working. This neighborhood provided for a creative approach to small detached single-family housing. The Cannery Apartments are nice and the townhomes next to City Hall are well done. Not fond of Cedar Creek apartments next to the YMCA – these are 3 stories (no garages, most with a front door on ground level/kitchen and main living 2<sup>nd</sup> story/bedrooms 3<sup>rd</sup> story)
- There are limited housing options in Sherwood, and they are not very affordable. Single-Family Detached homes are the primary housing type. Woodhaven is nice in Sherwood. River Terrace is not a development that I like because the homes are very close together and are very large taking up the entire lot. However, River Terrace does provide a mix of housing in those neighborhoods.
- The neighborhoods in Sherwood look wonderful but are not creating an opportunity for all. Sherwood is primarily single-family homes on large lots. There is an opportunity to provide more housing types through middle-housing types.
- The overall inventory in Sherwood is, and has been since I moved here in 2016, limited and thus affordability, especially in highly sought-after neighborhoods such as Woodhaven, may be affected by affordability due to an increase in demand and limited supply.
- Not realistic for first time homebuyers
- Sherwood is typically built for families with children
- Need more multi-family housing like Oregon Street Townhomes (location, walkability, closeness to Old Town- restaurants, shops)
- Development near Target along Baler Way is not ideal
- Need to grow out (Brookman or Sherwood West) or infill development will happen

## **2. What types of housing and housing needs are being served by recent development?**

- Middle to high-end single-family housing. With acquisition costs, permits, SDC's, developers can't afford to build much else. Cannery Row apartments have been a good addition, but rent is almost as expensive as a housing payment. Single-family detached homes are building built for families with economic means

- Single-family detached homes in smaller lots
- The Ackerly: my understanding is for seniors, and a wing specific to Alzheimer's.
- Have another senior living space that is called the Springs. They have also added more rooms. Houses seniors that are very mobile, and those that are not mobile.
- Most recent development of single-family homes start at \$900,000. Townhomes are smaller than townhomes in Wilsonville and cost more. They're also not in neighborhoods. Close to old town can be appealing to some but not to us. We would rather be in a neighborhood with other families.
- First time home buyers are not being served. Prices are high in Sherwood and can delay younger families from moving into the area. The district is seeing a slowdown in student population.
- By and large, Sherwood is going to continue to see increasing pressure in its housing market.
- Sherwood hasn't seen *tremendous* growth in housing units. Those with more resources will continue to price out those with less. Increase in rental costs. Push towards redevelopment of older homes. Increased housing prices generally.
- No real interest in building in Sherwood.
- Older rental housing does exist on the backside of commercial along HWY 99.
- A little denser housing being built – but it's still all townhouses and condos.
- What I tend to see: where policymakers don't have a good idea of what affordable housing looks like, or who it serves. Hard time accepting it.
- Community Housing Fund: Sherwood is not part of this.
- If they are going to be inclusive, going to need a MASSIVE shift in thinking.
- Single-family housing
- Apartment dwellers in old town, mixed use at DR Horton, Cannery Row, all examples of filling a need; hitting a wide range of options. Need more single level houses. Recent – market has not gotten to single story, independent units.
- Can see expensive units coming online in Sherwood, like Ironwood, Brookman; missing low-income options.
- If the City focuses on employment, this may encourage different housing choices.
- We have plenty of single-family, large lot houses for families. We do not have a lot of single-story, single-family houses. I think we need to re-think our parking ratio formulas for apartments/townhomes. We NEVER seem to have enough parking, and it's hard on neighboring homeowners.
- As far as more affordable housing, we live in Sherwood. Even smaller, more dense units are going to be more expensive than elsewhere.
- SF detached housing are the units being built and families being served. As kids grow up and families transition, these homes are purchased by new younger families.
- Additional Housing diversity for people who would like to age in place is missing – Single level detached homes and these potentially could be cottage cluster types.
- Families are being served. Smaller detached SF homes are not being built anymore (1,200-1,700 sq. ft. homes) as developers are maximizing lots.
- Families are being served. Seniors who are not in assisted living facilities who are looking for single-level homes are not being served. Young people and younger families are not being served because housing is expensive.
- Families that can afford single-family large lot homes being built in Sherwood. There are fewer options for young adults, young families, and older/senior adults.
- Based on my time as a Planning Commissioner, we have approved various PUDs that vary in houses that will be priced anywhere from mid \$500s to \$900s. The upper middle-class house buyer can be served with these recent developments. I would say that based on the current development plans; the lower middle-class house buyer is not being served in Sherwood at this time.
- Families that can afford single family homes

### **Who isn't being served?**

- Lower end, first time home buyer. The market makes it so difficult. High density housing in Hillsboro is going for mid-\$300's, which requires an income of \$75K. It's a matter of supply and demand. It's not Sherwood's place to correct that. It's an economic factor.
- Individuals that want to live in a house that is detached that is more affordable
- Individuals that would like ownerships vs. renting
- First-time home buyers.
- Singles are not being served as much as they should be. Small apartment or ADU would help. Change the planning regulations so we can build more of these.
- Good job on single family homes
- Missing Middle (duplexes, triplexes, etc.)
- Multi-family housing – both for profit and non-profit
- Accessory Dwelling Units
- Multi-generational housing
- Need rent regulations – Individuals are spending more on housing (cost burden). Impacts are typically within the minority communities.
- 1st time home buyers have more power right now but are limited to certain pocket/streets in Sherwood. Falling short on 1st time homebuyers. Lacking investors who might want to invest in Sherwood (Duplexes, etc.) because they've lived in the community for a long time. Running out of options of housing types in Sherwood.
- Big homes for few people. Commission just approved large homes due to the lot size requirement, the homes are projected to be \$850,000 plus homes. Good for taxes, I guess.
- Moderate wage earners. Our problem is that we are so scared of density. We should not penalize developers and future homeowners by archaic concepts.
- Case in point, an apartment can have a private drive serve 30 plus apartments, or condos, but we can't build brownstones (townhouses) without breaking them up every 5 units with open spaces and having them all front a public street. That is so silly. In the Old town area, and in-fill projects, we should encourage owner-occupied units and be open to higher density without open spaces and allow private streets. We want density in the old town, why require any open spaces as we have Oldtown serviced by multiple city parks, and open spaces? Why do we constrain ourselves? We want density in certain areas, let's have density, in other areas we wouldn't want that. We need to mature our outlook on this.
- First time home buyers
- Young families
- Empty nesters (single level homes, aging in place)

### 3. What types of housing should Sherwood plan for?

- Keep Sherwood *Sherwood*. Middle class earners and families. Grow slowly. If housing can come in \$400's it would serve the lower middle class.
- We should consider redefining our perspective – to get density, it doesn't have to be a townhome or apartments.
- We need to find ways to be more efficient with our space and have the flexibility to provide enjoyable outdoor spaces – e.g. shared space, setbacks, dimensions, increasing height standards for three story options.
- Increase quality of life by providing detached homes (skinny homes, pull-a-part townhomes), e.g. Villebois or alley loaded homes. Most people would rather own a detached home than share a wall.
- Density through smaller detached homes
- What make sense – more flexibility (e.g. setbacks) for the efficient use of the land and utilizing existing infrastructure
- Higher density development should be concentrated along arterial roadways – this would limit traffic in local neighborhood street.
- Needs to be affordable and attainable for families. Not a lot of options available. We have one apartment complex. It's considered affordable housing, based on income. Another apartment complex that is affordable housing, geared towards seniors and people with disabilities.
- Older generation, empty nesters are having a harder time finding homes they want. Fewer one level homes in Sherwood or homes with master bedroom on the main floor. Lots of people want bigger, 1-3 acre lots within Sherwood, which are not available in Sherwood. Most lot sizes go from 10-12K to about 5 acres because of the way the city is zoned. Have to go to Newberg for that 1-3 acre lot. Should plan for more of the one level homes.
- \$300,000 or less detached single-family homes. Eugene, Springfield, and McMinnville have homes in this price range. They are older homes but at least there are some available.
- More of everything.
- Should plan for all types. Single family through multi-family units. Condominiums, apartments, etc. This would help enhance the community.
- More people in Old Town would allow more businesses!
- 75% of housing is SF in Sherwood. The remaining is about 20% MF, 5% attached SF. Highlight the fact the need for housing in ALL categories. Continued desire for a certain lifestyle Sherwood is known for: lower density housing options. Need for housing and for-sale products in a denser setting (condos, townhomes). In the rental, MF and middle housing product. Sherwood is well positioned from a staffing point to really educate across the community about HB 2001 implementation. Need to highlight some of the valuable factors considering associated with middle housing.
- Apartments are what IS missing. Rental options are missing. Lower cost home ownership options. Need full spectrum between standard market rental at a variety of age points. Need active, subsidized affordable.
- There's the missing middle: missing EVERYTHING except single family.
- How does the City incentivize this?
- Community land trusts.
- Co-ops
- ADUs, cottage cluster housing, etc.
- Is this through a competition? Bring in developers.
- Two subsidized properties, for seniors only, exist in Sherwood. Stewart Terrace, and Pacific Park Sherwood.
- Multi-family
- Missing Middle Housing
- Flexible housing that looks different from past practices

- Plan for impacts of climate change - less auto dependent, transit-oriented development
- More low-income housing
- Add more variety in Sherwood (adding townhomes, smaller homes, single family)
- More of the same; ensure our community remains Sherwood. Strive to maintain our level of excellence. Expects more small lots sizes, less yard.
- We should encourage, townhouses and cluster developments as that will allow homes at a greater density but with open spaces.
- All types, good representation of different housing types.
- Focus on where the different types of housing are doing. Example higher density in town center areas. Minimum lot sizes are important in addition to scale/bulk of houses on a lot. Not a fan of the housing scale on lots at Roy Rogers and Scholls Ferry. There should be buffers/greenspaces/trails between housing and arterial roadways.
- There are some parts of *Villebois* In Wilsonville that I like (but many that I don't). Might be TOO diverse in some areas and a bit chaotic, doesn't always feel cohesive. I don't necessarily feel like we need an Orenco Station, but I do like the housing near Target. Those shared-wall townhomes behind McMEnamin's could have a little more character.
- More housing choices, especially for those who age and want to continue living in Sherwood. Mixed-use and multi-family developments need to be in the right location – close to commercial/retail services and transit.
- Housing that promotes homeownership opportunities. Mixed-use development in areas where appropriate (housing above retail). Higher-density housing in areas closer to commercial and retail services. Housing near parks and trails and other community amenities.
- Planned neighborhood communities that provide different housing types within a neighborhood that share amenities such as parks and trails. Parking an issue and we must think about how we can manage parking conflicts.
- The opportunity for middle-housing types (duplexes, plexes, cottage clusters, homes on smaller lots, small multi-plex apartments). The Cannery Row apartments are nice, but they are not necessarily affordable.
- This of course depends on how Sherwood wants to handle the housing demand, and does it want to stay small town or does it want to become another Tualatin or Beaverton. I definitely think that in order to comply with HB2001, Sherwood will need to plan for cottage style houses, row houses and maybe courtyard four plex type units. If there's a way to incorporate live/work or mixed-use type buildings in Old Town or any other "downtown" type areas of Sherwood, i.e. Sherwood West development, that might also be a good fit. However, I do not see Sherwood developing a lot of high density residential throughout the city without losing some of the charm of what makes Sherwood great.
- More affordable homes
- Missing Middle
- Cottage Housing
- Homes for Empty Nesters (Single Level)
  - Near retail and grocery stores
  - Walkable, no need to drive
- Homes in community setting

**4. Where should Sherwood consider providing a wider range of housing types? What proportion of needed housing should the City plan to accommodate within city limits? How much should be accommodated in the Brookman Area or Sherwood West?**

- Where is the infrastructure available? We only have certain amounts of land available and it's mostly west side. That's all that you can plan for. Beyond that it depends on what infrastructure does. Hard to say. Been trying to build condos and such but permitting has been problematic. Costs are prohibitive. It would be nice to have them. If go back to planning when had original boom of late 90's and early 2000's. Had upper end of Woodhaven and lower end of Woodhaven. Then came Vineyards development across from 99. Each section provided a little variance in the look and feel of the neighborhood. We should try to duplicate this effort with Brookman and Sherwood West. Builders are always going to build to maximize profit. If the city needs to have other options, then the city will need to provide incentives to the builders.
- Density with choices – doesn't always have to be attached development. The more rigid the standards, the harder to develop and build what the market can and wants to buy.
- What will sell and affordable
- Areas along main thoroughfare (arterial roadways) – less traffic on neighborhood streets
- Sherwood West, sooner the better – this will help with supply and overall prices.
- More single-family homes. Not so many townhomes.
- The apartment complexes we have: we need more space!
- Need the "American Dream" to be more attainable.
- Off Roy Rogers. Lots of land to be developed and it's close to town.
- Right now, there is a listing shortage of homes, so homes are selling fast. Some interest in townhomes and condos. Most of those buyers go to Villebois in Wilsonville, which have the trails and parks. We don't have many apartment complexes either. Those would offer families a chance to get into the schools if can't afford a home right away. Suggest new development be 25% development of townhomes, 25% homes with master on main floor, 50% traditional 2-3 story homes.
- Somehow there needs to be options for younger families who don't have the income to buy homes that are more than \$300,000. Proximity to the elementary schools so that kids can walk with other kids and parents don't have to drive them in from far away. We like Sherwood for its programs and parks, but a negative from our perspective is that there aren't as many young families like ours. Those who are our age with kids that we know in Sherwood live or rent from their parents or families. Apartment complexes are also expensive, and it makes it hard to save to buy a home.
- Development in Brookman should occur and should accommodate additional housing types
- Infill can be good, but it can also have an effect on livability. The design and bulk/scale of new large houses on small lots can look strange.
- Sherwood West is something that needs to happen.
- Seems like a natural fit.
- Same with Brookman. Needs to be developed smartly. We need to install the infrastructure as we build homes.
- Looking at the data from the City of Portland regarding redevelopment/infill feasibility, the redevelopment are around 1% annually. Highly unreasonable for the City of Sherwood to seek to accommodate a meaningful, or even really small, percentage of housing through redevelopment. That would not be a likely outcome. Disingenuous for folks to anticipate that.
- MF with lower parking requirements will be what the City would need to support for true redevelopment opportunities.
- Sherwood absolutely has an opportunity to see denser middle housing in expansion areas. See this in Cooper Mountain area. Seeing attached housing, PUD developments w/ small lot sizes, seeing MF. All that is best served and brought to market in expansion areas. Can start on a cleaner slate.
- Sherwood West has the new HS, decent connection with Roy Rogers. The Brookman area-you are dealing with fewer property owners but less well-developed infrastructure and a large existing community to the north. Significant concessions to the existing neighborhood that would likely be more limited.

- Would behoove the City to consider concept planning for both of those areas.
- Affordable housing should NOT be in either of these expansion areas. Putting affordable housing on the edges of the community away from transit options, groceries, is typically not ideal. Should be infill development.
- Closer to downtown or existing services the better
- The farther away for existing or future services makes it more difficult for cost burden individuals
- Take in consideration Walk Score of the neighborhood - higher the walk scores create lower living cost
- Development close to the new High School (Sherwood West) would work so long as there are a variety of uses available that includes commercial (grocery store, shops, parks). A community that is not transit dependent.
- Focus on expanding the UGB for housing – for neighborhood developments. Better version of Woodhaven in Brookman and Sherwood West – trails, and open space. Create a more sophisticated Woodhaven with more housing types but keeping the Woodhaven feel of trails, open space, tree-lined streets, etc.
- Some choices based on transportation services? Sherwood West needs to be re-visited!! Not enough consideration for commercial dev. In the current plan.
- Pick areas that will be high density, old town, in-fill, a part of Sherwood West and Brookman and then allow for a wide range that encourage owner occupancy.
- Look at St. George Utah, they have single homes on 2,000 square foot lots., but they impose CCRs etc. We can do that.
- Would like to consider the opportunity to create a larger, well-planned, mixed dev., maybe something like Orenco Station, with a mix of housing types/options.
- Denser housing/multi-family should be placed in/near commercial areas within the city. Mixed-use developments are good.
- We need to re-visit Sherwood West! We don't need another Woodhaven surrounding the new high school. We need a mix of housing types so it's close for kids of all different family types to walk/ride their bike to school.
- Infill can detract from the neighborhood if not designed for the character of the neighborhood.
- Timber Crossing has done a good job blending in the newer houses with the existing neighborhood.
- Some of the new SF detached housing on small lots look odd (bulk/scale of housing).
- Brookman has been planned for its highest and best use of land. Brookman will and is providing for new housing developments and will also provide some jobs which will help to balance the tax base.
- Sherwood West will need to provide for additional employment land to help the jobs/housing balance.
- Infill development can work well if there are limitations that ensure the housing is similar to the surrounding neighborhood and there are certain plat/deed restrictions. Does not have an interest in re-zoning Brookman. There is an opportunity for housing and new neighborhoods in Sherwood West. Odds are high the mobile home parks will eventually sell.
- Brookman and Sherwood West can accommodate new housing developments, but we need to think about what types of housing the community wants/need.
- Sherwood West provides for an opportunity of a wider range of housing types and possibly Brookman. Not necessarily fond of infill. Infill needs to pay particular attention to the surrounding neighborhood characteristics. Some housing types should be closer to commercial activities.
- I think Sherwood West is a great place for Sherwood to expand their housing types. The current already established neighborhoods in Woodhaven and other neighborhoods for example, should not be “revamped” for the sake of revamping them. Any additional housing types should be done in a more organic process. However, HB2001 may affect that viewpoint.
- Sherwood West should be the focus.
- The opportunity is available now with citizen involvement and input.
- Make the housing development look like it fits within the new community.

## 5. What design standards would be needed to “keep Sherwood, *Sherwood*”?

- Same standards we've had. Parks, walking paths, etc. More spread out, more homely. But people are getting used to compact, close-to-neighbor mentality. So if we have more Woodhaven type, and Redfern, have a good mixture. Have variance of neighborhood looks and feels.
- Perspective – this is difficult to answer if you're not from Sherwood and not imbedded into the school system and involvement in the community
- Sherwood is community, family, kid friendly, trail system, pocket parks
- Keep neighborhoods kid friendly
- Higher density along arterial roadways
- Continue to rejuvenate the downtown area and have it readily accessible – significantly increase residential density options near downtown. Walkability.
- Reinvigorate Old Town
- Find a better solution for connectivity over/under HWY 99 for pedestrians/bicyclists.
- Open spaces. Neighborhood over by Langer Drive. Very homey, it's open. Neighbors are nearby but not super close. Has privacy.
- Homes are spaced out; this is what we need more
- Resources we need: affordable housing that is available. These families work, make a living, but the rent they need to pay to secure housing is out of their reach. I am not partnered with the apartment complexes that have programs. If there ever is a unit available, we have a family moving in with others.
- Parks, walking trails and green spaces. Sherwood is a very active, family friendly town. One level homes, master on the main floor.
- Old Town has good design standards
- Design standards we have are pretty good. But need to be applied to all new buildings within the Old Town area.
- We have done a good job with new projects in Old Town.
- The people that live there and less so the architectural design. Implement rules and regulations that are clear and objective.
- A lot of small-scale commercial. As they do concept planning for either of these areas, they should really encourage small-scale commercial within neighborhoods. Has that in its core, but less so in its residential areas. Highlight the fact that Sherwood has fantastic access to outdoor amenities and open space. Sherwood west will be a better opportunity to integrate larger and substantial open space features to them. Can get these transformative open space features as part of large-scale developments. Those pieces can be really community enhancing.
- Need more education on community benefit of different housing types.
- Avoiding growth when you are a growing community, is pointless. Need to get in front of it.
- Projects are more focused on energy efficient homes and durability (cost of maintenance)
- If design increases the cost, it becomes harder to afford
- Bringing nature back into the development – street trees, open space, trails for a connected community.
- No soulless buildings!! Critical we get design standards in place! Every neighborhood needs a park! Kids needs a place to play; street becomes the play area; dead-end streets, cul-de-sac. Walkable neighborhood, parks, trails.
- That is a cute saying. I have no idea what it means. When development started people said that, but Sherwood has changed. I think you keep Sherwood, Sherwood, not so much by large house, but by keeping Old Town the heart and soul of the community, connecting trails, the City needs to keep ownership of the floodplain in town and develop the trails through it. Cluster homes, brownstones, townhouses can all easily fit in keeping Sherwood, Sherwood, if we build the trails, keep the City from breaking into factions, Lake Oswego has had that historic problem, Downtown, v. Lake Grove, v. Palisades v. Rivergrove. We need the bridge over the highway, we have to keep the town connected. The connection keeps Sherwood *Sherwood*, not the housing type.
- More NW styles; wood, brick? Need to narrow down "Who we are" which will help define design standards.

- Walking paths/trails separated from the street. Langer Park along Century Drive is a good example as well as Woodhaven paths and the path connecting Stella Olson park to Old Town. Design standards for homes can be good and yield a nice look for the community. Personally, does not the look of modern home design and prefers historic architecture that reflects the history of the community. See this in Old Town.
- It's not the housing type that makes Sherwood, Sherwood... it's all of the other things we enjoy as residents. The trails, the YMCA, the close proximity to shopping and restaurants, access to local arterials (but not too close to I5), and wonderful oldtown district, great festivals, great schools
- Connectivity of trail systems from residential to commercial nodes – these need to be planned for Sherwood West and Brookman
- Trail connectivity between developments connect neighborhoods, downtown and mixed-use areas.
- Ample onsite parking (off-street and on-street), look at angle-in parking in denser areas
- Planting strips/neighborhood trees
- Often adding homes design regulations increase the costs of the homes – This is a struggle, especially if you want homes that are affordable to most people.
- Street standards should be revisited to avoid parking conflicts. Planting strips need to be designed and installed properly with the right kind of trees – if not, there should be no planting strips as they cause conflicts. Two car driveways are appropriate. Proper street lighting in neighborhoods. Not a believer in mandating variety but good materials in home construction are important (no T-1-11 siding) and the front of a house should be welcoming and friendly. Utilities in setback areas need to be given consideration (heating/air condition units), you should be able to walk within the setback areas and utilize them. Single-family detached homes should be no more than 2-floors above ground – basements are good. Consideration should be giving to cottage clusters – deed restrictions on parking, size, and height.
- Sherwood has been designed nice with, parks, trails, design of homes. HOA's can restrict home colors and although I don't think the government mandating things, making sure the colors don't stick out (bright green, etc.) can be important to neighborhood character.
- What makes Sherwood, Sherwood, to me are the relationships within the community. Single-level units that meet the needs of people with a range of income levels can be achieved. Housing that meets the needs of both the senior and young adults (20s/30s) is needed in the community.
- Minimizing high-density residential housing is something that needs to be looked at to ensure Sherwood "stays Sherwood". Having any "downtown" in Sherwood West should be like the Old Town overlay design standards. For housing types, I think if cottage style homes and courtyard fourplexes are implemented, there should be a similar design standard/palette that would need to be approved by the Planning Commission in place prior to the growth that Sherwood West is likely to experience so that there's no question as to what it should look like.
- Not recommending significant changes with existing regulations (e.g. Oregon Street Townhomes or Denali PUD Subdivision).
- Keep the suburban look, not modern.

## 6. If, and how, might the housing landscape change in light of COVID-19?

- Will ebb and flow. Pent-up demand still exists for housing. COVID was more of a pause but it has and will continue to create more demand than supply. On west coast, Portland metro is still most affordable. Seattle, San Fran, San Diego are still far more expensive and so people continue to come to Portland and that will continue to press demand and increase pricing. With more confinement people may want: More indoor living space, More private outdoor living space, a home office, home classroom, or workout area (flex spaces). If individuals are able to work for home, these individuals may be willing to work further out in the suburbs.
- People are not secure in the jobs. Are being frugal. Not selling unless they have to.
- Doesn't know how the housing landscape might change but the student population could change. The district could see more students if incomes drop and those attending private school end up in public school. On the other hand, the district could see less students with homeschooling and other options.
- Costs will probably increase. Maybe 20% up.
- New requirements for PPE make things difficult for building.
- Builders are taking a wait & see approach at this time. Might be starting into a recession that will slow building.
- The amount of new construction is very low in Sherwood, has remained low since the great recession. Not a tremendous amount of new housing – so don't anticipate seeing dramatically different numbers coming out of this. More regionally, there's about 50-60% decrease in permits being pulled for SF and MF since March. Recession-level dips.
- City will be housing constrained for the next 10-20 years. Temper expectations to see any dramatic improvements in housing accessibility.
- When the recession impacts come, helping incentivize affordable development will help
- Reimagine community rooms, play areas
- Staffing properties, interactions with tenants
- Proper ventilation of the building
- Should learn from densely populated areas which have more likelihood of spread. There will likely be a different emphasis in 2-years (after pandemic). Too short-sighted to have that big of an impact when it comes to housing.
- We cannot solve metro problem of housing shortage; need to focus on Sherwood's need for housing, well thought out plans, real-world design standards. Not great to follow Metro's density without Sherwood's feel; cannot expect cart blanche (from Metro). Sherwood has a perception problem, not an affordability problem.
- Current mix good, except retirement centers. Notes: Said he does not have a dog in the fight (no strong feelings about what MUST be); thinks we can't turn back on being progressive, which might make some people uncomfortable.
- It will be a while before we are on the other side of this pandemic, but I don't think it will have any dramatic effect on the housing styles/choices in Sherwood. We do need to think about density when planning... spacing people out.

# Sherwood Housing Snapshot

*The Sherwood Housing Snapshot is a collection of stories from community members about their experience finding local housing based on needs, desires and resources.*

These stories help us understand our local housing challenges and opportunities in relation to the development of our City’s Comprehensive Plan update.

We know that Sherwood’s shifting demographics and income levels will result in changes in the types of housing in demand or “needed” here in the future. In addition, the passage of new Oregon legislation will require communities to increase flexibility in the types of housing allowed to be built in residential areas. Responding to change is never easy. Through the Sherwood 2040 Comprehensive Plan update, the Sherwood community will be equipped with a blueprint for the future.

The Housing Snapshot showcases different experiences and perspectives from members of the Sherwood community to create a shared understanding of the local housing landscape. We know there are many more stories to be told. This effort acknowledges that, while data informed decision-making is crucial, housing begins and ends with people.



**KARA - Clinic Manager, age 33**

**LOCATION**  
 Snyder Park

**1-5 Years in Home**

**Monthly Housing Payment**  
**\$1,200**

**YEARLY INCOME**  
**\$85,000+**

**2**

**Person Household**



Kara used to live in Sherwood with her husband in a single-family home near Snyder Park. The house had already been in the family – Kara bought it from her grandfather, who had decided it was time to downsize. A few years later, Kara and her grandfather began searching for a new living situation that allowed

her grandfather to live with Kara and her family rather than move to a senior care home. Kara and her husband began searching for homes that were configured for separate living quarters and/or were large enough with first-floor access, while still being close enough to walk to shops and the library downtown.

When they were having trouble finding something that met their needs, Kara had to expand her search outside of Sherwood. Although Kara’s family is happy in their new home, Kara was sad to leave Sherwood, where she grew up, and is making plans to move back to town in the future.



**DAN - Retired, age 65**

**LOCATION**  
 Cedar Creek

**10+ Years in Home**

**Monthly Housing Payment**  
**\$2,950**

**YEARLY INCOME**  
**\$85,000+**

**2**

**Person Household**



Dan and his wife moved to Sherwood for a job opportunity, and he was determined to live in the community he was serving. At the time of their search, the housing market was tight, and they were feeling stressed about the limited options and staying within their budget. The house they found and now live in is a two-story single-family house with a backyard that borders green space. He loves that it is a low-maintenance house that has

a small footprint and is very energy efficient. He hardscaped the backyard to reduce yard maintenance while still being able to enjoy the greenspace in his neighborhood. However, he and his wife are contemplating a move in the next 4-5 years, and will be searching for a single-level home they can age into. He doesn’t see many options in Sherwood and recognizes that they may need to look elsewhere. Dan feels that

there are many people that have lived in Sherwood for a long time and invested in this community, but won’t be able to age in place and stay connected to their communities if there aren’t more housing options for the aging population. He feels that city leaders are working hard to help diversify the housing stock but there is still a lot of work to be done.





## Attractive and Attainable Housing Survey Summary August 12, 2020

### Introduction

In 2018, the City conducted a visioning process for the Comprehensive Plan Update and the community identified the desire for “*attractive and attainable housing.*” This theme constitutes a section of the City’s updated Comprehensive Plan. The vision states:

*“By 2040, Sherwood aims to develop a range of housing choices for a diversity of ages and income levels, providing community members the ability to live in Sherwood throughout all stages of life.”*

In an effort to continue community conversations about the future of housing in Sherwood, the City launched a community-wide survey to learn more about residents’ housing preferences and experiences. While the City’s latest Housing Needs Analysis provides Sherwood with a factual basis to support future planning efforts related to housing, this survey was one of several engagement tools for this block and used to inform the update of the City’s Comprehensive Plan housing goals and policies.

### Survey Summary

The Housing Survey presented key questions related to residents’ current experience with housing in Sherwood and hopes for how Sherwood housing will change in the future.

The survey was available online between **July 17 and August 8**. The survey was distributed via email to Sherwood utility customers, all city boards and commissions, the Comprehensive Plan interested parties list, and several community organizations. Posted to the City’s Facebook page and the Sherwood 2040 project page, the survey was also accessed through Nextdoor and Twitter. In this timeframe, the survey received **1,091 responses**. The results of this survey are not statistically representative, meaning the respondent sample is not predictive of the opinions of the Sherwood community. This report summarizes the responses and comments collected from community members using the survey.



## Key Takeaways

The following key takeaways were observed from the survey results:

### Current Housing Experiences

- Most respondents live in a single-family home (89%) that they own (91%).
- Most respondents feel that their current home is a good fit for their needs.
- A majority (55%) thought a desirable neighborhood was important and some (43%) thought a private yard was important in a home.
- Most respondents have single-family homes (98%) in their neighborhood but not necessarily other housing types.
- Most respondents thought single-family homes met the need of their family (94%) and their community (89%). But saw a greater need for other housing types in their community.

### Future Housing Needs

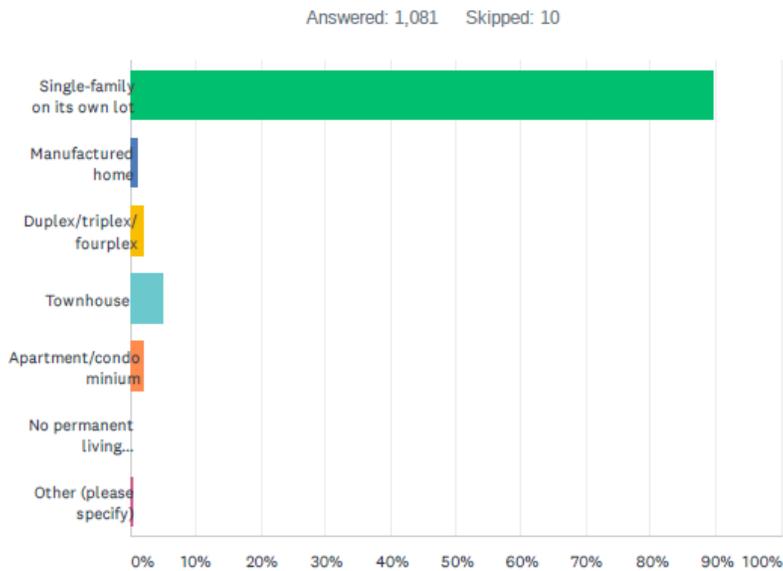
- Most respondents thought single-family homes would be needed by their family (91%) and their community (90%) in the next 10 years. But saw a growing need for other types of housing in their community in the future. Respondents thought the need would be greatest for cottage housing (44%), townhouses (48%) and mother-in-law units (42%).
- Respondents were least concerned about adding single-family homes to their neighborhood and most concerned about adding apartments and manufactured homes to their neighborhood.
- Across housing types, the main concerns about adding housing were increased traffic and increased demand for parking.
- Most respondents (54%) would consider adding a mother-in-law unit to their home but most (75%) would not consider dividing their home into multiple units.



## Summary of Responses by Survey Question

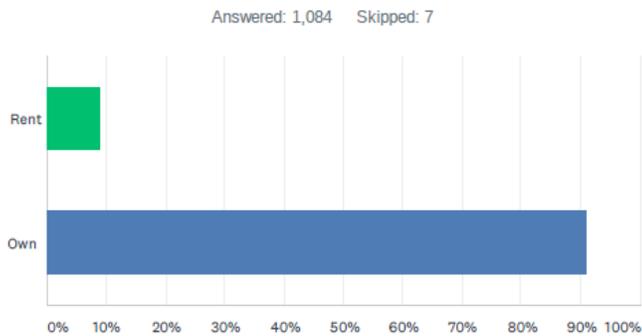
What type of home do you currently live in? (n=1,081)

- Most respondents (89%) live in a single-family home on its own lot and few respondents (5% or fewer) live in other types of homes.



## Do you rent or own? (n=1,084)

- Most respondents (91%) own their home and few respondents (9%) rent their home.



## Is your current home a good fit for your household? Please rate each feature of your home on a scale of 1 to 5 with 1 being "Very Bad" and 5 being "Very Good." (n=1,081)

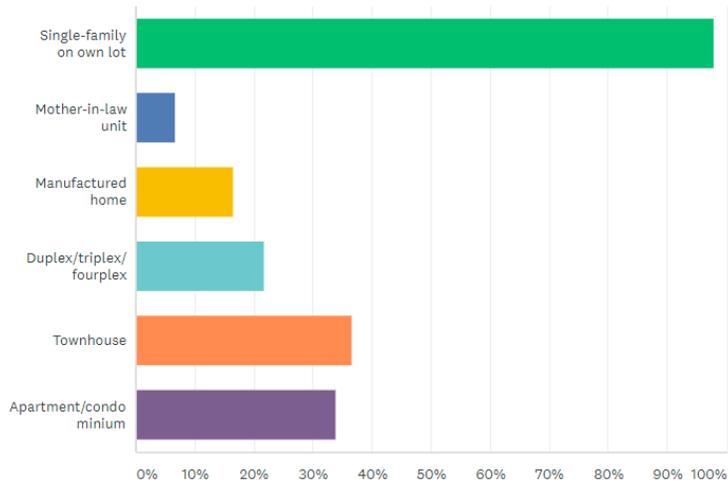
- Respondents ranked size, stability, ownership, connectivity and neighborhood character as an average of good to very good.
- Respondents ranked price and required maintenance lower as an average of neither good nor bad to good.

| Category   | Very Bad (1) | Bad (2) | Neither Good nor Bad (3) | Good (4) | Very Good (5) | Total Answers | Weighted Average |
|--|--------------|---------|--------------------------|----------|---------------|---------------|------------------|
| Size   | 1%           | 5%      | 15%                      | 44%      | 35%           | 1,069         | 4.08             |
| Price  | 2%           | 10%     | 22%                      | 41%      | 24%           | 1,066         | 3.76             |
| Stability (ownership, long-term lease)               | 1%           | 1%      | 7%                       | 32%      | 59%           | 1,074         | 4.47             |
| Required maintenance (home/yard work, remodel, etc.) | 1%           | 5%      | 20%                      | 48%      | 26%           | 1,075         | 3.94             |
| Ownership (rent or own)                              | 0%           | 0%      | 33%                      | 0%       | 67%           | 3             | 4.33             |
| Connectivity (for work, school, shopping, etc.)      | 1%           | 4%      | 12%                      | 38%      | 46%           | 1,077         | 4.26             |
| Neighborhood character                               | 0%           | 2%      | 11%                      | 38%      | 48%           | 1,076         | 4.32             |

## What housing types are currently available in your neighborhood (or within a 1/4 mile)? (n=1,074)

- Most respondents (98%) have single family homes on their own lot in their neighborhood.
- Some respondents have duplexes/triplexes/fourplexes (22%), townhouses (37%) and apartments/condominiums (34%) in their neighborhood.
- Few respondents have manufactured homes (17%) or mother-in-law units (7%) in their neighborhood.

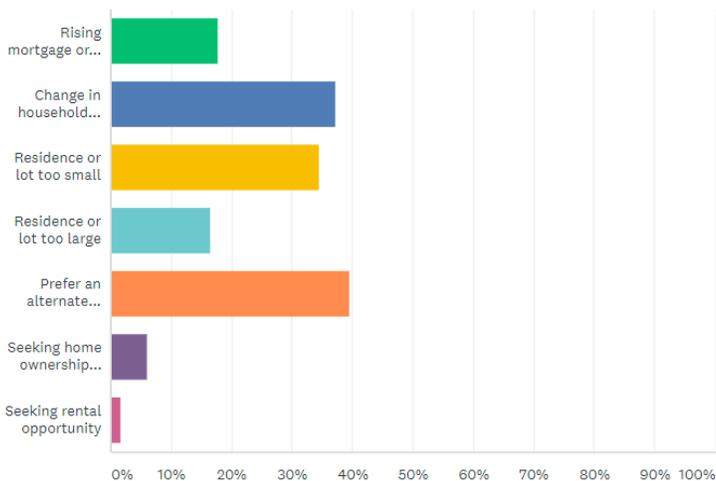
Answered: 1,074 Skipped: 17



### What factors might influence your decision to move in the next five or ten years? (n=953)

- The most common factors likely to influence moving for respondents were an alternative location (40%), change in household income (37%) and residence or lot being too small (34%).

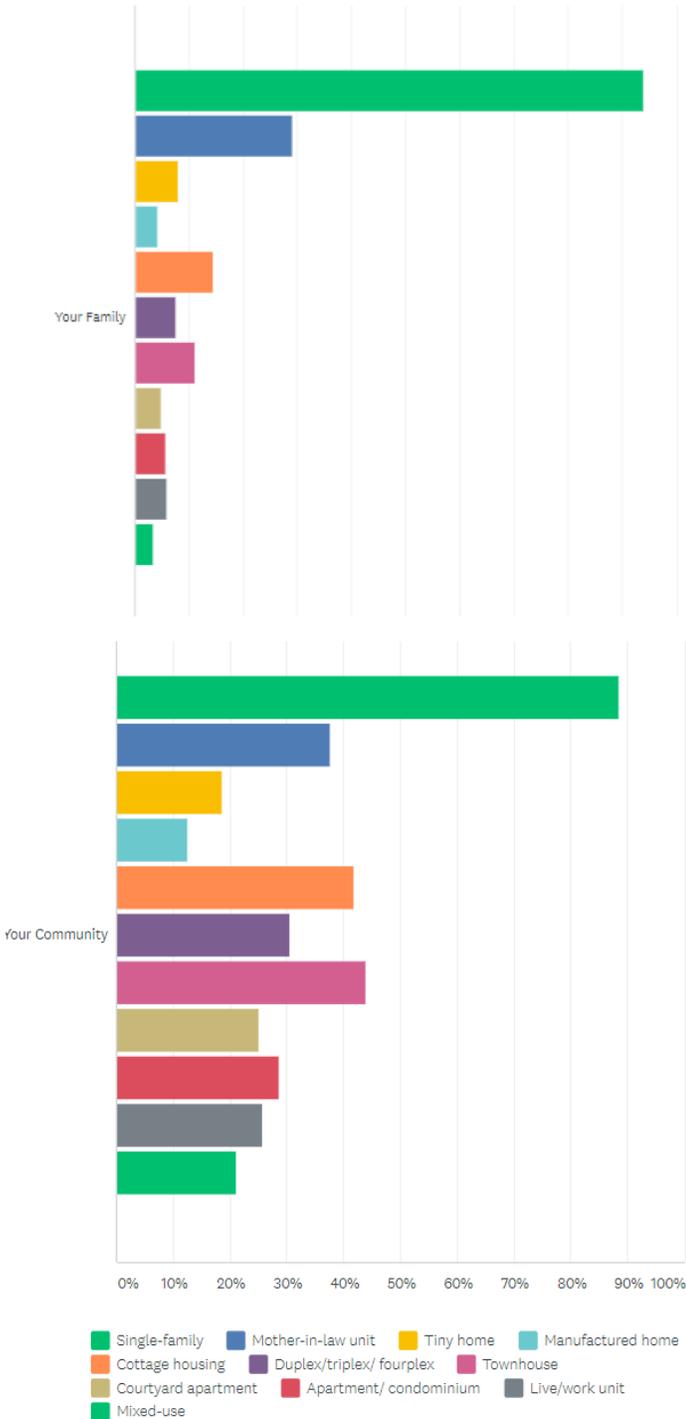
Answered: 953 Skipped: 138



### What housing types are needed to meet the needs of your family and community? (n=825)

- Most respondents thought single-family homes met the need of their family (94%) and their community (89%).
- Respondents thought there was a greater need for other types of housing in their community.
- There was not sufficient data to see patterns in what respondents' friends needed for housing.

Answered: 825 Skipped: 266

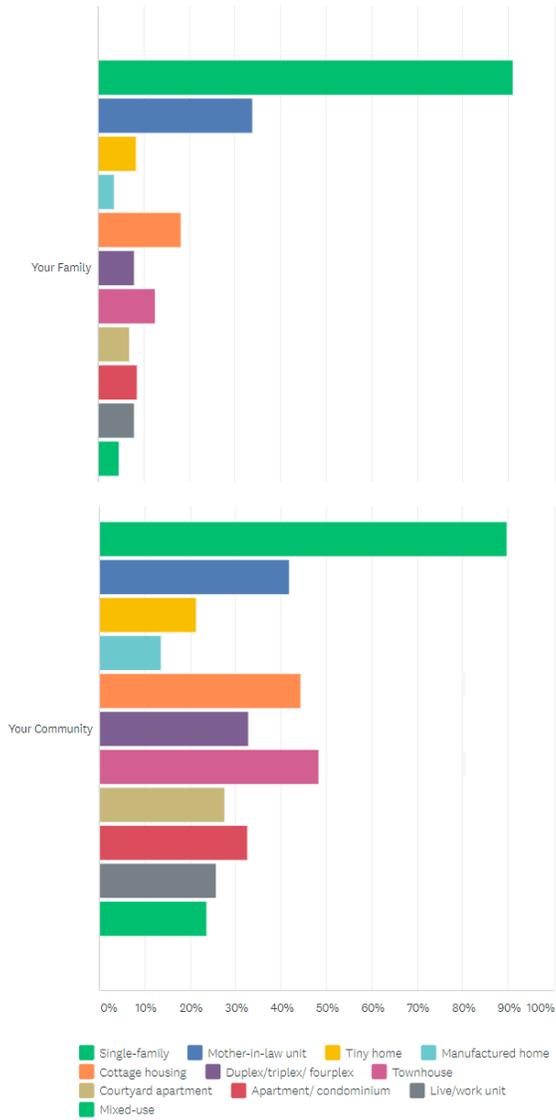


### What housing types will be needed in 10 years to meet the needs of your family and community? (n=824)

- Most respondents thought single-family homes would be needed by their family (91%) and their community (90%) in the next 10 years.
- Respondents thought there was a greater need for other types of housing in their community in the future. Respondents thought the need would be greatest for cottage housing (44%), townhouses (48%) and mother-in-law units (42%).

- There was not sufficient data to see patterns in what respondents' friends needed for future housing.

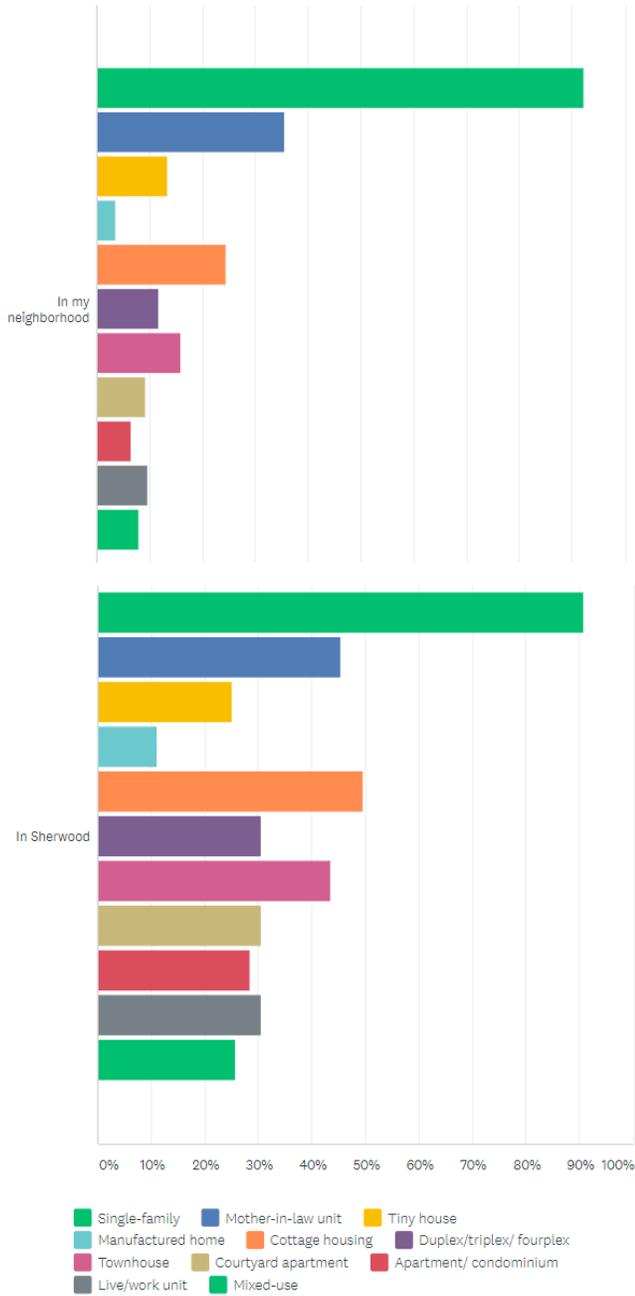
Answered: 824 Skipped: 267



Which of the following types of housing would you like to see in your neighborhood or Sherwood? (n=822)

- Most respondents want single family homes in their neighborhood (92%) and in Sherwood (91%).
- The least respondents want manufactured homes in their neighborhood (4%) and in Sherwood (11%).

Answered: 822 Skipped: 269



## What do you think the following housing types would provide for the community? (n=807)

- Most respondents thought single-family homes ranked highest for attractive housing and property value.
- Most respondents thought housing types other than single-family homes would add a variety of housing city-wide.

### Single-family home

- Most respondents thought single-family homes were attractive new housing (79%) and would increase property values (65%).

### Mother-in-law unit

- Most respondents thought mother-in-law units would add a variety of housing options city-wide (51%), add more housing options within neighborhoods (58%) and be an efficient use of existing infrastructure (57%).

### Tiny house

- Most respondents thought tiny homes would add a variety of housing options city-wide (69%) and add more housing options within neighborhoods (52%).

### Manufactured home

- Most respondents thought manufactured homes would add a variety of housing options city-wide (69%).

### Cottage housing

- Most respondents thought cottage housing would add attractive new housing (66%), a variety of housing options city-wide (68%) and provide more housing options within neighborhoods (62%).

### Duplex/triplex/fourplex

- Most respondents thought duplexes, triplexes, and fourplexes would add a variety of housing options city-wide (70%) and provide more housing options within neighborhoods (58%).

### Townhouse

- Most respondents thought townhouses would add a variety of housing options city-wide (69%) and provide more housing options within neighborhoods (60%).

### Courtyard apartment

- Most respondents thought courtyard apartments would add a variety of housing options city-wide (69%) and provide more housing options within neighborhoods (56%).

### Apartment/condominium

- Most respondents thought apartments/condominiums would add a variety of housing options city-wide (66%) and provide more housing options within neighborhoods (52%).

### Live/work unit

- Most respondents thought live/work units would add a variety of housing options city-wide (57%), create an efficient use of existing infrastructure (52%) and support more amenities (64%).

### Mixed-use

- Most respondents thought mixed-use homes would add a variety of housing options city-wide (57%), create an efficient use of existing infrastructure (50%) and support more amenities (65%).

## What concerns might you have about the following housing types in your neighborhood? (n=791)

- Respondents were least concerned about adding single-family homes to their neighborhood and most concerned about adding apartments and manufactured homes to their neighborhood.
- Across housing types, the main concerns were increased traffic and increased demand for parking.

### Single-family home

- Most respondents did not have consensus on key concerns for single-family homes.
- Some respondents were concerned about increased traffic (49%), bulk/size of new housing (47%) and increased demand for local amenities (45%).

### Mother-in-law unit

- Most respondents were concerned that mother-in-law units would increase demand for parking (56%) and wouldn't be compatible with design (56%).

### Tiny house

- Most respondents were concerned that tiny homes would increase demand for parking (59%), wouldn't be compatible with design (53%) and would decrease property values (55%).

### Manufactured home

- Most respondents were concerned that manufactured homes would not be compatible with design (52%) and would decrease property values (83%).

### Cottage housing

- Most respondents were concerned that cottage housing would increase traffic (56%) and increase demand for parking (67%).

### Duplex/triplex/fourplex

- Most respondents were concerned that duplexes, triplexes and fourplexes would increase traffic (70%), increase demand for parking (77%), increase demand for local amenities (55%) and decrease property values (55%).

### Townhouse

- Most respondents were concerned that townhouses would increase traffic (72%), increase demand for parking (80%) and increase demand for local amenities (57%).

### Courtyard apartment

- Most respondents were concerned that courtyard apartments would increase traffic (72%), increase demand for parking (79%), increase demand for local amenities (59%) and decrease property values (53%).

### Apartment/condominium

- Most respondents were concerned that apartments and condominiums would increase traffic (80%), increase demand for parking (80%), increase demand for local amenities (64%), decrease property values (63%) and increase crime (53%).

### Live/work unit

- Most respondents were concerned that live and work units would increase traffic (70%), increase demand for parking (79%) and wouldn't be compatible with design (52%).

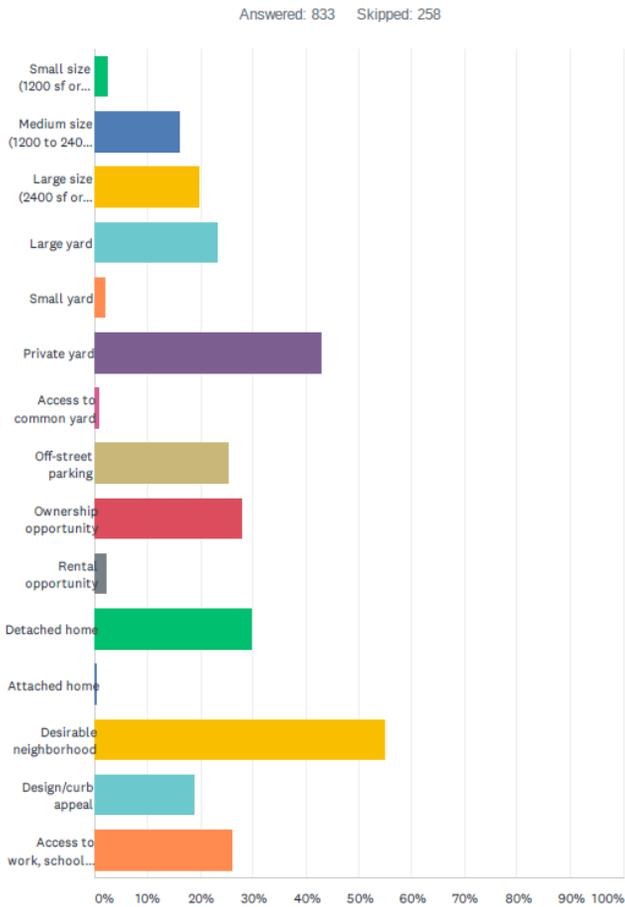
### Mixed-use

- Most respondents were concerned that mixed-use housing would increase traffic (77%), increase demand for parking (80%) and wouldn't be compatible with design (52%).



What characteristics are important to you in a home? Select your top three characteristics. (n=833)

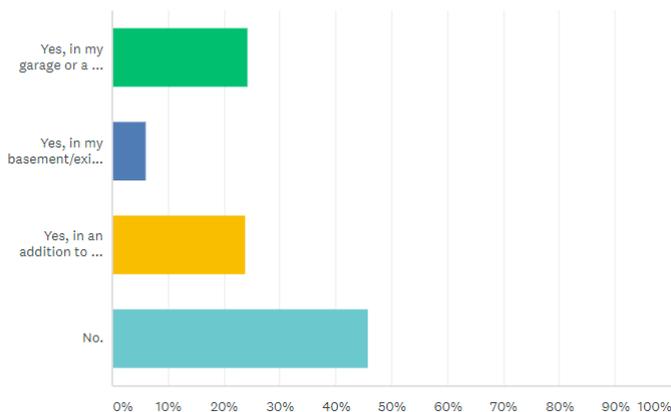
- The top two characteristics reported were (55%) thought a desirable neighborhood was important and some (43%) thought a private yard was important.



If you owned a single-family detached home, would you consider developing a mother-in-law unit (if allowed by your HOA)? (n=822)

- Many respondents (54%) would consider building a mother-in-law unit. Garages and detached structures (24%) and home additions (24%) were both considered potential options for location.
- Some respondents (46%) would not consider it.

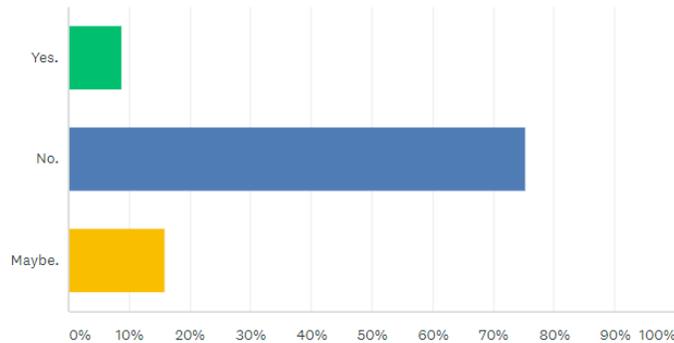
Answered: 822 Skipped: 269



If you owned a single-family detached home built before 1990, would you consider dividing it into two or more smaller units? (1990 is considered the natural break between new housing and older housing development in Sherwood). (n=803)

- Most respondents would not consider dividing their home (75%).
- About a quarter of respondents would consider it (25%).

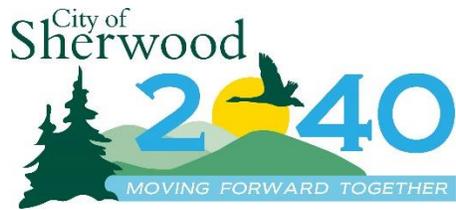
Answered: 803 Skipped: 288



## Summary of Open-ended Question

Is there anything else you would like to tell us about your preferred housing types? (n = 236)

- The most frequently expressed opinion was that Sherwood should only build single-family housing and should oppose additional density. Commenters that expressed these opinions generally noted a preference for homes with large lot sizes and large yards and were concerned with the trend of building homes with smaller yards. Common opinions that commenters cited for their preferences for single-family homes and large yards were that:
  - This housing type provides the most privacy.
  - Additional density, rentals or multifamily housing would decrease property values.
  - Single-family homes with large yards were the most in-line with Sherwood's small-town character and additional density would change that character.
- Slightly fewer commenters wanted to see more affordability and variety in home types in Sherwood including smaller housing options like multifamily housing, accessory dwelling units (ADUs), cottage houses, and tiny houses. These commenters wanted this affordability and variety:
  - To provide housing options so children of Sherwood residents can move out of their parents' homes when they grow up but not leave Sherwood.
  - So older adults can downsize without leaving Sherwood. These commenters specifically noted the need for housing for adults 55 and older that is not assisted living.
  - To provide more affordable single-family homes for first-time buyers.
- There were commenters who opposed building more affordable housing largely because of concern of a decrease in property values.
- Many commenters thought Sherwood needs to improve its infrastructure (specifically schools and transportation infrastructure) before adding more housing.



# 2040 SHERWOOD COMPREHENSIVE PLAN

## ATTRACTIVE AND ATTAINABLE HOUSING DRAFT POLICIES AND OBJECTIVES



AUGUST 13, 2020

**THEME:** *Attractive and Attainable Housing*

**VISION STATEMENT:** *By 2040, Sherwood aims to develop a range of housing choices for a diversity of ages and income levels, providing community members the ability to live in Sherwood throughout all stages of life.*

**GOAL STATEMENTS**

- 1. Provide the opportunity for a variety of housing types in locations and at price points that meet the needs of current and future residents.**
  - 2. Preserve and enhance the character of existing neighborhoods.**
  - 3. Plan new residential developments to integrate with existing Sherwood as complete neighborhoods where community members can live, learn, shop and recreate.**
- 

**Policy 1. Plan for a 20-year supply of suitable land for Sherwood to meet housing needs.**

- Objective 1.1 Identify opportunities to address land deficits shown in the Housing Needs Analysis within the existing city limits.
- Objective 1.2 Accommodate future growth through annexation of areas within the Metro UGB and work with Metro to bring urban reserve areas into the Metro UGB as needed.
- Objective 1.3 Ensure that the City has enough land to accommodate Sherwood’s projected share of regional household growth, through regular monitoring and adjustments of available land.
- Objective 1.4 Maintain a minimum overall density of six (6) dwelling units a net acre.

**Policy 2. Plan for infrastructure development to support residential development.**

- Objective 2.1 Continue to coordinate capital improvement planning to ensure infrastructure availability on residential land and continue to pursue funding for needed infrastructure to support housing growth.
- Objective 2.2 Continue to develop infrastructure across the city to support housing growth, ensuring availability of water and wastewater service and improving transportation access to the broader Portland Region.
- Objective 2.3 Coordinate population and residential growth planning with the Sherwood School District to ensure that land is available for new schools as needed and that infrastructure can efficiently be provided to new school sites.

**Policy 3. Maintain the quality of existing neighborhoods and ensure that new neighborhoods fit with Sherwood’s character.**

- Objective 3.1 Ensure that existing neighborhoods benefit from access and connections to trails, parks, open space and neighborhood amenities as they are built in new neighborhoods.
- Objective 3.2 Encourage infill residential development in areas near shopping, parks, transit and other major public facilities and services, with a focus on opportunities in the Old Town District.

- Objective 3.3      Ensure housing is of a design and quality compatible with the neighborhood in which it is located.
- Objective 3.4      Reduce the negative impacts of traffic, noise, lack of privacy, and negative visual aesthetics, through compatible site and building design and buffering techniques, such varying densities and types of residential use, design features and special construction standards.

**Policy 4.      Provide opportunities for the development of a range of housing types that are affordable to current and future households at all income levels, as described in the Sherwood Housing Needs Analysis, to maintain Sherwood’s high quality of life.**

- Objective 4.1      Identify opportunities to increase residential development and balance the housing supply through removing or lowering barriers to residential development. Ensure the housing supply includes a mix of housing types and unit sizes at a range of housing prices and amenities throughout the City.
- Objective 4.2      Support innovative housing types such as, but not limited to, townhomes, cottages, courtyard housing, accessory dwelling units, single story units, and extended family and multi-generational housing.
- Objective 4.3      Support housing affordable to Sherwood’s residents and workers at businesses in Sherwood, especially housing options for first-time homebuyers, new families, the elderly, and persons with disabilities.
- Objective 4.4      Support homeownership opportunities in multi-dwelling housing by encouraging the creation of condominiums, cooperative housing, and limited equity cooperatives.
- Objective 4.5      Provide opportunities for development of low-income housing, such as rent-subsidized housing and other low-income housing developed by nonprofit organizations, in areas that have access to jobs, transportation, open spaces, schools, and supportive services and amenities.

**Policy 5.      Foster complete neighborhoods that provide housing choice, serve daily needs, and are walkable, connected, safe and integrated with the natural landscape.**

- Objective 5.1      Utilize concept planning, master planning and the planned unit development (PUD) technique to foster flexibility, creativity and innovation in the division of land, siting of buildings and provision of transformative community amenities such as trails and open space.
- Objective 5.2      Ensure neighborhoods are designed in a manner that incorporates the following principles:
  - (a) Cultivate a mix of housing types that are designed in a way to reasonably increase density and enhance neighborhood character.*
  - (b) Create walkable neighborhoods that respond to their surrounding landscape.*
  - (c) Provide safe and effortless connectivity to schools, parks, and commercial centers for pedestrians, cyclists, and cars.*
  - (d) Enhance existing natural assets and integrate greenspaces and parks into new development.*
  - (e) Enhance Sherwood’s small-town character and historic core through human scale development that is accessible and inviting to all.*
- Objective 5.3      Make use of density transfer as a means of preserving open space and developing recreational areas within a single development.
- Objective 5.4      Promote housing and site design that supports the conservation, enhancement, and continued vitality of areas with special historic, architectural, or cultural value.