

**Sherwood 2040 Comprehensive Plan Update
Community Advisory Committee
July 22, 2020 Meeting Summary**

Attendees

Damon Starnes	Brian Amer
Corey Kearsley	Russell Griffin
Thomas Quesenberry	Erika Palmer
Megan Thornton	Joy Chang
Angie Ford	Anais Mathez
Jeff Roberts	

Meeting convened 6:35 PM

Anais provided a recap of the Comprehensive Plan project that included process and schedule.

Theme 4 - Attractive and Attainable Housing, Vision Statement and Goal Statements were summarized along with Outreach and Engagement plan that includes the following:

Stakeholder Interviews

- **Stakeholders included:**
 - City Council
 - Planning Commission
 - Home Builders Association of Metropolitan Portland
 - Washington County Housing Authority
 - Bridge Housing
 - CASA of Oregon
 - Sherwood Family Resource Center
 - Sherwood School District
 - David Weekly Homes
 - Oregon Street Town Home
 - Sherwood Senior Center
 - Real Estate Broker
 - Local Property Management Company
 - First time homebuyer
- **Interviews co-lead by project team and CAC members**
- **Ongoing! 20 of 28 interviews completed**

Outreach Activities

Comments:

- There was a common theme with an eye on diversity of housing
 - Types of developments – are they good, is there a balance
- More economic needs
- Regulations make it harder to develop (developer interview)
- Design standards for tiny homes in neighborhoods, that allows for mixture
- Cluster and tiny home housing can be done great, as long as they are maintained

Housing Needs and Preferences: Online Survey

- Available online at <https://sherwood2040.org/>
- Direct link: <https://www.surveymonkey.com/r/2040Housing>
- As of July 22, up to 945 responses!
- Gift card raffle incentive
- Live through August 7th!

Sherwood 2040 - Housing Survey

About You

1. What type of home do you currently live in?

- Single family on its own lot
- Manufactured home
- Duplex/triplex/quplex
- Townhouse
- Apartment/condominium
- No permanent living arrangement
- Other (please specify)

2. Do you rent or own?

- Rent
- Own

Outreach Activities

Comments:

- Best survey we've put together.
- Are the CAC members qualified to enter the raffle?
 - Answer is Yes.
- Staff have been able to verify IP addresses and there were not many duplicates and distribution of the survey focused on Sherwood community networks.

Housing Snapshot Stories

- While data-informed decision-making is crucial, housing begins and ends with people.
- Collecting stories from a variety of perspectives:
 - Elected Official
 - City Employee
 - Sherwood School District
 - Disability community
 - Professional
 - Older Adult
 - Family (near-empty-nesters)
 - Local Business
 - Police/Fire
- Online questionnaire also available for self-submittal.
Available at <https://sherwood2040.org/>
- Live through August 7th!

Your Story

11. Neighborhood or street intersection:

12. Favorite thing about your neighborhood:

13. How did you find your housing? Why did you choose it? (e.g. financial resources, children, access to school or work, new chapter in life, etc.)

14. What do you like about your housing situation? (e.g. type, design, yard, size, single-level, etc.)

15. Does your home meet your current household needs? What about future needs? (e.g. in terms of size, number of bedrooms, location relative to school/work/family, access to daily needs and amenities, etc.)

16. What else should elected officials, city staff, and/or community members know about housing in Sherwood?

Outreach Activities

- No Comments Received

Anais identified two topic areas for this theme – Housing Needs Analysis and Design and Development. This theme, Attractive and Attainable Housing falls under the Statewide Planning Goal 10- Housing.

Key Policy Questions and Discussion



Attractive and Attainable Housing

1. Where should Sherwood consider providing a wider range of housing types? What types of housing should Sherwood plan for?
2. How many of Sherwood's needed units should the city plan to accommodate within the city limits? How much of Sherwood's needed units should be accommodated in the Brookman Area and in Sherwood West?
3. What design features and greenspaces would be important to consider for new housing?
4. What other design standards would be needed to "keep Sherwood Sherwood"?
5. What is the appropriate mix of residential land and employment land in the city to balance the city's tax base?

Comments :

- Tiny homes-maybe not as successful in Sherwood to the high number of families.
- Build smaller single family dwellings and townhomes near the new High School
- Parking is important
 - Under Attractive and attainable Housing can we start asking how important adequate parking is and what they feel adequate parking means in the way of spots?
 - Neighborhoods that have adequate on street parking?
- Old Town is an anchor of what makes Sherwood Sherwood.
- Preservation of old, of history.
- Infill development in Old Town
- Need more people traffic to strengthen Old Town
- Build more residential housing Old Town or Air BNB, Bed & Breakfast
- Schools! Fear that all the new housing will overwhelm the schools.
- Explore ADU/cottage homes/smaller "jewel box" detached homes
- Importance of connectedness between neighborhood developments
- Sustainability: finding ways to minimize water, energy
 - Utilizing solar energy
- Streamline development regulations
- Plan for more growth – don't want to come up short!
- Brookman Area and Sherwood West is far enough away that it doesn't impact Old Town
 - Opportunity to have a "new" Sherwood that is not the same as 30-years ago
- Sherwood West- diverse housing types are easier in Sherwood West
 - Smaller detached lots, attached housing
 - Opportunity for newer concept ideas
- Current buyers are moving away from the larger lots

- Demand exist for smaller housing that can accommodate e.g. single parent or senior households
- Not enough land available
- Currently, Sherwood only has four condominium homes available under \$500K and 33 homes under \$1 Million.
- The service oriented businesses are going to go more and more to remote employees and require less building space.

CLOSING COMMENTS:

- Next CAC meeting is tentatively scheduled for September 16, 2020.

Meeting Adjourned 7:57 PM