

Mike Simmons

13258 S Vick Rd, Molalla

13 October, 2021

Dear City of Molalla,

Congratulations on the \$40,000 Housing Needs Analysis Planning assistance award from DLCD. While I retain the strong belief the best process for the welfare of Molalla is a URA preceding a UGB, this is clearly a path that does not have the DLCD support that it did in previous years (2015-2019).

I note that the scope of work for the contract is still ongoing per the letter from Gordon Howard, DLCD Community Services Manager. However, this scope is mostly predetermined by HB 2001 and 2003 and current practice.

The scope will be limited to 20 year Housing needs only as the subject of HB 2001, 2003, and focused on efficiency measures and strategies. Including increasing current densities and further accommodating Middle Houses on single family zoning, (allowing duplexes etc). The results of this study will be required to be addressed by a UGB adjustment within 5 years.

As previously noted and supported by expert opinion this will be focused first on the exception lands to the south of the Cities current industrial lands for inclusion first. While the State of Oregon's intention is to provide Goal 10 housing, in the case of Molalla the exception lands are not located such that they are likely to meet the intent if no other considerations are included.

Please Note that the grant is limited to Housing needs and not a wholistic approach that would include the needs for:

- Housing
- Economic
- Parks
- Schools

I have in the past contracted and paid for these studies with the cities blessing.

I am now offering again, openly, and publicly to contract updating the previous the Economic, Parks, and School's supply and needs analysis through Johnson Economics and Winterbrook Planning. This would be done with a 20 year focus in alignment with the Housing needs grant and the documents would be ready for review and adoption on schedule but not to conflict with the Housing needs contract work. This private grant is to the City of Molalla worth a value at least equal to the above DLCD grant, but with no conditions attached or impied.

This will allow the city to review and decide to best use of any potentially considered parcel and include all needed uses in one wholistic UGB.

Kindest Regards,
Mike Simmons