

EQUITABLE HOUSING STRATEGIC PLAN TASK FORCE Meeting Summary

DATE: JULY 17, 2019
LOCATION: 29799 SW TOWN CENTER LOOP EAST, WILSONVILLE, OR
TIME START: 4:31 PM

TIME END: 6:15 PM

ATTENDANCE LOG

TASK FORCE MEMBERS		STAFF	OTHER
John Cronkrite	Commissioner Kamran Mesbah	Miranda Bateschell	Deb Meihoff, Communitas – subconsultant of EcoNW
Devin Ellin	Taft Mitchell	Daniel Pauly	
Kevin Ferrasci O'Malley	Iona Musgnung	Kimberly Rybold	
John Ginsburg	Craig Porter		
Roseann Johnson	Rebecca Small	TF MEMBERS ABSENT	
Rudy Kadlub	Councilor Ben West, Chair	Paul Diller	Bill Van Vliet
Marylee King	Liz Winchester	Bryse Bishoff	

AGENDA SUMMARY

AGENDA	ACTIONS
<p>WELCOME Kim Rybold, project manager, and Deb Meihoff, consultant / facilitator</p> <p><input type="checkbox"/> Review meeting objectives and agenda; staff and facilitator introductions</p>	<p>Councilor Ben West read a general statement addressing public comments are welcome at Planning Commission but not at these Task Force (TF) meetings.</p> <p>Deb Meihoff, consultant, introduced herself and Kim Rybold, City of Wilsonville.</p> <p>Deb stated that the expectations are that this TF will meet a total of three (3) times. Kim and Deb spoke about the TF objectives. Their purpose is to bring knowledge, ideas, insights and innovative thinking to surface the most promising and feasible policy and programmatic options to best serve Wilsonville's equitable housing objectives. Formulating the actual strategies for equitable housing and any needed funding will not be a concern of this task force.</p>
<p>TASK FORCE INTRODUCTIONS Task Force members</p> <p><input type="checkbox"/> Name, background / expertise, organizational affiliations</p>	<p>Deb introduced herself and asked that each person around the table introduce themselves.</p> <p>All TF Members and staff present introduced themselves, what organization they represent, stated what experience they may have and what they are excited about this summer.</p>
<p>PROJECT OVERVIEW AND TASK FORCE ROLE Deb + Task Force</p> <p><input type="checkbox"/> Purpose and need for strategic plan</p> <p><input type="checkbox"/> Overview of work scope, schedule, Stakeholder Engagement Strategy</p> <p><input type="checkbox"/> Review Task Force Charter</p> <p><input type="checkbox"/> Facilitated Discussion: Task Force members' questions, interests, aspirations</p>	<p>Deb provided the working definition of equitable housing (slide 3) for this project, so that the TF is on the same page.</p> <p><i>"Equitable housing aims to ensure all people have housing choices that are: Diverse, high quality, physically accessible, reasonably priced, close to opportunities, services and amenities."</i></p> <p>The project overview is (slide 4):</p>

<p>handout: Task Force Charter</p>	<p><i>"Develop an equitable housing strategic plan: research and identify gaps, investigate community needs, identify and prioritize strategic solutions."</i></p> <p>Deb explained the role of the TF (slide 5).</p> <p><i>"The TF has been chartered to: share diverse experiences, be a sounding board, help enrich the understanding of equitable housing in Wilsonville, share expertise in the development of a strategic plan."</i></p>
<p>PRELIMINARY RESEARCH FINDINGS Deb</p> <ul style="list-style-type: none"> <input type="checkbox"/> Overview of other related work and planning <input type="checkbox"/> Initial findings from Market Research <input type="checkbox"/> Q&A: Task Force questions and/or observations about the market findings 	<p>Deb presented the preliminary findings of the Housing Market Research Report.</p> <p>Housing Market Research Report (slide 7)</p> <p><i>Purpose: Synthesize info on current housing market to support city decision making</i></p> <p><i>Data: Draws heavily from 2019 Clackamas Co. Housing Needs Analysis – Baseline assessment</i></p> <p>Market Research Questions - Who lives in Wilsonville today?</p> <ul style="list-style-type: none"> • Key Trends (slide 10) <ul style="list-style-type: none"> ◦ 3rd in state for 5 yr population growth ◦ Greater share of people over 60 yrs ◦ 1/3 of residents are 20-40 yrs old • The Latinx population has expanded (slide 11) <ul style="list-style-type: none"> ◦ Increased Latinx residents of Wilsonville from 6% in 2000 to 11% in 2012-16; that is an increase of about 2,000 people • Majority of Wilsonville residents rent their homes (slide 12) <ul style="list-style-type: none"> ◦ In 2012-16 56% of households were renters and 44% were homeowners ◦ 89% of renters lived in multifamily housing • Renter households in Wilsonville have lower median incomes (slides 13-14) <ul style="list-style-type: none"> ◦ Incomes vary by family type, single parent households have greater proportion of lower income ◦ Greater share of renter households with singles ◦ Median household income for renters is half that of owners <p>What will the future population will look like in the region?</p> <ul style="list-style-type: none"> • Forecasted trends (slide 16): <ul style="list-style-type: none"> ◦ More middle aged millennials ◦ Relatively constant share of people 60+ ◦ Growing share of Latinx residents ◦ Lower average household sizes ◦ Monthly housing costs rising ◦ Wilsonville is expected to grow by over 3,000 new residents over the next 20 years ◦ About half of the new households in Wilsonville will be low income (below 80% median income) <p>What types of housing will be needed in the region? (slide 18)</p> <ul style="list-style-type: none"> • More middle-aged Millennials: between 2020 and 2040 millennials are expected to grow from 23% to 28% of Clackamas County population

- Constant number of people 60+: between 2020 and 2040 the number of people over 60 is expected to stay constant
- Increasing share of Latinx households

What are the housing conditions of housing today?

- Wilsonville housing mix (slide 20)
- Shifting housing mix of recent development (slide 21)
- Rents for all units have increased (slide 22)
- Renters are more severely cost burdened (slide 23)
 - 30% of income on rent or less is affordable
 - Above 30% is considered "cost burdened"
 - 50% of income on rent = severely cost burdened
 - Almost 80% of Wilsonville households that earn less than the median household income are cost burdened

Most affordable housing is unregulated (slide 24)

- About 11% of Wilsonville residents live in publicly subsidized housing

Few homes have sold for under \$300k in Wilsonville since 2015 (slide 25)

Affordability Gap (slide 26)

- If you make \$44k year you can afford the median rent in Wilsonville
- You need to make about \$117k to buy a house at the median price in Wilsonville

Implications

- Where do you see the gaps?
 - Affordability Gap – can people afford housing in Wilsonville?
 - Housing Type Gap – do housing types match needs
 - Location Gap – are homes located with easy access, amenities
 - Structural Gap – are there system barriers to finding housing

Deb opened up the floor to questions.

- Kevin Ferrasci O'Malley referred to slide #20 and asked if the percentages are expected to shift since the data was from 2012-16 US Census. Kim referred the group to see the City's Annual Housing report which has percentages from 2018. Future development in Frog Pond and Villebois will impact this. Kevin said a discussion point would be to refer to the Frog Pond development and affordability.
- Councilor West said that ADUs are one solution to family aging and affordability. Families can live together and assist multi-generations but have their own space affordably.
- Rudy Kadlub asked if there was comparison data for Wilsonville and other cities regarding building costs. He noted that his company was planning to have ADUs in Villebois but the SDCs were too high for such small homes/ADUs.
- John Ginsburg asked about how many of rental homes are apartments. Deb responded that 89% of Wilsonville households who rent live in multifamily units.
- Craig Porter asked what is the price of a home in Wilsonville that someone can get with median income and what is the price point for a rental unit affordable

	<p>for the median income? Deb said did not have those figures off the top of her head but, will get those stats to the group.</p> <ul style="list-style-type: none">• Marylee King asked if the market report will have updated information for Wilsonville. Deb said yes, the county’s Housing Needs Analysis report that is being finalized will provide additional data for this project’s market research report.• Craig asked Rudy what a \$200k house would look like in Wilsonville. Rudy stated that this doesn’t exist, and that construction costs (land, labor, materials) make it impossible to build a house of this price without subsidy.• Councilor West asked why then houses in Texas are affordable? Rudy confirmed that the lots are more affordable, construction costs are cheaper, and so forth.• John Cronkrite said it is interesting that there are so many rentals in Wilsonville. <p>Marylee asked if the City is tracking the status of the three (3) mobile home courts. Kim said the City is not aware of any closures. Daniel Pauly replied the City has a policy to protect mobile home courts that is a disincentive for park owners to close mobile home parks. Councilor West said the City Council has a strong intent to protect those manufactured home parks. Craig asked how much of the land within the City’s Urban Growth Boundary is slated for manufactured home parks. Daniel said that all areas of the City zoned for single-family homes allow for development of manufactured homes, but the economics of new development is probably why no one has been building new parks.</p> <p>Liz Winchester noted there was a difference in property tax costs for existing homes versus new homes. Deb agreed and noted there are other housing costs to consider such as taxes, homes with HOA fees, etc.</p>
<p>POLICY OBJECTIVES Deb + Task Force</p> <p><input type="checkbox"/> Overview of draft and Council guidance</p> <p><input type="checkbox"/> Facilitated discussion: feedback and advice on draft objectives, identify missing elements and/or objectives needing emphasis, other concerns or needs for equitable housing, ideas for potential strategies</p> <p><i>handout: draft Equitable Housing Policy Objectives</i></p>	<p>Policy Objectives</p> <ul style="list-style-type: none">• To be set by Wilsonville City Council;• Defining success and setting expectations for equitable growth;• Will be used to assess and prioritize potential strategies <p>Kim asked the group to mention any objectives and other things the group may want to address.</p> <p>Deb asked if there were other things to address.</p> <p>Councilor West asked about the Urban Growth Boundary and how it adds to the supply of available land and may decrease the cost due to supply and demand standards. Kim said there are other ways to meet demand, such as looking at repurposing existing areas, to be strategic about growth and using existing lands. Kim mentioned that the Town Center Plan might be addressing some of the repurposing use through mixed uses.</p>

Craig asked about infrastructure plans for more housing. Kim spoke about the City's infrastructure plans for Frog Pond and the agreements made regarding funding for infrastructure improvements/financing. Daniel mentioned it is more affordable to use existing infrastructure than develop new.

Councilor West described instances in Villebois that create anxiety about the give-and-take regarding styles and density of housing – trying to keep costs down by using infrastructure more efficiently, but also want larger lots and more personal space. He agreed that we need to look at those issues that drive the costs.

John C. said costs of rentals are a barrier for those wanting to purchase a home since renters pay often higher costs than to own a home which inhibits their ability to purchase an affordable house.

Taft Mitchell asked how much of the SDCs [system development charges] for new construction go to pay for infrastructure? Kim said that the development has to cover the costs for the new infrastructure within a new development and that SDCs pay into the infrastructure improvements for the larger area that support development but they don't fund them entirely. Taft said then those costs are handed off to the homebuyer. Kevin agreed that the Wilsonville water charges are all passed onto the users (homeowners/renters) and most likely can't be reduced as that is the cost to provide water to Wilsonville homes.

John G. said the housing prices didn't just "land on Wilsonville," it is regional. He wonders what regional connections could be considered as an effect on Wilsonville community affordability. John said we need to be strategic regionally so that it balances.

Roseann Johnson mentioned that SDCs are regulated by Oregon Statutes ORS 223.297 through 223.314. She said the issues arise when a city's SDC methodology missed something - there is a needed infrastructure improvement that was not anticipated or when there is a project included in plans that hasn't come to fruition. She said SDCs need to be assessed to provide infrastructure for homes. She said there may be need for more homeownership data. She has seen other cities use programs to promote homeowners, such as limited tax abatement program for new homebuyers, vertical housing tax credits, etc. With regard to allowing different housing types in residential neighborhoods, she said that Portland is looking to allow duplex, triplex and quadplex homes in existing residential areas (similar to the new legislation, House Bill 2001), but this is not doing away with single family homes. It just is an easier way for people to get into their first home with those starter homes that could be more possible to move from renting.

Councilor West noted that a tax abatement helped him to afford his first home.

	<p>Liz noted that the existing stock of multifamily properties will continue to age, will require improvements at some point soon, and the City may need to look at how to preserve those units for affordability.</p> <p>Commissioner Mesbah said when the demand is high, the rents and houses will not become more affordable. He said that the cost of growth doesn't come slowly it comes in steps, and it ebbs and flows. Unless the supply is strategically set to where it is most needed, homes will go to the highest bidder. The market will adjust according to the demand.</p> <p>John C. said this has been the case in Lake Oswego. People buy older homes and bulldoze it or remodel it to build a multimillion dollar home. He asked for the team add into the story a narrative regarding economic / commercial elements for Wilsonville and surrounding cities. The number of new jobs and such that could promote the need for additional housing in Wilsonville.</p> <p>Liz suggested at the next meeting that splitting into small groups may be helpful for discussing possible strategies.</p>
<p>NEXT STEPS AND ADJOURN Deb + Kim</p> <ul style="list-style-type: none"> <input type="checkbox"/> Recap of how today's feedback will be used <input type="checkbox"/> Overview of next steps and schedule 	<p>Kim noted that the goal is for the next TF meeting to be held the first week of September, in preparation for Planning Commission and City Council discussions later in the month. Kim asked if September 3rd or 4th would work. Kim will follow up with TF next week to poll the next meeting date and time.</p> <p>She asked that everyone bring some ideas at next meeting. Deb said the team will get the questions answered that were not addressed in this meeting. She offered the TF to email Kim with the questions and then responses will be sent out.</p> <p>John G. asked if there was a way to continue conversations via email. Kim said discussions need to take place publicly, for the public to be engaged and offer transparency of this TF. She suggested the new public engagement software coming online for the City may be an opportunity for publicly open, online communications for the TF. She will look into it and get back to the TF.</p>

Scribe: Tami Bergeron