

**RESOLUTION NO. 2820**

**A RESOLUTION OF THE CITY OF WILSONVILLE ADOPTING THE  
EQUITABLE HOUSING STRATEGIC PLAN.**

WHEREAS, in 2016, the City of Wilsonville (“City”) applied for and received a Metro 2040 Planning and Development Grant for the creation of an Equitable Housing Strategic Plan (“Plan”) in response to community concerns about increasing housing costs; and

WHEREAS, in 2017, the City approved an Inter-Governmental Agreement between Metro and the City, which outlined the major milestones, deliverables, and funding conditions for completing the Plan; and

WHEREAS, upon receiving the Metro grant, the City Council identified pursuit of a balanced housing mix with a variety of choices to meet the needs of current and future residents of varying financial levels as a City Council goal for FY 2017-19; and

WHEREAS, community involvement for the Plan began in July 2019 and included an advisory task force, focus groups, interviews, an informational kiosk, and in-person and online surveys, where over 100 people shared perspectives on housing in Wilsonville; and

WHEREAS, a Market Research Report assessed the City’s current housing mix and future demographic trends to inform the Plan’s actions; and

WHEREAS, the results of the Market Research Report and community involvement informed the framework and actions contained in the Plan; and

WHEREAS, the City Council held five work sessions and the Planning Commission held three work sessions regarding the Plan; and

WHEREAS, on May 13, 2020, the Planning Commission of the City, who, under Wilsonville City Code Section 4.032, has the authority to review and make recommendations to the City Council, conducted a public hearing on the Plan, forwarding a unanimous recommendation of approval; and

WHEREAS, a copy of the record of the aforementioned Planning Commission action and recommendation is marked as Exhibit B, attached hereto and incorporated by reference herein; and

WHEREAS, during the Planning Commission’s deliberation of the Plan, Planning Commission members expressed a desire for a committee or other City-appointed body to review, with a lens toward promoting equity and inclusion, future City plans, projects, and other City

issues, and the Planning Commission intends to consider a resolution recommending to the City Council such a committee or other body; and

WHEREAS, City Council, after Public Hearing Notices were provided to a list of interested parties, property owners, and affected agencies, and posted in two locations throughout the City and on the City website, conducted a public hearing on June 15, 2020, affording all interested parties an opportunity to be heard on this subject and has entered all available evidence and testimony into the public record of their proceeding; and

NOW, THEREFORE, THE CITY OF WILSONVILLE RESOLVES AS FOLLOWS:

Section 1. Findings. The above-recited findings (Exhibit B) are adopted and incorporated by reference herein as findings and conclusions of Resolution No. LP20-0002, which includes the staff report.

Section 2. Determination. Based on such findings, the Wilsonville City Council hereby adopts the Equitable Housing Strategic Plan as presented at the June 15, 2020 public hearing, attached hereto and incorporated by reference herein as Exhibit A, including the findings and recommendations contained therein.

Section 3. Effective Date. This resolution is effective upon adoption.

ADOPTED by the Wilsonville City Council at a regular meeting thereof this 15<sup>th</sup> day of June 2020, and filed with the Wilsonville City Recorder this date.

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TIM KNAPP, MAYOR

ATTEST:

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Kimberly Veliz, City Recorder

**SUMMARY OF VOTES:**

Mayor Knapp	Yes
Council President Akervall	Yes
Councilor Lehan	Yes
Councilor West	Yes
Councilor Linville	Yes

**EXHIBITS:**

- A. Equitable Housing Strategic Plan and Appendices
- B. Planning Commission Record



# Wilsonville Equitable Housing Strategic Plan

June 15, 2020

Resolution No. 2820



# Acknowledgements

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# 1. A Call for Action

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Rising housing prices affect every community in the Portland metropolitan region in different ways, and each community is searching for solutions that match their unique challenges.

Wilsonville experiences many of the same challenges as other communities in the region: affordable rental and homeownership options are increasingly out of reach for current residents as well as for those seeking a new life in the community, construction costs are rising, and there is a limited supply of new land.

At the same time, Wilsonville has unique challenges that require targeted solutions. For example, while multifamily housing comprises over half of Wilsonville’s housing stock, the supply of low-cost, market-rate housing units is limited. And, while the City is planning for new housing in urban growth areas, there are limited opportunities for near-term new development opportunities in established residential neighborhoods. The City also has no dedicated staff working to promote lower-cost housing options.

In the midst of the regional housing crisis, and as the economic recovery from COVID-19 takes shape, Wilsonville seeks to expand opportunities and access for more people to enjoy the city’s quality of life. To address the community’s housing needs now and in the future, the City has committed to establishing a roadmap toward a more *equitable* housing system. While housing affordability is a key component of housing equity, providing more rent-restricted affordable housing without also taking other actions will not achieve the full potential of an equitable housing approach.

Equitable housing means that all people are able to find a home that meets their location, price, space requirements, and desired amenities. It requires a strategy that not only accounts for new units and price points, but also other features needed by the people who will occupy them.

With this Strategic Plan (Plan), the City commits to a set of actions that it will begin in the next two years and beyond to move toward more equitable housing outcomes.

The Plan’s actions encourage the production of more diverse housing types with access to services, improve partnerships with housing providers, expand homeownership opportunities, and reduce displacement risk for Wilsonville residents.

## WHAT IS EQUITABLE HOUSING?

Equitable housing goes beyond simple affordability. It aims to ensure all people have housing choices that are diverse, high quality, physically accessible, and reasonably priced, with access to opportunities, services, and amenities. This broad definition includes choices for homes to buy or rent that are accessible across all ages, abilities, and incomes and convenient to everyday needs, such as transit, schools, childcare, food, and parks.

Equitable housing also represents a system that accounts for the needs of households with low income and communities of color, recognizes a history of housing discrimination, and complies with current state and federal fair housing policy. *Source: Metro*



## WHY NOW?

Residents have expressed concern about being displaced or having to move out of the city in search of more affordable rental and homeownership opportunities. Residents have also expressed an interest in encouraging a broader range of housing types to be built, including more single-level homes with accessibility or adaptability features, accessory dwelling units and entry-level homes.

The City pursued the Metro Equitable Housing Grant in 2016 that funded this work, and established a Council Goal for 2017-2019 as follows: *Pursue a balanced housing mix with a variety of choices to meet the needs of current and future residents of varying financial levels.*

This Strategic Plan documents the plan process, key findings from the outreach and technical analysis, the City's framework action, and details the list of specific actions the City will take to advance its equitable housing goals.

## How Can This Plan Advance Housing Equity?

Access to housing is foundational to family success and helps to achieve broader equity goals. Affordable, stable housing can help families meet their basic needs and build reserves for unforeseen expenses. Providing a diverse set of housing sizes and types can help accommodate the many different households that might wish to locate in Wilsonville in the future. Furthermore, locating those units close to services, transit, parks, civic buildings, and retail opportunities can increase quality of life.

Starting a conversation about equity with an intentional focus on housing can lead to meaningful change toward better outcomes for all Wilsonville residents. Housing equity means that people have housing choices that meet their unique needs without racial and economic disparities. It is a key component of a larger strategy of achieving greater equity.

## WHAT IS EQUITY?

There are many working definitions and visions of what an equitable world would look like. One definition, from the Stanford Social Innovation Review, describes equity this way:

*“It is about each of us getting what we need to survive or succeed—access to opportunity, networks, resources, and supports—based on where we are and where we want to go.”<sup>1</sup>*

## THE RIPPLE EFFECTS OF AFFORDABLE HOUSING

Housing affordability is an important component of housing equity. Research for Metro’s 2018 Affordable Housing Bond found that access to stable, accessible housing that people can afford contributes to a wide range of equitable outcomes:

- **Better outcomes for schoolkids:** Studies have shown that children from low-income families earn more as young adults when they spend more of their childhood in an affordable home.<sup>2</sup>
- **Increased access to jobs:** A TriMet analysis suggests that high housing costs are playing a role in pushing low-income workers into neighborhoods where there are more dispersed street networks, low population densities, and a lack of safe walking routes.
- **Lower housing cost burdens for people of color:** Better access to affordable housing would lead to increased stability for people of color, since they often experience housing cost burden. In the Portland Metro region, 51% of households headed by a person of color pay more than 30% of their income for housing, compared with 46% of households headed by a white person. Fifty-two percent of households with a Latinx householder are cost-burdened.<sup>3</sup>
- **Better quality of life for seniors and people with disabilities:** Research shows that low-income seniors who pay less than half of their income on rent have up to \$150 more per month, or \$1,800 more per year, available to spend on health care or other basic necessities than their cost-burdened peers.<sup>4</sup>
- **A more stable economy:** Analysis shows that the economy of greater Portland is being held back because of the growing imbalance between housing costs and wages—one estimate predicts this imbalance will result in 50,000 fewer jobs over the next 10 years.<sup>5</sup> Workforce housing supply is a critical component to Wilsonville’s ability to remain a desirable place to do business. Prospective employers are weighing this factor more heavily than they have in the past when making decisions on relocation and expansion.
- **Lower medical expenses:** A Providence Health study in the Portland region showed that once lower-income families moved into affordable housing, they had fewer emergency room visits and accumulated lower medical expenditures than in the year before they moved in.<sup>6</sup>
- **More stable employment:** Housing stability affects worker performance. For low-income workers who experienced an eviction or a forced move, the likelihood of being laid off increases between 11 and 22 percentage points, compared to similar workers who were not forced to move.<sup>7</sup>

“For many of our patients, a safe, decent, affordable home is like a vaccine—it literally keeps children healthy.”

-Megan Sandel, M.D., M.P.H. and Deborah Frank, M.D.

## The Role of This Plan during COVID-19 Reopening and Recovery: What Changes with Implementation?

This Plan is the first step in a change from business as usual, at a time when change from business as usual is called for. It was completed in May 2020, during the global COVID-19 pandemic and associated stay-at-home orders. Most of the research, outreach, and plan development occurred prior to March 2020, without any expectation of the sudden economic slowdown that would impact Wilsonville (and the world). The timing for re-opening Oregon’s economy, the full impacts of stay-at-home orders, and the depth of the accompanying recession will not be known for some time.

*“I live in Wilsonville because I was able to get low-income housing here. That has made all the difference. Now my social security payment stretches to cover my monthly expenses instead of just covering rent. I can’t say how grateful I am for my housing situation.”*

*- Let’s Talk, Wilsonville!  
online participant*

Prior to the COVID-19-induced economic shock, Wilsonville residents, like people on much of the West Coast, were experiencing a housing crisis. Housing prices were rising faster than incomes, and unit production for both market-rate and affordable units failed to keep up with demand.

While the housing crisis inspired the commitments contained in this document, what is understood right now of the COVID-19 crisis increases the urgency for action to create a more resilient and equitable housing market. Without the recently-enacted emergency eviction moratoriums and unprecedented federal funding for unemployment, some Wilsonville renters might have already lost their homes. While much remains uncertain at this point, it seems possible that the region could see a slowdown in unit production that will exacerbate unit supply shortages at the same time that rising unemployment rates hobble incomes. This “one-two punch” would be disproportionately felt by the lower-income residents and communities of color that most need proactive implementation of this Plan. Without action, the crisis could lead to increased inequity in housing.

Recognizing the complex, interrelated conditions that result in social and economic inequities, and the critical urgency of housing access in this time of economic uncertainty, **this Plan intentionally focuses on a set of housing actions that the City can begin to advance in the two years following the Plan’s adoption.** These actions range from identifying site-specific development opportunities, to code-based strategies, to tax abatements.

At the same time, the Plan also identifies a set of actions that have promise but that will require more exploration and definition to advance. These actions include revisiting parking requirements, exploring a land acquisition strategy, and reducing or waiving permit fees. **This structure allows the City to make immediate progress on pressing issues while clarifying its next steps. It recognizes that achieving housing equity will require sustained action over time, and that the City has more to learn as it goes.**

The structure of the strategy—with an explicit focus on actions the City can begin in the next two years—allows the City to make progress while forging new partnerships, learning more about residents’ needs, and reshaping fiscal priorities as the COVID crisis evolves.

Commitments to near-term actions will position the City for mid- and longer-term actions that can be better tailored to changing housing needs during the time of economic recovery.

Truly resilient and equitable housing access requires collective action. The City is just one among many players that must engage to achieve the goals in this strategy. Much of what the City needs to learn about housing equity will require careful listening, especially to those who understand housing inequities first-hand. Success will build from ongoing engagement with housing and service providers, regional and state housing funders, and residents—especially Wilsonville’s communities of color, renters, those seeking to become homeowners, and other residents who are experiencing the worst effects of income disparities and the current economic crisis. In the current context, authentic community conversations that expand the collective imagination about equitable outcomes are an even more necessary starting place. Through committing to the actions in this Plan, the City is leading the first step toward long-term equitable housing access for all Wilsonville residents.

## 2. The Need for Equitable Housing

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This Plan draws from many sources to identify priorities, including technical analysis of the housing market, stakeholder interviews, public outreach, and discussions with a project task force, the Planning Commission, and City Council.

### Overview of Housing Needs

The project team completed a Housing Market Research Report to document existing and projected future housing conditions. The purpose of this Housing Market Research Report is to synthesize background information on the current housing market to support development of focused actions. In particular, the report focuses on housing affordability issues and identifies the types of housing that the City should plan for in the future. The data source for the following summary is predominantly the United States Census American Community Survey, with additional data from Metro’s Regional Land Information System.

This section summarizes the research conducted as part of the Housing Market Research Report, which is included in **Appendix A**.

### Who Lives in Wilsonville Today?

- **Wilsonville has a relatively young population.** Millennials (ages 25 to 40) make up 32% of the population in the city, compared to 24% in Clackamas County. Aging Baby Boomers (ages 60+) make up 20% of the population in the city, compared to 23% in the county. The majority of households are family households.<sup>1</sup>
- **Median household income in 2016 was \$105,000 for homeowners and \$50,000 for renters.** The majority (56%) of Wilsonville householders are renters.
- **The Latinx community is expanding quickly.** Between 2000 and 2016, the Latinx population in Wilsonville grew by about 2,000 people, from 6% to 11% of the population. This growth rate was greater than the growth rate of any other population in Wilsonville or the growth rate of Latinx population in the County.

*“We have now found that even renting here is something we are no longer able to afford ... I’ve looked into housing assistance, SNAP/WIC, affordable housing, energy bill assistance, etc., only to be told that we just make a few hundred dollars too much per month to qualify.”*

*- Let’s Talk, Wilsonville!  
online participant*

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<sup>1</sup> Per the United States Census, a family is a group of two people or more (one of whom is the householder) related by birth, marriage, or adoption and residing together.

## What Will Wilsonville’s Future Population Look Like?

- **Wilsonville’s population is projected to grow by 14% over 20 years.** About half of the new households are expected to be low income (earning less than 80% of the Area Median Income,<sup>2</sup> or AMI).
- **Countywide, the share of residents ages 40 to 60) will grow to 28% of the population, and, the share of people over age 60 is expected to stay relatively constant.** While city-level projections are not available, Wilsonville will likely continue to have a large share of older residents.
- **Latinx residents in the metropolitan region will more than double by 2040 because 46% of all new residents are expected to be Latinx.** Again, Wilsonville is expected to be affected by this broader trend.

## What Are the Current Housing Conditions in Wilsonville?

- **Wilsonville has an even mix of single-family homes and multifamily homes (including apartments), while a greater proportion of homes in Clackamas County are single-family.** Market trends for multifamily rental housing in Wilsonville mirror those of the Portland region, but a larger share of the city’s multifamily housing stock is relatively new and high-quality compared to other communities in the region.
- **Homeownership is out of reach for many residents.** Entry-level homes and most other homes cost much more than what the average household can afford. A median renter household could afford homes valued between \$221,000 and \$252,000 if they had sufficient down payment resources, but the median housing price in Wilsonville was \$454,500 as of February 2019.
- **One in ten Wilsonville households live in the city’s 449 subsidized units, most of which are for families and seniors.** However, despite Wilsonville’s subsidized housing stock, almost a quarter of all households in the city are housing cost-burdened, meaning they spend more than 30% of their income on housing. Eight out of ten Wilsonville households earning less than \$50,000 per year are cost burdened.

*“Right now, there is a large gap in Wilsonville. There are no starter homes, just condos for older, financially stable couples who are downsizing or starter homes for singles or two working professionals with at least one high-paying job.”*

*- Let’s Talk, Wilsonville!  
online participant*

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<sup>2</sup> Area Median Income (AMI) is a metric calculated by the U.S. Department of Housing and Urban Development (HUD) to determine the income eligibility requirements of federal housing programs.

## Subsidized Housing in Wilsonville

With a strong employment base, good schools, and other community amenities, Wilsonville is considered a high-opportunity area for people to live. Subsidized housing is an important part of the city's housing mix, providing opportunity for people with lower household incomes to have access to stable housing in the city. Subsidized housing exists in Wilsonville in the following ways:

- **Subsidized units:** Wilsonville has seen a substantial amount of subsidized affordable housing development, with a rate of approximately 52 units per 1,000 households. This is about six times the entire Clackamas County average of 8.5 units per 1,000 households.
- **Housing vouchers:** Housing vouchers provide a subsidy for recipients to use to pay for housing on the private market. Wilsonville has fewer people than average using housing vouchers, which may be due to the city's relatively higher rental housing costs or the fact that other communities in the County have established social service networks that help to account for higher number of vouchers per household.

## What Types of Housing Will Future Residents Need?

As described in **Appendix A**, future Wilsonville residents will be more diverse in race, ethnicity, and age than current residents. To support them, the City will need to continue to provide a wide range of housing types at a variety of price points. Baby Boomers, Millennials, and Latinx families will be increasingly important groups seeking affordable housing options, but they will have different preferences for unit types and sizes. Attached single-family and multifamily units will likely be the most affordable choices for people seeking less expensive options. The City will need to continue to enable the development of a range of missing middle, cottage cluster, and multifamily developments, and support the inclusion of affordable family-sized units.

Key growth areas are the Frog Pond and Town Center planning areas. Most future housing needs can be met by the new homes built in these areas, if the City can encourage a variety of housing types at a range of price points. For an overview of future households in Wilsonville by family income, see page 7 of **Appendix A**. Exhibit 1 provides an overview of key takeaways for future housing, based on the housing market research report.

### Exhibit 1. Key Future Housing Trends in Wilsonville (2020-2040)

Future Demographic Shift	What does this mean for future housing types?
More middle-aged Millennials	<ul style="list-style-type: none"><li>• Homeownership for Millennials will increase</li><li>• Demand for relatively affordable ownership and rental types near amenities</li></ul>
Constant Number of people age 60+	<ul style="list-style-type: none"><li>• Downsizing</li><li>• Aging in place and multigenerational households</li><li>• Homes close to services</li></ul>
Increasing share of Latinx households	<ul style="list-style-type: none"><li>• Larger units to accommodate larger, multigenerational households</li><li>• Relatively affordable housing</li></ul>

## SPOTLIGHT: A MIXED-INCOME, MIDDLE HOUSING APPROACH IN VILLEBOIS

Villebois is an example of Wilsonville’s experience in helping to shape equitable outcomes in a neighborhood. In 1999, Senate Bill 686 authorized the State of Oregon to sell the Dammasch State Hospital site for development. The legislation required up to ten acres be set aside for community housing for individuals with chronic mental illness. In addition, the legislature designated the bulk of the sale proceeds to be put in a Community Mental Health Housing Fund to be used to leverage partners and provide housing units to serve those with chronic mental illness.

The Villebois Village Master Plan identifies 13 housing types for a variety of income levels and household compositions. One of the three guiding design principles of the Villebois Village Master Plan is Diversity, including housing options. Almost fully built out, Villebois now includes a mix of market-rate and subsidized affordable housing, including housing with supportive services for mental health, as part of the overall Master Plan for the community. In addition, the area includes a variety of middle housing types, including townhomes, carriage houses, and multiplexes. By integrating subsidized housing into market rate development, Villebois encourages greater community stability, safety, and access to opportunity for vulnerable populations.



## Stakeholder and Public Engagement

The project team conducted stakeholder and public engagement to understand housing challenges and possible solutions. The team conducted a process that included:

- One-on-one interviews with 10 key stakeholders. Participants included community-based organizations, real estate and building professionals, and employers. Some of these organizations currently address the needs of underrepresented groups in Wilsonville.
- A survey of 15 community members who rent units in existing subsidized buildings.
- An online survey on *Let’s Talk, Wilsonville!* with 80 participants.
- Three focus groups with nonprofit affordable housing developers, local employers, and community-based organizations that serve Wilsonville residents, including underrepresented populations.

An in-depth review of findings from the project’s stakeholder and public engagement process is included in **Appendix B**.



- A kiosk at the Wilsonville Public Library that was available during December 2019 and featured an interactive poll available in English and Spanish.
- A survey of employers with nine responses.

A few, high-level themes surfaced that helped shape the plan, summarized below:

- **Many people are paying more than they can afford for rental housing in the city.** Wilsonville’s rental market is bifurcated. There is subsidized rental housing for lower income households. There are also newer, more expensive market-rate developments, but little else in the middle. While stakeholders recognized that Wilsonville has a large share of multifamily units, the city lacks older, market-rate rental housing that depreciates over time. The result is that the city’s rental market is perceived as being more similar to Lake Oswego and West Linn than to Milwaukie or Oregon City.
- **Affordable homeownership is a key challenge.** Based on conversations with service providers and community stakeholders, the biggest challenge to homeownership that renters identified was finding a home that they could afford, especially for middle-income families (making 80% to 120% of the AMI), single-parent families, and people of color. For existing homeowners, there is ongoing concern about homeowners association (HOA) fees and property taxes driving up housing costs for themselves and future residents. There are some resources to support existing homeowners, like home repair programs, but demand for support may be larger than the individual programs can address on their own.
- **There is a need for housing for people with mobility needs.** A key theme in the outreach was the need for single-level homes.
- **There is a perception that there is little land for infill housing development and some opportunities for the City to explore in new planning areas.** Those opportunities include (1) encouraging new housing types (like homes with accessory dwelling units (ADUs) in new residential neighborhoods) with incentives (e.g., tax abatements) and (2) an easier/clearer path for small and medium infill development. Developers also identified tools to support housing affordability that other communities have, but Wilsonville lacks.
- **Wilsonville has a strong and positive history of working with affordable housing developers.** The City’s active support is both valued and seen as being essential for future development to occur. Because of this positive relationship, nonprofit housing

*“As a city, we need to refocus our determination to build an inclusive community and one with a large variety of housing types including housing for all people who work here, and I don’t just mean the high-tech firms, I’m including retail and service workers. By building a complete community that respects all the workers and residents we can reduce traffic by reducing the need to commute in and out of the city.”*

*- Let’s Talk, Wilsonville!  
online participant*

providers are willing and eager to consult with the City early on and lend their development knowledge and expertise to planning efforts.

The team communicated the issues identified through the technical analysis and stakeholder engagement process to the task force, Planning Commission, and City Council to develop the action framework and implementation actions, detailed in the following sections.

#### **SPOTLIGHT: EQUITY AND INCLUSION**

Throughout the project, stakeholders emphasized the importance of equity and inclusion as a priority for the City, in a housing context and in more general terms as well. They provided examples of the need for better social connections and to make Wilsonville a more welcoming place for people with different backgrounds. Stakeholders discussed the need to distribute equitable housing throughout the city to provide access to services and employment. They also generated ideas for how to make Wilsonville a more inclusive place, including linking housing with economic development, diversifying board representation, and convening community-based organizations to identify solutions. The Planning Commission had lengthy discussions about the need to enhance the City's culture of inclusion. They emphasized the need to create an environment in which people of different cultures and backgrounds feel welcome. This could help community members build social resilience and better weather a crisis.

While not the emphasis of this housing-focused Plan, these issues and ideas are a starting place for a more comprehensive approach to an equitable future for the city. These insights informed the overall planning process and the priorities included in this plan, and also are fruitful feedback for future equity-planning initiatives.

**Appendix B** provides a more detailed summary of key themes and ideas.

# 3. Framework for Action

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The outcome of the market analysis and public outreach described in Section 2 resulted in an understanding of issues related to equitable housing, including affordability gaps and housing needs for specific populations. This section establishes an implementation framework for the plan, including a set of policy objectives, partners, and funding options.

## Policy Objectives

As the City pursued the Metro Equitable Housing Grant in 2016 that funded this work, City Council also established a goal related to housing as part of its goal setting process for 2017 to 2019. To guide development of the Plan, Council developed a set of policy objectives. These objectives drew from adopted policies and priorities, stakeholder input, and feedback from the Planning Commission and Equitable Housing Task Force. These objectives set the course for the City’s actions to improve equitable access to a range of housing in Wilsonville and address the identified needs within the city:

1. Greater availability of a diversity of housing types for a full range of price points to serve the community.
2. Increased partnerships with nonprofit and for-profit housing developers.
3. New and expanded affordable homeownership opportunities, especially for first-time homebuyers.
4. Reduced risk of housing displacement.
5. Targeted housing opportunities in areas with access to services and public transit.
6. Maintenance and expansion of quality subsidized affordable housing stock.
7. Implementation of all housing policies through a lens of social equity and inclusion.

*Equitable Housing Council Goal for 2017-2019:*

*Pursue a balanced housing mix with a variety of choices to meet the needs of current and future residents of varying financial levels.*

## Funding Sources

One of the key limitations to implementing the actions in this Plan is the availability of funding. Funding is needed not only to build units, preserve affordable housing, and provide access to equitable housing, but also to cover staff time to implement the Plan. Identifying a set of realistic funding sources will be necessary for achieving the vision of equitable housing in Wilsonville.

### Locally-Controlled Funding Sources

Beyond the funding tools available at the state and regional levels, the City will need to explore a range of locally controlled funding options to generate additional resources for affordable housing development and associated programs.

- Additional **General Fund Revenue** can support equitable housing preservation and development programs in the Wilsonville. General fund dollars are generally in short supply; housing projects and programs must compete with other key City services for funding. However, as a source of one-time funds for important projects, to support outreach efforts and fund staff time, or for other smaller-scale funding needs, the general fund can be a critical contributor to a comprehensive equitable housing implementation.

#### SPOTLIGHT: WILSONVILLE'S MOBILE HOME PARK CLOSURE ORDINANCE

In 2007, the Thunderbird Mobile Home Park closed, evicting 160 mostly low-income, senior residents. This sudden event spurred the City of Wilsonville to adopt a mobile home park ordinance that required any owner of a manufactured home park to provide adequate notice of a park closure, a plan for where the park tenants could move their homes and a payment toward moving expenses. This decision helps to preserve affordable housing and lessen the resulting losses for homeowners when a park is closed. It also resulted in the City's partnership with Northwest Housing Alternatives to build Creekside Woods Senior Apartments, a low-income, senior housing development.



Source: Metro

- A **Construction Excise Tax**<sup>3</sup> (CET) consistent with recent changes to state law can generate funding for housing development incentives and programs in Wilsonville. Many communities around Oregon are in the process of exploring the application of CET for housing projects. The City should explore implementation of a CET in the near-term, including assessing potential revenue generation (using 10 to 15 years of past development activity as a case study), studying impacts on development activity and business recruitment, outlining funding objectives needed to advance the equitable housing strategy, and coordinating the process for CET adoption by ordinance. To support future Council conversations, **Appendix C** provides a roadmap to implementation of a CET with key considerations on program details and policy choices.
- **Tax Increment Financing (TIF) Revenue** from Wilsonville’s urban renewal areas (as applicable). TIF (also commonly referred to as urban renewal) is a financing tool for local governments to use property taxes generated from new development in a specific area to fund capital improvements in that same area. The state’s statutes, Oregon Revised Statutes Chapter 457, allow for TIF to fund the development of affordable housing, mixed-use housing, housing that meets other public goals, and / or infrastructure. Some communities choose to include funding for affordable housing as a project in their urban renewal area plans; some have even used their urban renewal plans to identify a portion of all TIF dollars that should be used for affordable housing. Wilsonville should review its current TIF districts to determine if there is potential project funding available for housing development (that would comply with the district plan) and the legal capacity for the City to expand or establish new TIF districts that could include allowances for housing assistance.

## Partner Funding Sources

Funding sources available at the regional and state levels can be used to fund several projects and programs, such as new construction of subsidized units, renter supports, weatherization programs, and home ownership support programs. These partner funds will be an important part of how the City will advance its equitable housing priorities. As such, the City should seek to develop closer ties with its regional and state partners, track funding cycles, and understand gaps in funding availability.

- **Clackamas County**, through its Department of Health Housing and Human Services (H3S), manages a wide array of federal, state and local resources for housing and social services that are available in Wilsonville. For example, the Community Development Department administers federal Community Development Block Grant and HOME funds that represent potential funding sources for housing development and rehabilitation programs. The Housing Authority of Clackamas County administers

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<sup>3</sup> A CET is a percentage-based fee on new residential or commercial construction charged at the time of permitting. In 2016, the Oregon Legislature passed Senate Bill 1533 which permits cities to adopt a CET on the value of new construction projects to raise funds for affordable housing projects. If adopted, the tax would be 1% of the permit value on residential construction and at an uncapped rate on commercial and industrial construction.

housing vouchers that help lower-income households afford rental housing. One way to capture these and other housing and human services resources is through collaboration with affordable housing providers and Clackamas County.

- **Metro’s General Obligation Bond** will fund regional affordable housing development through a new region-wide property tax. In the near term, this source creates the most likely opportunity for funding construction of new affordable housing units or rehabilitation of existing units in the city. The Housing Authority of Clackamas County is responsible for creating and administering the countywide Local Implementation Strategy for deploying these funds. One of the key actions in the coming year is to work more closely with Clackamas County to determine which properties and projects in Wilsonville are eligible for these resources. In addition, **Metro’s TOD Program** provides support to create public-private partnerships that produce transit-oriented development projects, which would complement City’s potential land acquisition activities.
- The **State of Oregon** can serve as a partner in several ways.
  - **Oregon Housing and Community Services (OHCS)** funds low-interest loan programs, grants, and tax credits for affordable multifamily rental housing developments through its Multifamily Housing Finance Section (“Section”). The Section works with local jurisdictions and affordable housing developers to provide financing packages to carry out the department’s mission to develop and preserve affordable housing, linked with appropriate services, throughout Oregon. In addition, OHCS has a variety of programs that support tenants, including home weatherization and emergency rent supports. One way to better access these resources for Wilsonville is through partnering with affordable housing providers and Clackamas County.
  - In 2019, the Oregon Legislature passed two bills that support housing development in urban areas – referred to as House Bills 2001 and 2003 (HB 2001 and HB 2003). The new laws seek to expand housing choice in cities across the state by requiring cities within the Metro area to allow duplexes on lands zoned for single dwellings and to develop new methodologies for calculating the amount of land and types of housing needed to meet growth expectations. To support local government efforts in implementing HB 2001 and HB 2003, the Legislature appropriated \$4.5 million to **the Department of Land Conservation and Development (DLCD)** for technical assistance grants. In early 2020, Wilsonville applied for a grant from DLCD through this program, which would support a portion of the work outlined in one of this Plan’s implementation actions.
- Many **private organizations** in the region provide services and housing that can support a more equitable community in Wilsonville. Partnerships with these organizations will be necessary to secure and create equitable housing as envisioned in this strategy. These partners have their own sources of funding that can be matched to one another and to public sources noted above. Funding partnerships for equitable housing could include

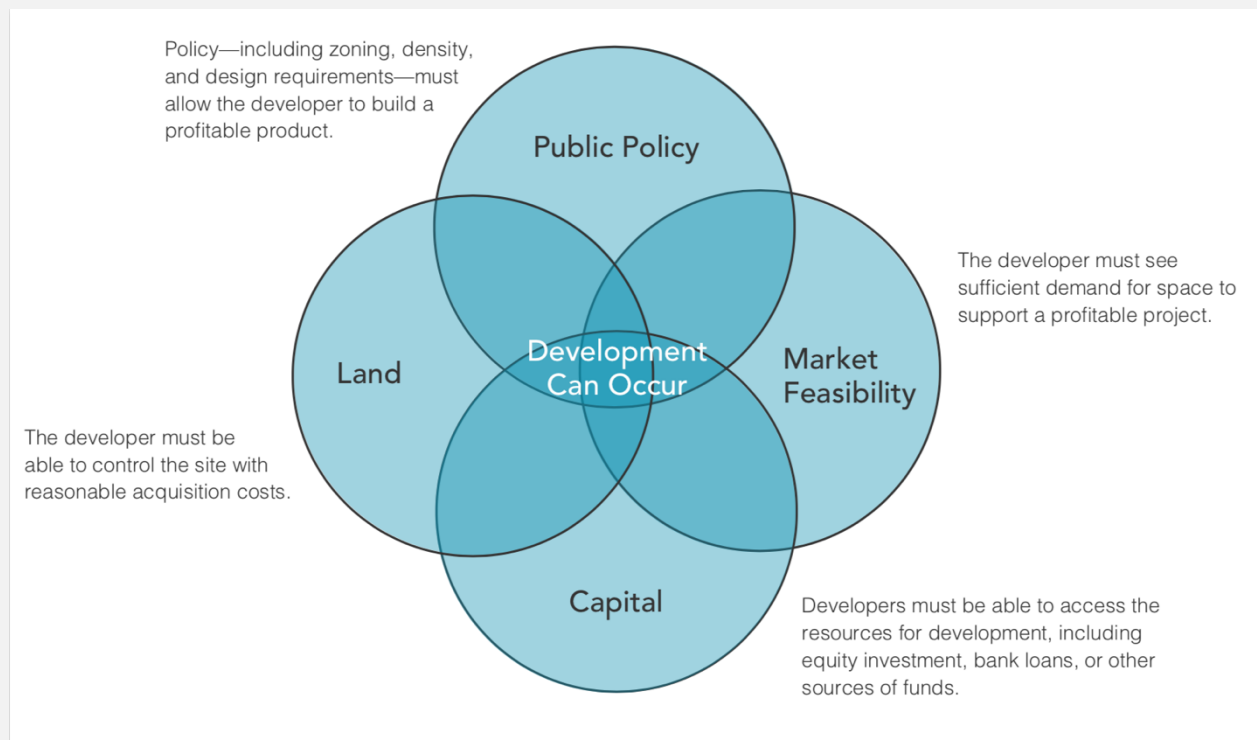
public/private development agreements, foundation grants, down payment assistance, rent assistance, land trusts, transportation or in-home care for disabled and elderly residents, and employer-based housing assistance.

## Partnerships

An effective strategy will require ongoing outreach, support, and coordination with organizations in the community to maximize the impact of the City’s actions. While these partners may not be able to offer direct funding, they can provide information and support for the City’s actions. For example, the City’s community-based organizations are already serving community members with diverse needs, and the City can work with them to understand up-to-date conditions in the community. Other partners include local and regional foundations (e.g., Oregon Community Foundation, Meyer Memorial Trust), community-based organizations (including Heart of the City and Wilsonville Community Sharing), large employers, the West Linn-Wilsonville School District, and Habitat for Humanity.

### FOUR NECESSARY FACTORS ALLOW NEW MARKET-RATE HOUSING

Understanding how market-rate development occurs is critical for understanding how housing policies and development incentives can be structured to work with the market to increase the supply of market-rate housing. The graphic below illustrates how four factors must intersect so that development can occur.



## 4. Equitable Housing Actions

Community stakeholders and market research provided insights to the greatest needs and opportunities for equitable housing in Wilsonville. Throughout the process, the City asked its leaders and partners: **What are the actions we can take in the next few years to address these needs?**

This Plan identifies a set of **implementation actions** that can be initiated in the two years after Plan adoption and completed in the short term. The actions in this section arose as the best opportunities for responding to immediate needs while also establishing a system for the City to continue its work for the long term.

The Council also identified a set of **actions requiring further exploration** that necessitate additional research and community discussions and were not prioritized for immediate implementation. These actions may be considered again in the future as more equitable housing is achieved and new needs arise.

Over the course of four meetings, Wilsonville City Council narrowed its list of potential actions to a discrete list of **implementation actions** that have been prioritized for near-term implementation. The project team also vetted the possible implementation actions with the Task Force and Planning Commission.

*Please refer to Appendix D for a complete list of actions considered in the process.*

### Exhibit 2. Overview of Equitable Housing Actions

<b>1. Implementation Actions</b> <i>High-priority actions the City plans to initiate within two years of strategic Plan adoption.</i>	<b>2. Actions Requiring Further Exploration</b> <i>High-priority actions that require further research and community discussions for the City to determine how or if it will pursue in the near term.</i>
1A: Explore Implementation of Transit-Oriented Development (TOD) at City-owned Wilsonville Transit Center Property 1B: Incorporate Equitable Housing Needs into Middle Housing Planning 1C: Define Equitable Housing Approaches in New Urban Growth Areas 1D: Create Housing Tax Abatement Programs to Achieve Housing Diversity and Affordability 1E: Facilitate Connections to Partners and Housing Resources Through City Liaison	2A: Secure Land for Development of Affordable and Equitable Housing 2B: Modify Parking Requirements, Which May Reduce Housing Costs 2C: Explore Tactics to Reduce the Impact of Systems Development Charges on Affordable Housing 2D: Partner with Community Land Trusts 2E: Explore Homeownership Support Programs 2F: Explore Housing Preservation Tax Abatement 2G: Support Local Home Repair Programs 2H: Assess Accessibility and Visitability Standards or Incentives

The actions in the Plan correspond to the seven policy objectives detailed on page 12, which were developed by City Council at the start of the project in summer 2019. These objectives drew from adopted policies and priorities, stakeholder input, and feedback from the Planning Commission and Equitable Housing Task Force.



These objectives provide guidance to the City as it tracks progress on Plan implementation. Exhibit 3 cross-references the Plan’s policy objectives and actions.

**Exhibit 3. Actions by Policy Objective**

		1. Diverse Housing Types	2. Partnerships	3. Homeownership	4. Reduced Displacement	5. Accessible Locations	6. Expand Subsidized Housing Stock	7. Social Equity
1A	Explore Implementation of Transit-Oriented Development (TOD) at City-owned Wilsonville Transit Center Property	■	■			■	■	■
1B	Incorporate Equitable Housing Needs into Middle Housing Planning	■		■		■		■
1C	Define Equitable Housing Approaches in New Urban Growth Areas	■	■			■	■	■
1D	Create Housing Tax Abatement Programs to Achieve Housing Diversity and Affordability	■	■			■		
1E	Facilitate Connections to Partners and Housing Resources through City Liaison		■	■	■			■
2A	Secure Land for Development of Affordable and Equitable Housing		■	■		■		■
2B	Modify Parking Requirements, Which May Reduce Housing Costs	■	■			■		
2C	Explore Tactics to Reduce the Impact of Systems Development Charges on Affordable Housing		■				■	
2D	Partner with Community Land Trusts		■	■			■	■
2E	Explore Homeownership Support Programs			■	■			■
2F	Explore Housing Preservation Tax Abatement		■		■			■
2G	Support Local Home Repair Programs			■	■			■
2H	Assess Accessibility and Visitability Standards or Incentives	■						■

The following section details the five, key actions for the first year after adoption of the Strategic Plan, providing information about why the action is important and what stakeholders said about the action. It also includes an order-of-magnitude assessment of each action’s potential impact (a qualitative assessment of people served or units developed) and administrative requirement, referencing the following key.

Key:	Potential Impact	Administrative Requirements
	◆◆◆ High	◆◆◆ Relatively low administrative requirements, mostly policy setup
	◆◆ Medium	◆◆ Moderate administrative effort
	◆ Low	◆ Substantial staff time and program setup required

# 1A: Explore Implementation of Transit-Oriented Development (TOD) at City-owned Wilsonville Transit Center Property

**Summary**

The City-owned property at the Wilsonville Transit Center is the City’s main opportunity to promote TOD with affordable and/or workforce housing. Potential support could include development/permitting incentives or a public-private partnership that would provide development or infrastructure subsidies in exchange for fulfillment of community goals. The parking lot adjacent to the development site currently has 399 spaces. Many of those spaces are not utilized during the day and overnight parking is permitted but rare, so one opportunity in the development program is the ability to share parking between the park and ride and the development.

The City is interested in completing a Development Opportunities Study and Prospectus to understand development possibilities and constraints, clarify objectives for site development, and compile materials that the City can use as it conducts outreach with potential developers.



Source: City of Wilsonville

<b>Rationale</b>	The Wilsonville Transit Center is one of the City’s limited opportunities to provide true transit-oriented development within the community. Given City ownership of the site, it is also an opportunity to provide affordable housing through land write downs for nonprofit affordable housing development.
<b>Policy Objectives</b>	1 (Diversity of Unit Types), 2 (Partnerships), 5 (Accessible Locations), 6 (Expand Subsidized Housing Stock), 7 (Social Equity)

**Summary of Stakeholder Feedback**

This is a near-term opportunity with a potential high impact. Affordable housing developers are interested in exploring this opportunity. The Planning Commission and Task Force were supportive, but expressed concerns about the lack of parks and open spaces near the site to support families. In addition, the site is not well connected to the multimodal transportation network. More work would be needed to clarify target demographics that would be appropriate at the site.

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**Potential Impact**

◆◆◆ Control of land is one of the key sources of local government leverage for housing development. The Wilsonville Transit Center property presents an opportunity for transit-oriented affordable housing, especially given the existing parking that could be available to serve housing units.

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**Administrative Effort**

◆◆ Requires development of partnership agreement with developer

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**Applicable Geographies**

Single site

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**Partners**

Nonprofit developers, Tri-Met, State of Oregon, Metro, Clackamas County

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**Potential Funding Sources**

Land write-down, Metro Bond, Federal Transit Administration (FTA) funding, Metro TOD Grant Program. If the City is interested in pursuing Metro Affordable Housing Bond funding for this project, any technical work will need to be expedited to match up to the release of bond funds through the second Notice of Funding Available through the Housing Authority of Clackamas County (expected in 2022).

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**Next Steps**

**1. Complete Development Opportunities Study (DOS)**

The DOS will explore the following questions:

- What are Council’s goals for site’s development? How can the City balance its financial goals, housing goals, and livability goals (access to open space, multimodal transportation, etc.)?
- What are the market conditions for development at this site?
- What are the constraints for the site, including any considerations related to environmental features, transportation impacts, access to open spaces, utility connections, etc.?
- Given limited parks and recreational space near the site, what population could the site best serve? What mix of unit types best meets that population’s needs?
- How many housing units could the site accommodate under existing zoning?
- How can the City best position the site for Metro Bond funding? Does that include confirming desired income tiers and unit types (e.g., two-bedroom units) that conform with the Clackamas County Housing Authority’s Local Implementation Strategy for the site?
- Given current market conditions and the site's context, should the development program include ground-floor retail?
- Would having one residential site near the WES station lead to other property owners being interested in redevelopment of their sites as residential? What are some opportunities?
- What disposition alternatives should the City explore?

## **2. Outreach with Developers**

The outcome of the DOS exercise will be a site prospectus that will provide potential development partners and funders with information about the site and the City's objectives for development. The City should consider convening a mix of affordable housing developers and for-profit developers to (1) help understand opportunities and barriers and (2) build interest.

## **3. Research Funding Options**

Questions regarding funding include:

- What are possible funding sources for development, including regional, state, and federal sources?
- What is the Housing Authority looking for in potential bond-funded projects? The next round of funding for the Metro bond will likely be in 2022, which gives the City time to complete due diligence and reach out to partners. In tandem with conversations with developers, Wilsonville staff should reach out to the Housing Authority to discuss their evaluation criteria, potential complementary tools, and potential funding options.
- What can the City do to make this site more attractive for those funding sources?

## **4. Solicitation Process**

The final near-term implementation step will be to define a process for soliciting interest from affordable housing developers.

- Determine funding resources or incentives that could be applied.
  - Refine Council goals for the site, based on feedback from outreach.
  - Market and Release RFP for the site. The RFP should include information on the following: the site's development context (environmental, infrastructure, zoning, etc.), potential advantages, market analysis results to date, development objectives, potential partnership and public investment details, and the submission and evaluation process.
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# 1B: Incorporate Equitable Housing Needs in Middle Housing Planning

## Summary

Oregon HB 2001 requires that local jurisdictions adopt zoning code regulations or comprehensive plan amendments to permit middle housing types in all areas that are zoned for residential use and allow for detached single-family dwellings. Middle Housing is considered “missing” because many cities’ zoning codes disallowed this type of housing in the postwar period. Middle housing encompasses housing types that fall between single-family development and larger, multiunit apartment buildings, such as duplexes, triplexes, and townhomes.

These changes will allow a diversity of unit types throughout Wilsonville, but the City will need to assess its own plans for future planning areas for Frog Pond as well as the restrictions in each of its existing neighborhoods. The City could explore implementation actions beyond HB 2001’s requirements, such as code changes to encourage accessibility or design options to promote affordability.

Wilsonville’s unique circumstances require a creative approach to implementing the HB 2001 requirements. Most of the City’s established neighborhoods are in planned unit developments, and a majority of planned housing units are located in large master plan areas with a variety of housing types. The City of Wilsonville is spearheading a project that will ensure that tools are in place to support the development of a range of housing types. As part of this project, the City will complete the following activities:

1. **Public outreach and education:** public events, a public engagement website, and a memo for duplex and middle housing design based on community inputs.
2. **Updating plans and codes:** review of density limits and other codes, revision of Frog Pond West master plan, and updated zoning code amendments. This will include an analysis of how zoning code requirements may affect the affordability of housing.
3. **Developing architectural standards:** research of architectural standards and architectural renderings.
4. **Reviewing and updating infrastructure plans:** projection of infrastructure needs, revision of Frog Pond West infrastructure plan, and citywide infrastructure update recommendations.
5. **Funding infrastructure:** analysis of various public service charge and permitting process options.

This action will intersect with **Action 1C**, which includes approaches for equitable development in newly master planned areas.

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## Rationale

The City will explore design standards and incentives to further expand the housing variety in Wilsonville. Not all residential communities have explicitly considered housing variety in previous planning efforts. Now there is an opportunity to address equitable housing concerns related to HB 2001.

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## Policy Objectives

1 (Diversity of Unit Types), 3 (Homeownership), 5 (Accessible Locations), 7 (Social Equity)

<b>Summary of Stakeholder Feedback</b>	There is interest in a broader variety of housing types, including starter homes and middle housing types, but the ability to incorporate those housing types into existing neighborhoods requires further study.
<b>Potential Impact</b>	◆◆ Changes are expected to happen incrementally. Some neighborhoods will likely see more of a diversity of development proposals than other neighborhoods, depending on building age, location, and other factors. When combined with financial incentives, these changes could have a greater impact on development feasibility for middle housing types.
<b>Administrative Effort</b>	◆◆ The City will explore potential amendments to the Development Code through a public process, adopt any Development Code changes that emerge from that process, and then review proposals through the existing development review process.
<b>Applicable Geographies</b>	Citywide, with a focus on Frog Pond
<b>Partners</b>	DLCD, Metro
<b>Potential Funding Sources</b>	DLCD grant, other regional funding sources, General Fund
<b>Next Steps</b>	<ul style="list-style-type: none"> <li>• Understand state rulemaking around HB 2001 and implications for current master plans.</li> <li>• Assess to what degree the statewide requirements affect an area that has a master plan.</li> <li>• Identify regulatory barriers to duplex and middle housing development and needed updates for regulatory compliance.</li> <li>• Discuss possible financial, design, or other regulatory incentives for missing middle housing, and whether to target to specific geographies. Prior to the passage of HB 2001, other communities have used the following approaches to encourage middle housing outside: <ul style="list-style-type: none"> <li>○ <b>Incentives for internal conversations</b>, including alternative paths to code compliance, implementing exemptions to SDCs for internal conversions, reductions or waivers of off-street parking requirements.</li> <li>○ <b>Zoning code and regulatory approaches that incent middle housing development</b>, such as modifications to development and design standards in the base zone, density bonus options, the creation of new zoning designations, or the implementation of an overlay zone.</li> <li>○ <b>Financial incentives</b>, such as a middle housing property tax abatement or SDC waivers.</li> </ul> </li> <li>• Resources to start with include: <ul style="list-style-type: none"> <li>○ <b>Making Room: Housing for a Changing America. 2018. AARP.</b> <a href="https://www.aarp.org/makingroom">https://www.aarp.org/makingroom</a></li> <li>○ <b>Sightline Institute’s</b> research on affordable housing incentives and attitudes. <a href="https://www.sightline.org/">https://www.sightline.org/</a></li> </ul> </li> </ul>

# 1C: Define Equitable Housing Approaches in New Urban Growth Areas

<b>Summary</b>	As part of the master planning requirements for Frog Pond East and South, the City will establish goals or targets for accessibility to services/amenities, unit types, and unit affordability levels. The targets for affordability levels (number of units and depth of affordability for those units) should be reasonably achievable, allowing for sufficient market-rate development to support key infrastructure investments. This approach will provide a methodology and framework that can be applied in other growth areas beyond Frog Pond.
<b>Rationale</b>	Integrating housing units for low-income and subsidized housing residents into market-rate development buildings and neighborhoods can encourage greater community stability, safety, and access to opportunity for vulnerable populations.
<b>Policy Objectives</b>	1 (Diversity of Unit Types), 2 (Partnerships), 5 (Accessible Locations), 6 (Expand Subsidized Housing Stock), 7 (Social Equity)
<b>Summary of Stakeholder Feedback</b>	The City has already developed broad goals for housing types in the Frog Pond Area Plan. Developing additional policies for affordability may require additional technical analysis.
<b>Potential Impact</b>	◆◆ By establishing targets ahead of master planning efforts, the City can work with stakeholders to achieve those targets.
<b>Administrative Effort</b>	◆ Requires staff time and stakeholder engagement to establish goals/targets.
<b>Applicable Geographies</b>	Frog Pond East and South, other future urban growth areas
<b>Partners</b>	Metro, affordable and market-rate housing developers
<b>Potential Funding Sources</b>	N/A
<b>Next Steps</b>	<p><b>At Start of Master Planning Process:</b> Develop policy guidance to guide master planning. The City can consider the following:</p> <ul style="list-style-type: none"> <li>• Determine the range of units affected by a potential affordability target policy, including rent-restricted units, ownership units, accessory dwelling units, and units by size.</li> <li>• Determine a range for depth of affordability for those units.</li> <li>• Provide guidance on how the City should further refine these policies, including stakeholder engagement with property owners, developers, renters, communities of color, and potential funders and composition of any oversight or advisory committees.</li> <li>• Understand community design implications, including providing a specific focus on maintaining access to amenities for affordable units and integrating those units into the overall master plan design.</li> </ul> <p><b>During Master Planning Process:</b></p> <ul style="list-style-type: none"> <li>• Define policies: Identify the City’s targets for affordability levels and number of units that meet those affordability levels in the master plan</li> </ul>

area. The target should be provided in a range to allow flexibility to be responsive to changing market dynamics, funding sources, and partner interests.

- Identify specific properties that could play a role in achieving the Master Plan targets.
  - Explore how the affordability targets interact with the Master Plan and use mix, the location of amenities, infrastructure provision, and the implementation and funding plan.
  - Determine potential changes to impact fee assessments and conduct infrastructure funding analysis.
  - Directly engage nonprofit and for profit affordable housing developers.
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# 1D: Create Housing Tax Abatement Programs to Achieve Housing Diversity and Affordability

## Summary

Communities can support housing production and encourage preservation of housing affordability by providing a partial property tax exemption on increased property value for qualified developments.

The City will analyze the available options to determine which are most appropriate to and viable in Wilsonville. Through a multifamily tax exemption, a jurisdiction can incent diverse housing options in urban centers lacking in housing choices or workforce housing units. There are several additional abatement programs authorized at the state level that the City could evaluate. Each targets a slightly different type of market rate and/or affordable housing unit. Potential programs include:

### **Vertical Housing Development Zones (VHDZ):**

While ground floor retail is desirable in high-density, amenity-rich areas, the additional expense and regulatory requirements that result often make projects infeasible. Providing ground floor retail can help to increase access to services and amenities in a neighborhood. VHDZ incents multi-story, mixed-use development by offering a partial property tax exemption for 10 years to developments that include housing as well as non-residential use (e.g., retail on the ground floor), with a larger tax exemption for higher density developments. A tax exemption can help to increase development feasibility for projects that might not otherwise pencil. *Key Takeaway: This program could be useful in specific, geographically-limited areas like Villebois and Town Center.*

### **Multiple Unit Property Tax Exemption (MUPTe, sometimes called MULTE):**

A flexible program that can be used to incent multifamily housing with particular features or at particular price points by offering qualifying developments a partial property tax exemption for 10 years. Though the state enables the programs, each city has an opportunity to shape the program to achieve its goals by controlling the geography of where the exemption is available, application process and fees, program requirements, criteria, and program cap. An important implementation consideration is the need to monitor compliance over the course of the abatement. The City could implement one or more of the following program types:

- **Encouraging middle-housing rental development** by establishing a program that would be available for small-scale development, such as duplexes, cottage cluster housing, and other unit types. The City would establish eligibility criteria related to tenure, number of units on site, and unit size but would not require detailed income reporting. Such a program could be administered on a per-unit basis, which would allow small-scale developers and property owners to access it, but could increase the City's level of effort for administration.
- **Supporting rent-regulated, affordable projects** that are not eligible for the City's existing nonprofit exemption (e.g., projects developed by for-profit developers) but still have monitoring required by state or federal funds.

- **Supporting workforce housing projects.** The City could offer a citywide program for housing that is affordable to households making up to some specific income level (e.g., 80% or 100% of AMI). If the affordability threshold is relatively close to current market rents, the City could limit the rent the developer could charge but not require income certification for tenants.
- **Preserving the affordability of existing housing** (see Action 2F). A program focused on housing preservation would help maintain Wilsonville’s limited supply of low-cost, market-rate housing units and ensure that they remain affordable over time. Such an abatement program would decrease displacement risk, and would help to address the City’s social equity objective (Objective 7).

*Key Takeaway: A citywide program with multiple uses would likely be the most effective program in encouraging affordable housing at multiple scales.*

**Low-Income Rental Housing Exemption:**

This program provides a 20-year, renewable property tax exemption for rental housing for low-income households (60% of AMI and below). Housing need not be owned or operated by a nonprofit entity; if it is not, only housing built after the program is adopted is eligible. The exemption is limited to adopting jurisdiction’s taxes unless there is sufficient support from overlapping taxing districts. It requires that savings be passed on to tenants through rent reductions. *Key Takeaway: Because the full savings must be passed through to residents, the exemption does not provide a sufficient incentive to encourage new housing production by improving feasibility or reducing costs for the developer.*

**Nonprofit Low-Income Rental Housing Exemption:**

This program provides a simplified way for affordable housing owned and operated by a nonprofit to qualify for a property tax exemption. *Key Takeaway: The City already provides an abatement to nonprofit affordable housing developers.*

**Temporary exemption for newly rehabilitated or constructed multiunit rental housing:**

This program incents development or rehabilitation of multifamily rental housing with rents affordable to households with an annual income at or below 120% of AMI citywide through a full property tax abatement for no more than 10 years. The program is most useful when a city is interested in encouraging all multifamily development, even above the median income. *Key Takeaway: Given the City’s interest in prioritizing affordable development, the MUPTE program is a more suitable program unless the City is interested in providing an abatement to almost any new multifamily housing development project.*

**Homebuyer Opportunity Limited Tax Exemption (HOLTE):**

The purpose of this program is to encourage homeownership among low- and moderate-income families. It provides a 10-year property tax exemption for the structural improvements of a new or rehabilitated single-unit housing, but not the land value. The program is available for properties valued at no more than 120% of the median sales price and allows each city to determine its own income and owner-occupancy requirements. Eligible building types include single-family housing units, multifamily homeownership units (e.g., condos and townhomes), and manufactured housing. *Key Takeaway: This program could provide a powerful incentive for affordable homeownership, but would require close coordination with other overlapping taxing districts.*

A more detailed comparison of the available programs is included in **Appendix E**.

<b>Rationale</b>	Tax abatements can substantially contribute to the feasibility of both market-rate and regulated units. Saving on operational costs contributes to greater net operating income, which is important in determining project value and development feasibility. By reducing ongoing operating costs for housing through a housing tax abatement, the City could help incent developers to include affordable units as part of larger development projects.
<b>Policy Objectives</b>	1 (Diversity of Unit Types), 2 (Partnerships), 5 (Accessible Locations)
<b>Summary of Stakeholder Feedback</b>	Developers consider this tool highly impactful. This would require more research about which abatements to explore.
<b>Potential Impact</b>	◆◆ Or ◆◆◆ An abatement can be an important incentive to enable new development; more research into the abatements that work best for Wilsonville is needed (see next steps).
<b>Administrative Effort</b>	◆ Market and policy analysis plus stakeholder outreach (including outreach to overlapping taxing districts) is required to evaluate and adopt options. Ongoing administration depends on the program, and can include processing applications, managing agreements, and monitoring compliance.
<b>Applicable Geographies</b>	Zone specific: Vertical Housing (Villebois, Town Center), MUPTE (core or transit-oriented housing for market-rate housing)  Citywide: MUPTE (with affordability restrictions), HOLTE, temporary exemption for newly rehabilitated or constructed multiunit rental housing
<b>Partners</b>	Other taxing jurisdictions
<b>Funding Required</b>	N/A. Foregone revenue
<b>Next Steps</b>	<ul style="list-style-type: none"> <li>• Explore the following implementation considerations: <ul style="list-style-type: none"> <li>○ How much revenue would the City be willing to forgo on an annual basis? Does the City want to limit the number of abatements provided?</li> <li>○ How can the City best assess the benefit it receives in exchange for the abatement?</li> </ul> </li> </ul>

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- How would the City evaluate and select projects that would receive the abatement?
  - Would the City be interested in leading an effort to abate its own taxes, in addition to working with other taxing jurisdictions to seek abatement of their taxes, to encourage deeper levels of affordability?
  - Determine City goals for how many units can receive an abatement.
  - How would the City accommodate reporting requirements?
  - How does the City weigh the temporary (up to 10 years) loss of tax revenue against the potential attraction of new investment to targeted areas?
  - Is there a threshold at which the City would end the program, such as after certain number of units receive the abatement?
  - Identify geographies where specific abatements would be most effective.
  - Conduct a financial analysis of the expected cost to the City and other taxing jurisdictions and potential program impact.
  - Reach out to overlapping taxing districts to gauge support for the City's priority program(s). To extend the exemption to all taxing districts, the City must secure support (in the form of a resolution) from governing boards representing at least 51% of the total combined rate of taxation levied on the property.
  - If the City ultimately decides to implement MUPTE, the City must adopt the provisions of ORS 307.600 to 307.637 by resolution or ordinance. The City must designate a specific area if MUPTE will be applied to market-rate housing; for housing subject to affordability restrictions, the City can designate the entire city for the exemption.
  - Prior to passing an ordinance or resolution to adopt MUPTE, the City must hold a public hearing to determine whether qualifying housing would otherwise be built or preserved without the benefit of the exemption (most cities do this per project). The City must also establish standards and guidelines to consider applications and make decisions, including setting eligibility criteria.
  - Adopt the selected tax abatement(s) by resolution, including specifying any local parameters and definitions required for the abatement in question.
-

## 1E: Facilitate Connections to Partners and Housing Resources Through City Liaison

<b>Summary</b>	<p>The City would designate a point person to serve as a resource for community members and interested housing stakeholders. That staff person would:</p> <ul style="list-style-type: none"> <li>• Help to implement Strategic Plan implementation actions.</li> <li>• Conduct ongoing outreach with the County, Metro, development community, community-based organizations, and service providers.</li> <li>• Connect prospective homeowners, renters, and people experiencing homelessness with the array of resources available through other partners. The City does not expect to be able to offer its own housing services, including homeless services, in the near term.</li> <li>• Create and maintain the online One Stop Shop that would include a directory of housing-related resources on the City’s website for community members, key stakeholders, and interested developers. See City of Milwaukie’s One Stop Shop for an example: <a href="https://www.milwaukieoregon.gov/housingaffordability">https://www.milwaukieoregon.gov/housingaffordability</a>.</li> </ul>
<b>Rationale</b>	Achieving lasting implementation of the Strategic Plan requires focused attention. The Housing Liaison would be able to track current conditions, build relationships with local stakeholders, support renters, maintain information on the website, and help to implement the Plan.
<b>Policy Objectives</b>	2 (Partnerships), 3 (Homeownership), 4 (Prevent Displacement), 7 (Social Equity)
<b>Summary of Stakeholder Feedback</b>	The City could provide resource referrals, but it is not the City’s role to provide the resources (i.e., renter support, landlord counseling). The City lacks information for interested housing developers.
<b>Potential Impact</b>	◆ to ◆◆ Focused attention on implementation can help advance Council’s priorities. In addition, this staff person could increase the City’s exposure to potential funding partners, including regional, state, and private players.
<b>Administrative Effort</b>	◆ to ◆◆ Requires staff allocation.
<b>Applicable Geographies</b>	Citywide
<b>Partners</b>	Clackamas County, Metro, State, nonprofit/for profit developers, nonprofit organizations
<b>Funding Required</b>	General fund
<b>Key Considerations</b>	<ul style="list-style-type: none"> <li>• This staff person could either be a full-time housing liaison, or the responsibilities could be folded into another staff role.</li> </ul>
<b>Next Steps</b>	<ul style="list-style-type: none"> <li>• Determine needed staffing levels and designate a staff person.</li> <li>• Develop a work plan, which includes the creation of an online one stop shop, stakeholder engagement, and Plan implementation.</li> <li>• Monitor engagement and partnership development.</li> </ul>

# 2A: Secure Land for Development of Affordable and Equitable Housing

<b>Summary</b>	The City could consider developing a program to position its current land holdings for future housing development, and to buy and hold land for future development opportunities. This supports affordable housing by reducing or eliminating land cost from development. The City has a number of properties in its portfolio that could serve as housing opportunity sites, including the Public Works/Police/Community Center property and the Wilsonville Transit Center.
<b>Policy Objectives</b>	2 (Partnerships), 3 (Homeownership), 5 (Accessible Locations), 7 (Social Equity)
<b>Summary of Stakeholder Feedback:</b>	There is an overall favorable opinion, especially among potential developers who expressed concern about the lack of available land for infill development. This action requires more research about potential funding sources, strategy execution, and target properties.
<b>Potential Impact</b>	◆◆◆ Control of land is one of the key sources of local government leverage for housing development.
<b>Administrative Effort</b>	◆◆ Requires development of a land banking or acquisition strategy that includes a funding source. For properties the City already owns, the administrative effort is minimal.
<b>Key Considerations</b>	<ul style="list-style-type: none"> <li>• This is an important tool to use in “down market” conditions, when land prices decrease or property owners are more willing to sell land due to tax implications. The City and Metro have more patient money than many private developers.</li> <li>• Depending on the City’s goals, it could look for private foundation and government grants.</li> <li>• Key challenges for land acquisition include reliably identifying future areas of gentrification before prices go up, developing the resources necessary to purchase the land, creating mechanisms for easy land transfer, and removing the liability associated with holding land.</li> </ul>
<b>Next Steps</b>	<ul style="list-style-type: none"> <li>• Inventory City and publicly-owned property.</li> <li>• Determine the viability of a policy that prioritizes surplus property for housing development. Such a policy would not stipulate that all surplus property will or can be developed for housing, but that the City must at least evaluate a parcel’s potential for housing before selling the property or using it for another purpose.</li> <li>• Explore the feasibility of a City-led effort to work with partners, including regional land banks, to optimize the use of City-owned land. This could include a parcel-by-parcel development opportunity study or a set of conversations with potential development partners about the opportunities and challenges for each parcel.</li> <li>• Identify the sources of funding the City has to deploy, and how the City could leverage those funds with outside funding.</li> </ul>

- Conduct an analysis of potential acquisition opportunities.
- Consider the role of the Metro housing bond in helping to fund affordable housing projects on City-owned parcels.

## 2B: Modify Parking Requirements, Which May Reduce Housing Costs

### Summary

Parking requirements can have an adverse impact on land and development costs, leading to an increase in housing costs. In some communities, there are areas where the required parking is considerably more excessive than the need. This is especially true as areas transition to support more people traveling by transit, carpool, bicycle and walking/rolling. Parking that is developed but rarely used consumes a lot of land and resources.

Some communities have helped increase development feasibility by looking more closely at their parking policies, including shared parking policies, minimum parking requirements, and comprehensive parking plans and strategies for commercial districts such as Wilsonville’s Town Center.

Reducing parking requirements for regulated affordable housing can allow more housing units to be built on a given site, especially when paired with density bonuses, and can reduce the cost of building surface parking, which costs roughly \$5,000 per space. Regulated housing for people who are disabled or elderly, and those that are close to regional transit, typically have lower levels of car ownership and needs for parking. There is potential to limit this to subsidized units, areas with better transit access, or provide a case-by-case review depending on the project parameters.

<b>Policy Objectives</b>	1 (Diversity of Unit Types), 2 (Partnerships), 5 (Accessible Locations)
<b>Summary of Stakeholder Feedback</b>	There is split agreement on this action. Some stakeholders are in favor and others oppose. This requires more research and discussion.
<b>Potential Impact</b>	◆◆ For some projects, especially affordable housing projects, a reduction in parking requirements can mean greater feasibility.
<b>Administrative Effort</b>	◆◆ Requires stakeholder outreach and staff time to develop standards.
<b>Key Considerations</b>	Given that much of Wilsonville does not have easy access to frequent transit service, parking is going to continue to be needed for nearly all housing development. This is more likely to benefit regulated affordable housing developments which truly have less need for parking than market-rate housing.
<b>Next Steps</b>	<ul style="list-style-type: none"> <li>• Discuss potential parking requirement reductions with key stakeholders, including nonprofit and for profit housing developers.</li> <li>• Determine eligibility requirements, including how much of a parking reduction would be appropriate for affordable housing units.</li> <li>• If the City decides to move forward, draft the amendments, provide opportunities for public comment, and bring them forward for hearings.</li> </ul>



## 2C: Explore Tactics to Reduce the Impact of Systems Development Charges on Affordable Housing

<b>Summary</b>	<p>Systems Development Charges (SDCs) can have an impact on the feasibility of a housing project. Some cities make changes to their SDC schedules to incent more affordable housing types, while others provide reductions or waivers to projects that meet specific program criteria. Many programs require that eligible projects must include a share of affordable units. This reduces the cost to build affordable housing and can allow affordable housing developers to produce units more cost-effectively, particularly in new urban growth areas. Potential avenues for the City to explore for eligible projects that meet City criteria include:</p> <ul style="list-style-type: none"> <li>• Tying SDCs to the overall size of housing unit (potentially regardless of number of fixtures or size of infrastructure).</li> <li>• Delaying collection of SDCs and/or time of investment.</li> <li>• Offering reductions or waivers on SDCs or permit fees, which reduces the cost to build those types of housing.</li> </ul>
<b>Policy Objectives</b>	2 (Partnerships), 6 (Expand subsidized housing stock)
<b>Summary of Stakeholder Feedback</b>	This could be an effective tool to bridge the feasibility gap. Developers consider these tools highly impactful.
<b>Potential Impact</b>	◆◆◆ Developers working in Wilsonville have stated that SDCs have a big impact on project costs, even though Wilsonville’s SDCs are comparable to the regional average. This makes waivers a valuable incentive; however, the City cannot waive SDCs collected by the County or special districts without prior approval. The City must balance its affordable housing goals with its ability to pay for infrastructure to support new housing.
<b>Administrative Effort</b>	◆ to ◆◆ Depends on program criteria and ongoing monitoring required.
<b>Key Considerations</b>	<ul style="list-style-type: none"> <li>• What projects would be eligible? Would it be projects that are not already subject to monitoring and compliance regulations, or should the City limit it to projects with state or federal funding and projects to be owned/operated by nonprofits?</li> <li>• How long of an affordability restriction would the City want to impose?</li> <li>• If the City were to exempt affordable housing from SDCs or permit fees and not subsidize from another source, how big of a reduction to permit and/or SDC revenue can the City sustain?</li> <li>• Are there other funding sources the City could identify to fill the gap? CET funds? Other?</li> </ul>
<b>Next Steps</b>	<ul style="list-style-type: none"> <li>• Conduct an analysis of funding implications, including what revenue sources are needed to subsidize foregone revenues from reducing or waiving SDCs.</li> <li>• Coordinate among City staff and policymakers to identify desired project eligibility.</li> </ul>

## 2D: Explore Partnerships with a Community Land Trust

### Summary

Wilsonville faces a lack of affordable homeownership options for middle-income households. From 2015 to 2019, just 10% of homes in Wilsonville sold for under \$300,000. One potential option to bridge the gap would be to partner with a Community Land Trust (CLT), which can make homeownership affordable through a shared equity approach. A qualified family, with the assistance of the CLT, can purchase a home at a reduced price that they can afford. The CLT attaches a deed restriction that requires the family to “pay it forward” when they sell the home by selling the property to another qualifying family. The deed restriction prescribes a formula for future resale prices and equity recapture to ensure that the homes remain affordable for future residents in perpetuity while helping the current homeowner build wealth. The CLT serving the Portland region and other areas of the state is Proud Ground. Proud Ground estimates that \$100,000 to \$120,000 is needed to subsidize a new home affordable at 60% to 80% AMI in Wilsonville; if purchasing an existing home, subsidy equivalent to about 20% of value of home is needed.

The City would be unlikely to manage a CLT itself. Instead, the City could support a CLT subsidy in several ways, including land write-downs, permit fee/SDC waivers and outright subsidy.

For more information on home prices in Wilsonville, see **Appendix A: Housing Market Research Report** (page 18).

<b>Policy Objectives</b>	2 (Partnerships), 3 (Homeownership), 4 (Prevent Displacement), 6 (Affordable Housing Stock), 7 (Social Equity)
<b>Summary of Stakeholder Feedback</b>	There are few entry-level homes that would be affordable to first-time homebuyers in Wilsonville. The City should do more to support homebuyers with modest incomes.
<b>Potential Impact</b>	◆◆◆ A supply of affordable, entry-level homes is one of the critical missing pieces in Wilsonville’s array of housing options.
<b>Administrative Effort</b>	◆ This action will require staff time to meet with Proud Ground and coordinate possible partnerships. Proud Ground’s model works with either subsidies/land that support the construction of new affordable homes or subsidies that make the acquisition of existing homes affordable to first time homebuyers.
<b>Key Considerations</b>	<ul style="list-style-type: none"> <li>• What funding sources are available to support CLT homes?</li> <li>• Are there homes on the market, perhaps during a post-COVID-19 recession, that are for sale at a reduced price and would make excellent candidates for City-subsidized land trust homes? Could the City partner with Proud Ground on an acquisition strategy for distressed home sales?</li> <li>• How can the City require or incent developers to work with Proud Ground? For example, could the City work with Proud Ground to partially subsidize some homes in a new development so that they become CLT homes?</li> <li>• Are there city-owned parcels that are suitable for new development? If city-owned land is in an area with concentrated poverty or low transit access, can it be swapped for another parcel?</li> </ul>

**Next Steps**

- Contact Proud Ground, which has expressed interest in working with Wilsonville and has CLT homes throughout Clackamas County.
- Identify funding opportunities to support permanently affordable homeownership through a CLT.

## 2E: Explore Homeownership Support Programs

<b>Summary</b>	Homeownership is key to wealth building and is strongly supported by stakeholders and City leadership. Advancing this action will also interact with and help to advance many of the other actions. For example, SDC waivers and tax abatements can be structured to help encourage homeownership product and increasing access to homeownership is a key tool for reducing displacement.
<b>Policy Objectives</b>	3 (Homeownership), 4 (Reduced Displacement), 7 (Social Equity)
<b>Summary of Stakeholder Feedback</b>	There are few entry-level homes that would be affordable to first-time homebuyers in Wilsonville. More support for homebuyers is desired.
<b>Potential Impact</b>	◆ to ◆◆ The amount of impact depends on the program pursued, the level of financial support the City could provide, and the strength of the partnerships developed through these efforts.
<b>Administrative Effort</b>	◆ to ◆◆ Depends on program parameters and City involvement.
<b>Key Considerations</b>	<ul style="list-style-type: none"> <li>• Does the City have funding capacity available to support homeownership programs?</li> <li>• How can the City best develop a partnership with other entities working to encourage affordable homeownership opportunities?</li> </ul>
<b>Next Steps</b>	<p>Conduct outreach with potential partners to determine the City’s role, potential new programs the City could develop, and potential impact. The City could provide the following:</p> <ul style="list-style-type: none"> <li>• <b>Education on Homeownership Preparation.</b> Help first-time homebuyers learn the basics about the home buying process in classes taught by experienced professionals who specialize in helping first-time homebuyers. Special topics on HOAs can be included. <i>Potential Partners: The City could coordinate with existing organizations such as the Portland Housing Center to facilitate this training or develop its own program.</i></li> <li>• <b>Alternative Funding Sources for Down Payment and Mortgage Assistance.</b> Expand financing options to low-income and middle-income households who plan to purchase a home. Down payment assistance is the quickest way to help households access the homeownership market. While this approach does not lead to the home being permanently affordable, it is an efficient way to help individual qualified households. <i>Potential Partners: Clackamas County Housing Authority, nonprofit organizations.</i></li> </ul>

- **Partnership with local nonprofits.** Work with Proud Ground or Habitat for Humanity to develop affordable homeownership projects, especially if there is publicly-owned land available or other incentives (e.g., a waiver of Systems Development Charges). Connect renters interested in home ownership to these local nonprofits for assistance with the home purchasing process. Investment needed to help homebuyers purchase an existing home in the Portland region is about 20% of home value. In Wilsonville, this may be higher because the city's housing stock is newer and more expensive. *Potential Partners: Proud Ground, Habitat for Humanity.*
- **A Homebuyer Opportunity Limited Tax Exemption Program.** The purpose of this program is to encourage homeownership among low- and moderate-income families. The tax exemption can be granted for up to 10 years for the value associated with property improvements, but not the land value. Eligible building types include single-family housing units, multifamily homeownership units (e.g., condos and townhomes), and manufactured housing. Please see **Appendix D** for more information. *Potential Partners: Clackamas County and other taxing jurisdictions, as applicable.*
- **Financial and Logistical Support for Voluntary Sale of Manufactured Home Communities to Resident Groups as Resident-Owned Communities and to Nonprofits or a Housing Authority as Permanently Affordable Housing.** These models of ownership provide stability, predictability, and affordability for residents. The communities are acquired at market value from willing sellers with financing and incentives from Oregon Housing and Community Services, private lenders, and various grant sources. *Potential Partners: OHCS, foundations, Clackamas County Housing Authority.*

## 2F: Explore Housing Preservation Tax Abatement

### Summary

As suggested in Action 1D, the City could explore the creation of a tax abatement program specifically targeted toward existing low-cost, market-rate rental properties to reduce potential displacement of tenants living in those properties. The City would use the Multiple Unit Property Tax Exemption Program (MUPTe) with a set of program parameters targeted toward preservation.

MUPTe is a flexible program that can be used to incent multifamily housing with particular features or at particular price points by offering qualifying developments a partial property tax exemption for 10 years. Though the state enables the program, Wilsonville can shape the program to achieve its preservation goals by controlling the geography of where the exemption is available, application process and fees, program requirements, criteria, and program cap. One important implementation consideration is the need to monitor compliance over the course of the abatement.

Statute allows for MUPTe to be used for existing multiple-unit housing that is or becomes subject to an affordability agreement with a public agency. This means that the City could offer the tax abatement authorized under MUPTe in exchange for signing an agreement with a public agency (e.g., the local Housing Authority or another affordable housing provider) to regulate rents. Because the statute is flexible about the nature of the affordability agreement, it could be structured to limit the annual increase in rents or to require a reduction based on the value of the tax abatement. The City could require that participating property owners invest in renovations in order to qualify, but this is not required under statute. ECONorthwest has been exploring a similar preservation-focused tax abatement in the City of Scappoose. Possible options include:

- **Rehabilitation Emphasis:** Make renovations an eligibility requirement, with a required investment amount that is proportional to (and less than) the value of the tax abatement to the property owner. Require that participating property owners prioritize investments in health and safety improvements first, and then improvements for energy efficiency, universal accessibility, etc. Limit the rate of rent increases for the duration of the tax abatement (e.g., 2% or less).
- **Rent Reduction Emphasis:** Do not require renovations, but require that rents be reduced in proportion to the tax abatement, with a limit on the rate of increase year-to-year.

<b>Policy Objectives</b>	2 (Partnerships), 4 (Reduce Displacement), 7 (Social Equity)
<b>Summary of Stakeholder Feedback</b>	Residents are concerned about the potential for displacement, given rising rents in the community.
<b>Potential Impact</b>	◆◆ Or ◆◆◆◆ An abatement can be an important incentive to ensure affordability; more research into the abatements that work best for Wilsonville is needed.

<b>Administrative Effort</b>	◆ Policy analysis plus outreach with overlapping taxing districts and existing property owners is required to evaluate and adopt options. Ongoing administration depends on the program, and can include processing applications, managing agreements, and monitoring compliance.
<b>Key Considerations</b>	<ul style="list-style-type: none"> <li>● For either option described above, the affordability agreement should require rent restrictions but not income qualification in order to avoid creating administrative burden for the property owner and to ensure that existing residents would be able to remain.</li> <li>● For enforcement, participating property owners could be required to submit current rent rolls and provide written notice to all tenants of the affordability agreement with contact information to report any potential violations.</li> <li>● Since income qualification would not be necessary, the City could, in theory, establish affordability contracts directly with property owners. This would require some additional administrative effort, but much less than income certification.</li> </ul>
<b>Next Steps</b>	<ul style="list-style-type: none"> <li>● Explore implementation considerations: <ul style="list-style-type: none"> <li>○ Would the City’s program focus on goals of rent reduction, unit rehabilitation, or another goal?</li> <li>○ Are affordable housing providers willing to partner on implementation of affordability restrictions for preservation projects? If providers are unwilling to take on this role, consider whether City staff can administer a preservation program like the one described above. If the City is willing to take this on, staff may need additional support to create the program.</li> <li>○ How would the City find eligible property owners and market the program?</li> <li>○ How would the City evaluate and select projects that would receive the abatement?</li> <li>○ How much revenue would the City be willing to forgo on an annual basis? Does the City want to limit the number of abatements provided? How does the City weigh the temporary (up to 10 years) loss of tax revenue against the potential attraction of new investment to targeted areas?</li> <li>○ How can the City best assess the benefit it receives in exchange for the abatement?</li> <li>○ Would the City be interested in leading an effort to abate its own taxes and work with other taxing jurisdictions to seek abatement of their taxes as well, to encourage deeper levels of affordability?</li> <li>○ How would the City accommodate reporting requirements?</li> <li>○ Is there a threshold at which the City would end the program, such as after a certain number of units receive the abatement?</li> </ul> </li> <li>● Conduct a financial analysis of the expected cost to the City and other taxing jurisdictions and potential program impact.</li> </ul>

## 2G: Support Local Home Repair Programs

<b>Summary</b>	<p>A home repair program would provide grants to lower-income and fixed-income homeowners who may be struggling with their home’s maintenance needs. Such a program would help stabilize households and reduce displacement, including households in manufactured housing.</p> <p>Catalyst Partnerships NW, based in Beaverton, already operates a home repair program that has benefitted Wilsonville residents by connecting homeowners with volunteers from local faith organizations including Grace Chapel and Community of Hope Lutheran Church. Catalyst Partnerships NW mobilizes volunteers to provide home repairs and remodeling services for elderly, disabled, and under-resourced homeowners. The group is funded through tax-deductible donations. The City could help to support such a program by providing direct grant funding, helping the organization pursue grants, and offering City resources and organizational support.</p>
<b>Policy Objectives</b>	3 (Homeownership), 4 (Reduced Displacement), 7 (Social Equity)
<b>Summary of Stakeholder Feedback</b>	Members of the task force were especially supportive of programs to reduce displacement and support community partnerships.
<b>Potential Impact</b>	◆ to ◆◆ Impact would focus on existing homeowners, especially older residents and those with limited mobility. The level of impact depends on the amount of funding that the City could provide.
<b>Administrative Effort</b>	◆ to ◆◆ Depends on program parameters and City involvement.
<b>Key Considerations</b>	<ul style="list-style-type: none"> <li>• Does the City have funding capacity available to support a home repair program?</li> <li>• How can the City best develop a partnership with Catalyst Partnerships NW or other groups?</li> </ul>
<b>Next Steps</b>	<ul style="list-style-type: none"> <li>• Conduct outreach with potential partners to determine the City’s role.</li> <li>• Determine City’s capacity to fund projects, provide in-kind support, or identify potential program participants.</li> </ul>



## 2H: Assess Accessibility and Visitability Standards or Incentives

<b>Summary</b>	<p>“Visitability” describes a set of home design standards that address accessibility needs of visitors with mobility impairments. The three principles of visitability are at least one zero-step entrance, wide doorways and hallways for clear passage, and at least one bathroom with wheelchair access on the main floor. The City of Wilsonville can adopt new design codes or grant incentives for developments with visitability standards.</p>
<b>Policy Objectives</b>	1 (Diverse Housing Types), 7 (Social Equity)
<b>Summary of Stakeholder Feedback</b>	<p>Through the library kiosk, <i>Let’s Talk, Wilsonville!</i> website, and renter survey, many residents expressed a desire to see more single-level homes. This speaks to the need for more accessible homes that can accommodate people with mobility challenges.</p>
<b>Potential Impact</b>	<p>◆ The City’s initiative to consider the needs of all ages and abilities could be a welcomed change for the residents. The new standards could apply to new construction or to building retrofits (which would increase the impact).</p>
<b>Administrative Effort</b>	<p>◆◆ or ◆◆◆ The City Council can propose and adopt the three principles of the visitability standards relatively quickly. More staff time will be required for creating incentives associated with visibility standards.</p>
<b>Key Considerations</b>	<ul style="list-style-type: none"> <li>• Is visitability a concern for current and future residents?</li> <li>• Are there existing design or space limitations for enhancing visitability (i.e., on-site stormwater mitigation, narrow lots)?</li> <li>• How might additional requirements or incentives for accessibility add to development costs and increase rents and sales prices?</li> <li>• Would small, accessible cottage homes be a viable housing type to meet accessibility needs, especially affordable homeownership?</li> <li>• What do households with accessibility needs want in a single-level, affordable home?</li> <li>• Are there any creative ways to make affordable and accessible apartments, infill duplexes, and accessory dwelling units?</li> <li>• How does Wilsonville’s topography limit the development of accessible homes, often leading to the need for stairs in site design?</li> </ul>
<b>Next Steps</b>	<ul style="list-style-type: none"> <li>• Disseminate information on visitability standards among policymakers.</li> <li>• Review the State’s Affordable Housing Standards, which provide accessibility requirements for affordable homes.</li> <li>• Through HB 2001 implementation (Action 1B), explore the design approaches like stacked duplexes, where first floor is the more accessible unit.</li> <li>• Reach out to other communities for guidance, such as the City of Milwaukie, which has adopted a Cottage Cluster Code with developer incentives.</li> <li>• Identify Development Code sections that need to be amended.</li> </ul>

## 5. Steps for Implementation

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In the coming years, implementing the Plan will require the City to balance and coordinate its pursuit of actions, funding, and partnerships with its other policy and programmatic priorities. This section outlines an implementation process that will improve success with advancing this Plan's near-term actions while building momentum toward the larger goal of achieving housing equity.

### Develop and Assign Work Programs

After the Plan's adoption, the City will move towards implementing the Plan's actions. Doing so will require detailed work programs, assignments of staff to complete analysis and initiate conversations with stakeholders, and meetings with Clackamas County and other partners to identify potential partnership opportunities. Implementation of some actions will require dedicated staff time and budget, which the Plan accounts for in Action 1E through the creation of a housing liaison position.

### Explore Funding Tools

This Plan outlines five implementation actions for near-term implementation and eight actions for further exploration. Many of these actions will require on-going funding for implementation. As outlined on page 13, there are a number of funding programs that could support these actions, most of which are not locally controlled. In the near term, City Council and staff should:

- **Explore the Creation of a Construction Excise Tax:** Based on City Council direction, the City will begin this effort by evaluating the potential for creating a Construction Excise Tax in the first year of implementation (see **Appendix C**). The CET is a locally controlled and implemented tool that generates revenue from building construction specifically to support affordable housing program implementation.
- **Track Metro Housing Bond:** The next round of funding will be available for the Metro Affordable Housing Bond in 2022. The City should complete the necessary analysis and stakeholder conversations to best position itself to compete for these funds on target projects, including the potential transit-oriented housing development at the Wilsonville Transit Center (Action 1A).

Carrying out the actions outlined in this Plan will require the City to continually review potential sources of funding. The City will explore other funding sources as each action requires, and as opportunities for partnerships and grants arise.

## Involve the Community

The City will continue engaging the community in this work, seeking input regarding the nature of housing challenges as the economy evolves. The City will pay particular attention to those community members who experience housing inequities, including lower-income renters, communities of color, and people with disabilities. These community members will be best positioned to inform the City's next set of actions beyond those identified in this Plan.

As implementation activity continues, the City may realize efficiencies through establishing an ongoing equitable housing advisory committee composed of service providers, employers, real estate professionals, and community members. Through the proposed housing liaison identified in Action 1E, the City should maintain an open line of communication to understand evolving needs and how the City can best respond to those needs.

## Build Partnerships

Many partners and funders seek to improve access to equitable and affordable housing in the Portland region. Stakeholders include nonprofit housing developers, Metro, Clackamas County, community-based organizations, school districts, tenant's rights organizations, land trusts and other nonprofits focused on increasing access to home ownership, the State of Oregon (especially Oregon Housing and Community Services), and others. Wilsonville staff will conduct outreach with these organizations to understand their roles in meeting Wilsonville's housing needs and finding joint funding opportunities.

## Develop Indicators

Priorities for implementation will evolve over time, as actions are completed and Wilsonville's needs change. Tracking the City's progress towards implementing the Plan is important to determine whether the activities the City is implementing have the desired impacts and to inform future updates to this strategy with key trend data. To keep Plan implementation on track, the City will identify a limited set of indicators that are based on available data and most likely to express how well the City's actions are improving conditions for those who experience housing inequities. Additional indicators will be identified to track the progress of individual actions as they are implemented.

The City will track equitable housing activities and information about these indicators in a new section of its Annual Housing Report. In the 2021 Annual Housing Report, the City will establish a baseline evaluation of potential indicators as a "learning laboratory" that will be used to track progress toward equitable outcomes. The indicators used in the annual report may change over time, especially if new data become available or market conditions change.

Exhibit 4 shows potential indicators that the City could track through its Annual Housing

Report process. Determining the exact indicators will (1) require additional research into availability of data and (2) additional discussions with City leaders and the community to make sure the indicators can adequately gauge equitable housing progress. The City will use the list in Exhibit 4 as a starting point for its research.

**Exhibit 4. Potential Indicators for Future Exploration**

Policy Objective	Potential Indicators
1. Greater availability of a diversity of housing types for a full range of price points to serve the community	Number and type of new homes produced and total within the city over time - location, tenure, size, sale price/asking rent, accessibility/visitability (measure TBD), and unit type
2. Increased partnerships with nonprofit and for-profit housing developers	Number of properties or units acquired by City, County, or nonprofit partner Permits issued for nonprofit developments
3. New and expanded affordable homeownership opportunities, especially for first-time homebuyers	Mortgage applications and denials, including by race and ethnicity Home purchases by transaction type – cash vs. mortgage by type (conventional, FHA, VA, etc.) Share of homebuyers receiving assistance (e.g., down payment assistance)
4. Reduced risk of housing displacement	Share of rent-burdened residents Number of requests County receives for tenant assistance from the Wilsonville zip code (211 data)
5. Targeted housing opportunities in areas with access to services and public transit	Number of new market-rate and affordable homes in ½ mile proximity/10- to 15-minute walk to daily shopping, medical services, and transit services
6. Maintenance and expansion of quality subsidized affordable housing stock	Number, location, and expiration date of regulated affordable units with change in units provided over time Land use regulations adopted with incentives for regulated affordable units
7. Implementation of all housing policies through a lens of social equity and inclusion	Neighborhood integration over time by income, household demographics, and sales prices/rents Share of racial and ethnic diversity as compared to County and region

*NOTE: Proposed performance measures will require additional discussion to confirm them as well as how to integrate data collection and analysis into ongoing staff work flow. Potential data sources include City of Wilsonville, Clackamas County Assessor’s Office, Home Mortgage Disclosure Act, the U.S. Census American Community Survey, 211, Regional Land Information System, Oregon Housing and Community Services, and proprietary sources (e.g., Costar and Property Radar).*

## Assess, Align, Update

As conditions change and the City makes progress towards its goals, the City Council should revisit and update the Plan on a periodic basis. Key questions that Council can consider in its assessment include:

- Is there a need to reprioritize the actions, based on changing conditions or the results of research into indicators?
- Should some of the actions move from the “Explore” category to the “Implement” category?
- Are additional actions needed to address new or changing conditions?
- Is staff capacity sufficient to meaningfully advance the key strategies?
- What benefits has the City seen from its efforts to date? Are the City’s residents, and especially its lower-income residents and communities of color, seeing a return on the investments that the City has made?

In the coming months, the City will have additional information about how the process of updating this Plan can be in alignment with newly required housing planning work. House Bill 2003, passed in the 2019 legislature, created new requirements for cities to regularly update their Housing Needs Analysis (HNA) and in conjunction, create a Housing Production Strategy. Wilsonville is scheduled to complete its next HNA in 2023 with its first Housing Production Strategy to follow in 2024.

While this document will certainly give Wilsonville a head start in meeting these requirements, rulemaking for the new Housing Production Strategy is still proceeding as of May 2020, and the specific requirements for that document are not known. Guidelines and requirements for the Housing Production Strategy will become clearer over the initial two-year implementation period of this Plan. This will create an opportunity to use the update process to scope how to address any additional requirements for the Housing Production Strategy the City will undertake in 2024. The City will align future updates of this document with timing of Housing Needs Analysis updates and the specific requirements for Housing Production Strategies.

# Appendices

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- A. Housing Market Research Report
- B. Summary of Stakeholder Input
- C. Construction Excise Tax Implementation Roadmap
- D. All Actions Evaluated
- E. Property Tax Abatements for Housing in Oregon

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<sup>1</sup> Walkerly and Russel, September 2016, accessed online at:  
[https://ssir.org/articles/entry/what\\_the\\_heck\\_does\\_equity\\_mean](https://ssir.org/articles/entry/what_the_heck_does_equity_mean)

<sup>2</sup> Andersson, Fredrik, John C. Haltiwanger, Mark J. Kutzbach, Giordano E. Palloni, Henry O. Pollakowski, and Daniel H. Weinberg. "Childhood Housing and Adult Earnings: A Between-Siblings Analysis of Housing Vouchers and Public Housing," National Bureau of Economic Research, 2016.

<sup>3</sup> Tract-level CHAS 2012-2016, Tables 1, 8, 9, compiled by Metro's Data Research Center.  
<https://www.huduser.gov/portal/datasets/cp.html>

<sup>4</sup> Fernald, Marcia, Ed., "The State of the Nation's Housing 2013," Joint Center for Housing Studies of Harvard University, 2013, <http://www.jchs.harvard.edu/sites/jchs.harvard.edu/files/son2013.pdf>.

<sup>5</sup> ECONorthwest analysis using methodology from the following paper: Chakrabarti, Ritashree, and Junfu Zhang. *Unaffordable housing and local employment growth*. No. 10-3. Federal Reserve Bank of Boston, 2010.

<sup>6</sup> Wright, Bill, Keri Vartanian, Grace Li, and Maggie Weller, "Health in Housing: Exploring the Intersection Between Housing & Health Care," The Center for Outcomes Research & Education, Providence Health & Services, 2016, [https://oregon.providence.org/~media/Files/ Providence%20OR%20PDF/core\\_health\\_in\\_housing\\_full\\_report\\_feb\\_2016.pdf](https://oregon.providence.org/~media/Files/ Providence%20OR%20PDF/core_health_in_housing_full_report_feb_2016.pdf).

<sup>7</sup> Desmond, Matthew and Gershenson, Carl, "Housing and Employment Insecurity among the Working Poor." *Social Problems*, Volume 63, Issue 1, 1 2016, Pages 46–67, <https://doi.org/10.1093/socpro/spv025>

# Appendix A: Housing Market Research Report

*This memorandum was part of the presentation materials for the September 2019 Task Force and Planning Commission meetings*

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# City of Wilsonville

## Housing Market Research Report

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August 2019



For over 40 years ECONorthwest has helped its clients make sound decisions based on rigorous economic, planning, and financial analysis. For more information about ECONorthwest: [www.econw.com](http://www.econw.com).

ECONorthwest prepared this report for the City of Wilsonville. It received substantial assistance from Communitas, LLC and Commonworks Consulting as well as Kim Rybold at the City of Wilsonville. Other firms, agencies, and staff contributed to other research that this report relied on.

This project is partially funded by a Metro 2040 Grant. That assistance notwithstanding, ECONorthwest is responsible for the content of this report. The staff at ECONorthwest prepared this report based on their general knowledge of housing economics, and on information derived from government agencies, private statistical services, the reports of others, interviews of individuals, or other sources believed to be reliable. ECONorthwest has not independently verified the accuracy of all such information, and makes no representation regarding its accuracy or completeness. Any statements nonfactual in nature constitute the authors' current opinions, which may change as more information becomes available.

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# 1 Purpose and Context

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As housing affordability declines in Wilsonville, community members have expressed concern about being displaced or having to move out of the city in search of more affordable rental and homeownership opportunities elsewhere. A number of community members have testified before the Wilsonville City Council about how the large and sudden rent increases threaten community members' housing stability.

To address the community's housing needs now and in the future, the City of Wilsonville has identified the need to establish a roadmap toward a more equitable housing system. Generally speaking, equitable housing means more people are able to find a home that meets their needs for location, price, and household needs. In the midst of a regional housing crisis, Wilsonville is poised to design a strategy that expands opportunities and access for more people to enjoy the quality of living in the city.

The purpose of this Housing Market Research Report is to synthesize background information on the current housing market to support decision making as the City develops its Equitable Housing Strategic Plan. In particular, the report focuses on housing affordability issues and identifies the types of housing that the City should plan for in the future. This analysis draws heavily on the Wilsonville Baseline Housing Needs Assessment, completed as a component of the Clackamas County Regional Housing Needs Analysis in 2019. Based on research and stakeholder outreach the team will conduct throughout Summer 2019, the Task Force and City Council identify which types of programs and policies are relevant to promoting equitable housing in Wilsonville.

The remainder of this document is organized into five sections:

2. Who lives in Wilsonville today?
3. What will Wilsonville's future population look like?
4. What are the current housing conditions in Wilsonville?
5. What types of housing will future residents need?
6. Conclusion

## What is equitable housing?

Equitable housing goes beyond simple affordability. It aims to ensure all people have housing choices that are diverse, high quality, physically accessible, and reasonably priced, with access to opportunities, services, and amenities.

This broad definition includes choices for homes to buy or rent that are accessible across all ages, abilities, and incomes and convenient to everyday needs, such as transit, schools, childcare, food, and parks.

Equitable housing also represents a system that accounts for the needs of households with low income and communities of color, recognizes a history of housing discrimination, and complies with current state and federal fair housing policy.

*Source: Metro*

## 2 Who lives in Wilsonville today?

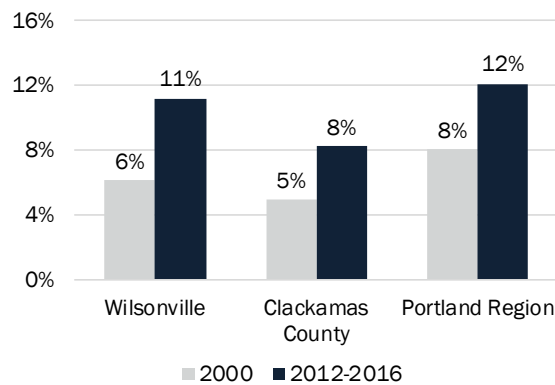
Wilsonville has grown quickly, and with that growth has come changing demographics and an increasing need for the City’s leadership to focus on existing and future housing needs. From 2014 to 2019, Wilsonville saw a 15% increase in population and an 11% increase in housing units.<sup>1</sup> According to a recent article in the Portland Business Journal, Wilsonville ranks third in the entire state of Oregon in five-year population growth.<sup>2</sup>

### Demographics have changed over the last 20 years.

**Wilsonville’s Latinx community is expanding.** Between 2000 and 2016, the Latinx population in Wilsonville increased by about 2,000 people, almost doubling from a share of 6% to 11% of the population. Over the same period, the County and Portland Region saw slower growth in this population group. The growth rate of Wilsonville’s Latinx population was greater than the growth rate of Wilsonville’s population overall.

**Exhibit 1. Share of Latinx Population, Wilsonville, Clackamas County, Portland Region, 2000 to 2012-2016, 2012-2016**

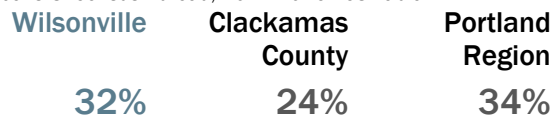
Source: U.S. Census Bureau, 2012-2016 ACS Table.



**Millennials are a large proportion of Wilsonville residents.** In 2012-2016, 32% of Wilsonville’s population was between 20 and 40 years old. This is more similar to the share within the Portland region than in Clackamas County.

**Exhibit 2. Population between 20 and 40 years of age, Wilsonville, Clackamas County, Portland Region 2012-2016**

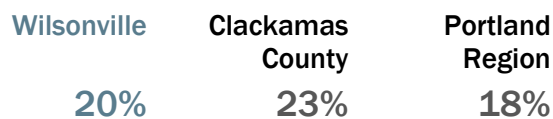
Source: U.S. Census Bureau, 2012-2016 ACS Table.



**Aging Baby Boomers are a small, but important population segment in the city.** In 2012-2016, 20% of Wilsonville’s population was over 60 years old. This is a greater share than the Portland region.

**Exhibit 3. Population over 60 years of age, Wilsonville, Clackamas County, Portland Region 2012-2016**

Source: U.S. Census Bureau, 2012-2016 ACS Table.



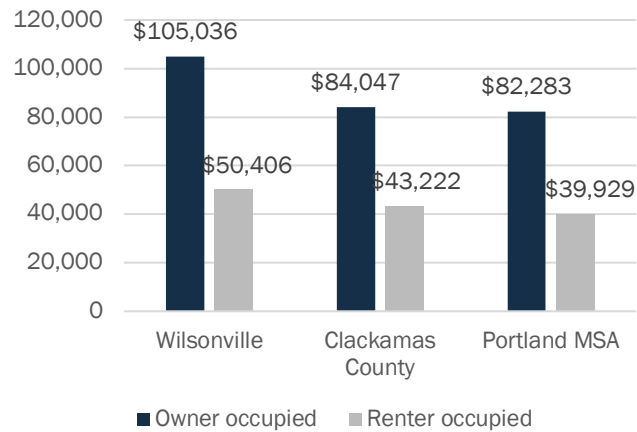
## Incomes for owner households are generally higher than renter households.

The median household income for renters, just \$50,000, is less than half the median for homeowners, over \$105,000.

While average incomes in Wilsonville are higher than in the rest of the County and metro area, the magnitude of difference in income between renters and homeowners is similar.

**Exhibit 4. Median Household Income by Tenure, 2012-2016**

Source: U.S. Census Bureau, 2012-2016 ACS Table B25119.

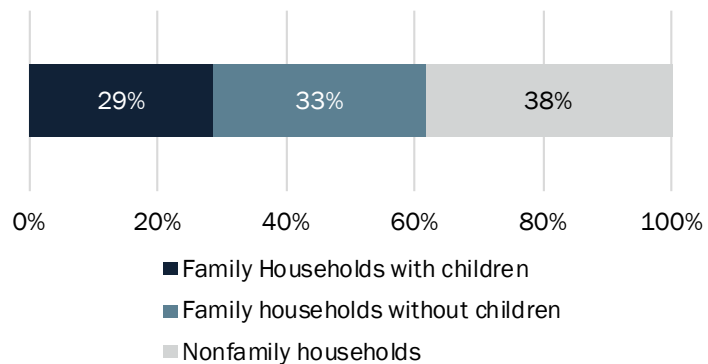


## Incomes vary by family type.

The majority of households in Wilsonville are family households. Per the Census, “Family households consist of two or more individuals who are related by birth, marriage, or adoption, although they also may include other unrelated people. Nonfamily households consist of people who live alone or who share their residence with unrelated individuals.”<sup>3</sup>

**Exhibit 5. Family and Non-Family Households, Wilsonville, 2012-2016**

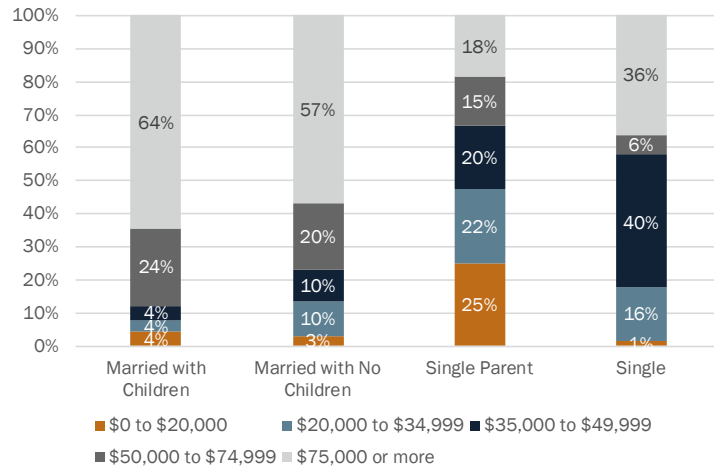
Source: U.S. Census Bureau, 2012-2016 ACS Table B25119.



Of all family types, single parent households in Wilsonville have some of the lowest incomes compared to the amount of housing they need. Two thirds of single parent households have less than \$50,000 in household income per year.

**Exhibit 6. Household Income by Family Type, Wilsonville, 2012-2016**

Source: U.S. Census Bureau, 2012-2016 ACS

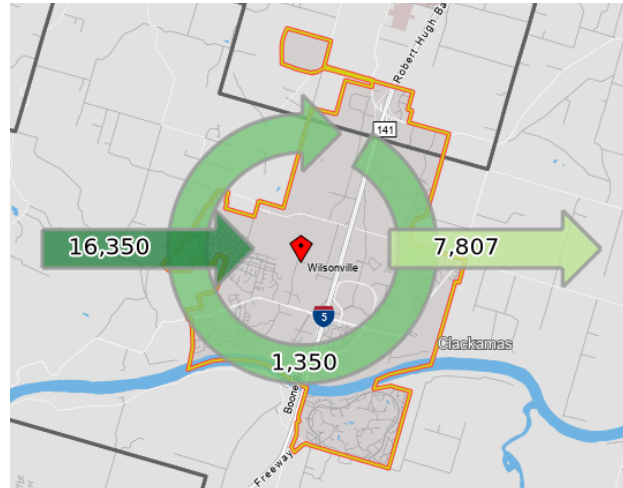


## Most Wilsonville residents commute elsewhere to work.

As of 2015<sup>4</sup>, about 85% of employed residents leave Wilsonville for work, while over 16,000 workers come to Wilsonville from other communities.

**Exhibit 7. Commuting Patterns in Wilsonville.**

Source: U.S. Census Bureau, Center for Economic Studies, On The Map, 2015.



## Many children attending Wilsonville schools are economically disadvantaged.

There are several schools in Wilsonville with a large share of economically disadvantaged students, which the Oregon Department of Education defines as students eligible for free and reduced price lunch.<sup>5</sup> In 2016-2017, a family of four qualified for free lunches with a household income of \$31,590, and reduced price lunches with a household income of \$44,955.

### Exhibit 8. Share of Economically Disadvantaged Students (per Oregon Department of Education) in Wilsonville Schools.

Source: Oregon Report Card 2016-2017.  
<https://www.wlww.k12.or.us/domain/95> and Free and Reduced Price Meal Income Guidelines for School Year 2016-2017  
<https://www.ode.state.or.us/wma/nutrition/snp/memos/nslp-income-guidelines.pdf>

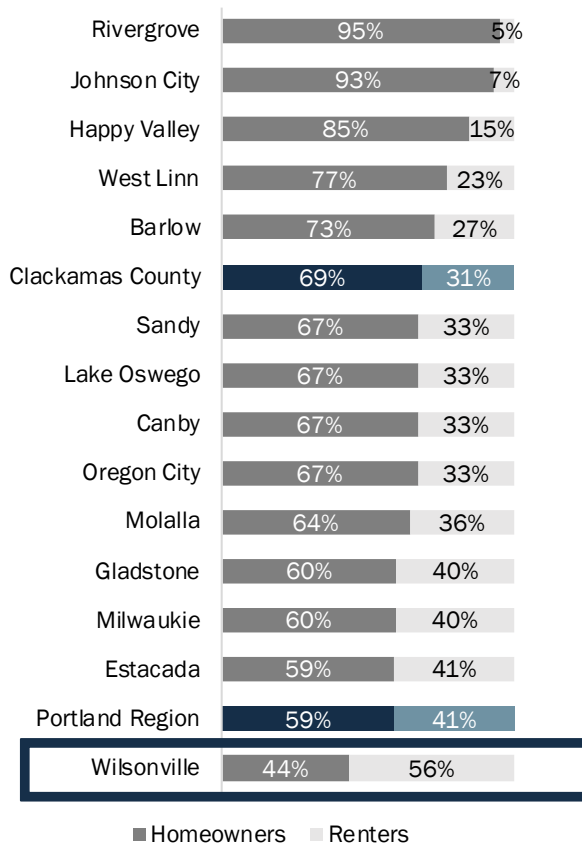
- Arts and Technology High School – 54%
- Boeckman Creek Primary School – 33%
- Boones Ferry Primary School – 40%
- Lowrie Primary School – 21%
- Wilsonville High School – 21%
- Inza Wood Middle School – 30%

## The majority of Wilsonville households rent their homes.

In Wilsonville, over half of households rent their homes. In 2012-2016, about 56% of Wilsonville’s households were renters and 44% were homeowners. In every other major city in Clackamas County, the majority of households are homeowners.

### Exhibit 9. Housing Tenure, Wilsonville and cities within Clackamas County, 2012-2016

Source: U.S. Census Bureau, 2012-2016 ACS Table B25032.

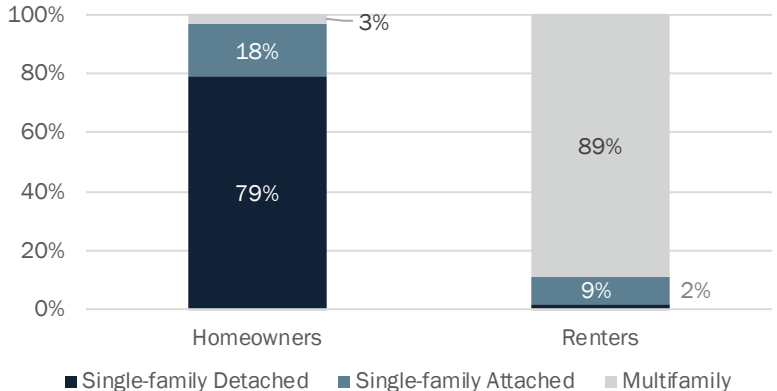




**In Wilsonville, homeowners mostly live in single-family houses, while renters mostly live in apartment buildings.**

**Exhibit 10. Housing Tenure by Housing Type, Wilsonville and Cities within Clackamas County, 2012-2016**

Source: U.S. Census Bureau, 2012-2016 ACS Table B25032.



# 3 What will Wilsonville's future population look like?

## Wilsonville is expected to grow by over 3,000 new residents over the next 20 years.

By 2040, Wilsonville is projected to see a 14% increase over the 2019 population. Wilsonville is expected to add 3,373 people in about 1,752 households between 2019 and 2039. In recent years, however, the City has grown faster than Metro forecasts, with annual housing growth surpassing the forecasted growth in each of the past five years (15% population growth from 2014 to 2018).<sup>6</sup> If this trend continues, population and household growth would likely surpass this estimate before 2039.

About half of new households in Wilsonville are forecast to be low income. These households will need affordable housing options.

This is similar to Clackamas County as a whole, where 47% of households are expected to be low income (with household incomes less than 80% of MFI).<sup>8</sup>

### Exhibit 11. Forecast of Population Growth, Wilsonville UGB, 2019–2039

Source: Metro population forecast, 2015.

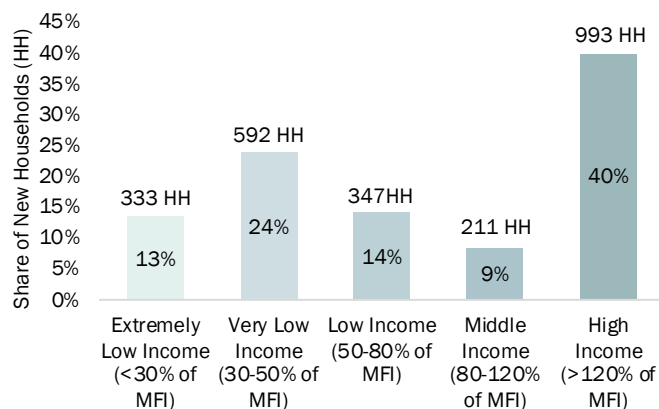
<b>23,492</b>	<b>26,865</b>	<b>3,373</b>	<b>14% increase</b>
Residents in 2019	Residents in 2039	New residents, 2019-2039	0.7% AAGR

Note: This forecast does not account for expected growth that may come as a result of the City's recent UGB expansion in Frog Pond East and South and the 2019 adoption of the Town Center Plan.<sup>7</sup>

### Exhibit 12. Future New Households in Wilsonville, by Median Family Income (MFI) for Clackamas County (\$81,400), 2019 to 2039

Source: U.S. Department of Housing and Urban Development. U.S. Census Bureau, 2012-2016 ACS Table 19001.

The percentages used below are based on current household income distribution, assuming that approximately the same percentage of households will be in each market segment in the future.



Recent forecasting work from the Portland State University Population Research Center and Metro points to the following trends over the planning period. Since specific estimates for Wilsonville are not available, we used Clackamas County, Portland Region, or Portland MSA trends:

- **More middle-aged Millennials.** Wilsonville currently has a larger share of Millennials than the County. The Population Research Center at PSU estimated future age cohorts by county. By 2040, Millennials will be between 40 and 60 years old. This generation is expected to grow from 23% of Clackamas County’s population to 28% of the County’s population. Family households in this age cohort are moving toward becoming “empty nesters” or multi-generation households.
- **A relatively constant share of people over the age of 60.** Between 2020 and 2040, the share of people over 60 years old is expected to stay relatively constant in Clackamas County, from 26% of the population to 27% of the population. However, Metro anticipates for the Portland MSA, the share of heads of households who are 65 and older will increase from 23% to 30% by 2038. Wilsonville will need to plan for a stable to growing share of older households.
- **An increasing share of Latinx households.** Metro’s growth forecast projects an increase of about 329,000 new Latinx residents in the region by 2040. This represents 46% of all new residents in the region by that date, and a 116% growth in the share of Latinx residents over 2015.
- **Lower average household sizes.** Metro anticipates that the average household size for the seven-county metropolitan area is expected to drop from 2.6 people per household in 2018 to about 2.4 people per household in 2038. Today (and in 2038), almost two-thirds of households consist of one or two people.<sup>9</sup> This trend suggests an increased need for smaller housing types.
- **Increasing monthly housing costs.** In its regional Housing Needs Assessment, Metro forecasts that “average monthly housing costs for both owners and renters will continue to increase above historical levels, with the projected increases being particularly acute for owners.”<sup>10</sup> Metro projects that household incomes will not increase as fast as housing costs, which means cost burdens will also increase, with new homeowners experiencing more significant increases than renters. This is because historic sales prices have outpaced growth in rents and household incomes, and this trend is expected to continue.<sup>11</sup> These results suggest that the need for additional entry-level ownership housing will continue to be strong.

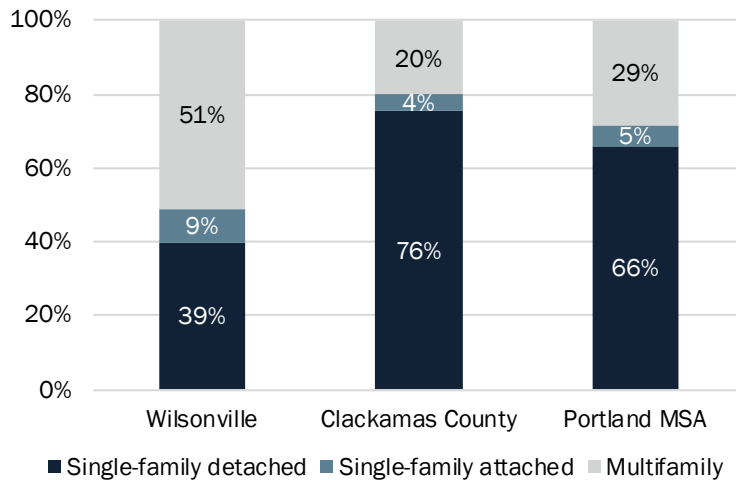
# 4 What are the current housing conditions in Wilsonville?

**Wilsonville has an even mix of multifamily and single-family homes.**

Wilsonville has a much larger proportion of multifamily homes than Clackamas County or the region as a whole. About half of all housing units in the city are located in multifamily buildings. Wilsonville also has a greater share of single-family attached units (like townhomes and duplexes) than Clackamas County or the region.

**Exhibit 13. Housing Mix in Wilsonville and Comparison Geographies, 2012-2016.**

Source: U.S. Census Bureau, 2012-2016 ACS Table B25024.



### Census Definitions for Housing Mix

**Multifamily housing:** “residential buildings containing units built one on top of another and those built side-by-side which do not have a ground-to-roof wall and/or have common facilities (i.e., attic, basement, heating plant, plumbing, etc.)”

**Single-family attached:** “each must be separated from the adjacent unit by a ground-to-roof wall in order to be classified as a single-family structure. Also, these units must not share heating/air-conditioning systems or utilities.

Units built one on top of another and those built side-by-side that do not have a ground-to-roof wall and/or have common facilities (i.e., attic, basement, heating plant, plumbing, etc.) are not included in the single-family statistics

Source: United States Census Bureau. *New Residential Construction Definitions.*  
<https://www.census.gov/construction/nrc/definitions/index.html>

## Until recently, the housing mix for new development has been evenly split between multifamily and single-family homes.

**Historically, housing construction in Wilsonville has included multifamily units, single-family attached homes (townhomes), and single-family detached homes, with more units overall in apartments and townhomes.**

Between 2000 and 2012, Wilsonville permitted 2,862 housing units, two-thirds of which (1,892) were multifamily or single-family attached units.<sup>12</sup> These new developments include market-rate apartments and townhomes, senior living (both assisted and independent), and subsidized affordable housing (including some designated for seniors or others for people of all ages with disabilities). Most new home construction between 2014 and 2017 has been in the Villebois neighborhood, which is required to build about one third of the units as multifamily housing. Some of these units must come with affordability requirements under the City's development agreement with the State of Oregon, which allowed the former state hospital to be converted into a mixed-income neighborhood.<sup>13</sup>

Wilsonville's development code characterizes attached single-family units as multifamily: "Dwelling, Multiple Family: Three or more attached dwelling units located on a single tax lot. In the Village zone, such use also includes stacked flats or townhouses"

Source: City of Wilsonville

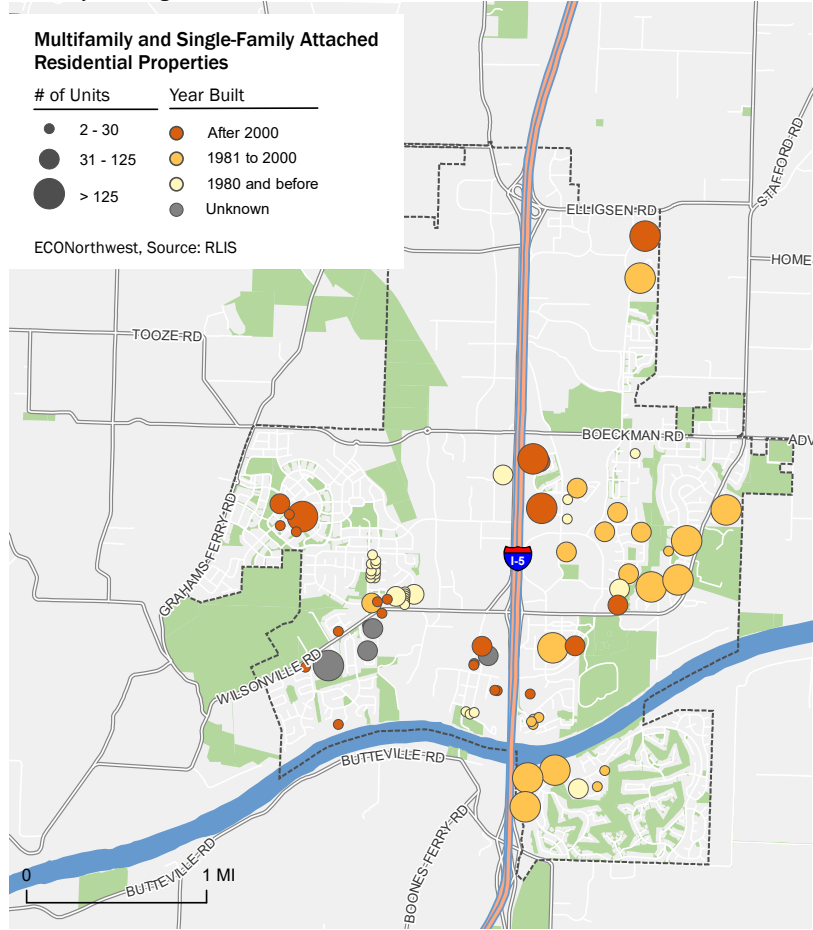
**However, more single-family homes have been built in recent years.** The construction of additional single-family units has helped to balance the city's overall housing inventory, which has been weighted towards multifamily homes. In 2016 and 2017, no multifamily units were permitted. In 2018, 70% of permits approved were for single-family homes, including attached and detached rowhomes, and 30% were for multifamily units.<sup>14</sup>

# Wilsonville’s multifamily and single-family attached housing stock is well-distributed across the city, and close to services.

Metro’s Regional Land Information System (RLIS) data shows where the distribution of multifamily and single-family attached units are in the city. Exhibit 14 shows where multifamily units—both ownership and rental buildings—are located in Wilsonville as well as the age and relative size of each complex. Much of Wilsonville’s multifamily housing stock is concentrated near the Town Center, where the majority of housing was built between 1981 and 2000. Town Center has a concentration of services, shops, and amenities. Newer multifamily and single-family attached housing development is concentrated in Villebois and several complexes in the core of Wilsonville.

**Exhibit 14. Distribution of Multifamily and Single-Family Attached Residential Units, Wilsonville, 2019**

Source: Metro RLIS. Note: RLIS data includes multifamily unit types as well as single-family attached types like townhomes, duplexes, and accessory dwelling units.



## The city has a limited stock of subsidized affordable housing.

**About 11% of Wilsonville residents live in subsidized housing.** As of 2018, Wilsonville had 449 subsidized, affordable units in 12 developments. The majority of these units are reserved for families; two developments are reserved for seniors. The subsidies and affordability regulations for these units come from programs such as the low-income housing tax credit and the City's tax abatement. These units serve residents making between 30% and 60% of area median income. Exhibit 15 shows the total number of subsidized units in Wilsonville as of 2018.

### Exhibit 15. Government-Subsidized Affordable Housing, Wilsonville, 2018

Source: Oregon Housing and Community Services. Note: Two of these developments are accessible to residents through referral only (Rain Garden and Renaissance Court). This is because they serve residents with specific needs.

Development Name	Total Units	Total Affordable Units	Population Served
29875 SW Montebello Dr	1	1	Family
29885 SW Montebello Dr	1	1	Family
Autumn Park	143	140	Family
Beaver State - Montebello	50	41	Family
Charleston Apts	52	52	Family
Creekside Woods	84	44	Senior
Duck Country - Wilsonville Heights	24	24	Family
Hearthstone	5	5	Low income
Montecino	34	34	Family
Rain Garden	29	29	Low income, Referral Only
Renaissance Court	20	20	Low income, Referral Only
Wiedemann Park Apts	58	58	Senior
<b>Totals</b>	<b>501</b>	<b>449</b>	

**Unregulated homes may be affordable to some renters, but prices are subject to market fluctuations.** In these homes, rents are subject to market conditions, which generally means they have been increasing. There are no Wilsonville-based policies in place to preserve their affordability or protect tenants from displacement if they cannot afford a rent increase levied by their landlords. However, Senate Bill 608 was passed in 2019 which includes the following provisions:

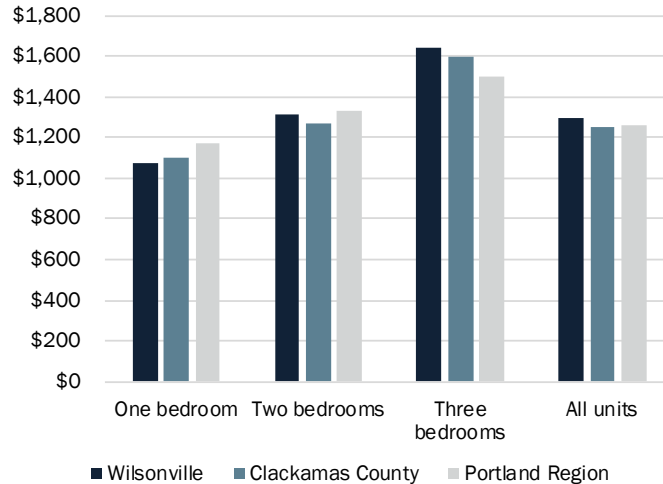
- Annual rent increases are limited to 7% plus the Consumer Price Index for the past 12 months. This applies to buildings over 15 years old.
- No-cause evictions are now limited to one of these four reasons:
  - Sale of the home to a new owner who will move-in
  - If the landlord or a family member will move-in
  - To address a significant repair or renovation of the unit
  - If the rental will no longer be used for residential use<sup>15</sup>

# Wilsonville’s multifamily rental housing market trends mirror the Portland region.

On average, rents for one-bedroom units in Wilsonville are less than Clackamas County or the region, while larger units have similar or slightly higher rents than those in Clackamas County and the region.

**Exhibit 16. Apartment Rents, by Bedroom Count, Wilsonville, Clackamas County, Portland Region, 2018.**

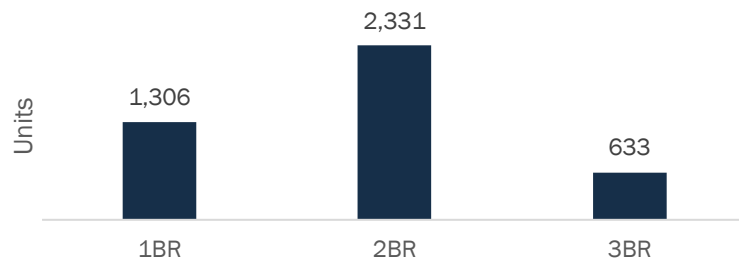
Source: CoStar.



Most multifamily rental housing units in the city are smaller one and two-bedroom units. Of 4,270 housing units in Wilsonville, about 31% have one bedroom, almost 55% have two, and only 15% have three.

**Exhibit 17. Housing Unit Size, Wilsonville. 2019.**

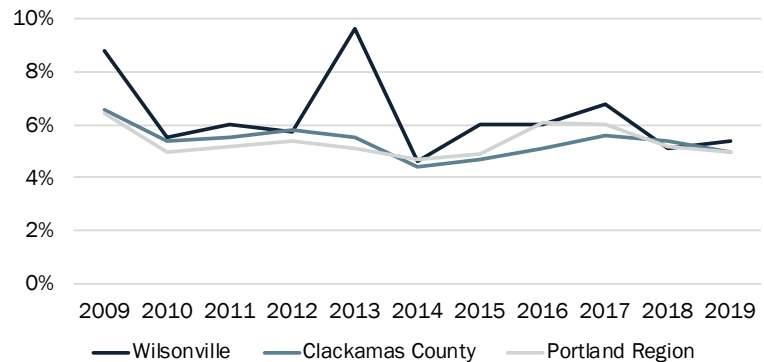
Source: CoStar



Multifamily vacancies in Wilsonville are average for the region. After some volatility during the recession, vacancy rates have settled at 5.4% in 2019, mirroring trends in the region, with vacancy rates of 5% for the Portland MSA and 4.8% for Clackamas County.

**Exhibit 18. Multifamily Vacancy Rates in Wilsonville and Comparison Geographies, 2009-2019.**

Source: CoStar

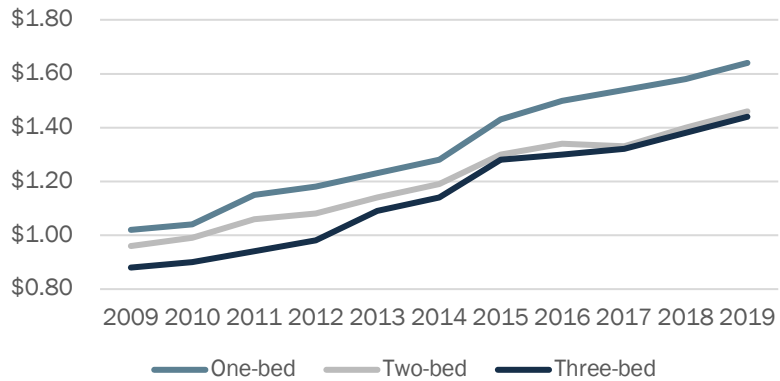




Apartment rents per square foot have been rising at similar rates across unit sizes. While one-bedroom apartments are still more expensive on a per square foot basis than larger units, the prices are rising at similar rates as for two- and three-bedroom apartments.

**Exhibit 19. Wilsonville Apartment Rents per Square Foot, by Bedroom Count.**

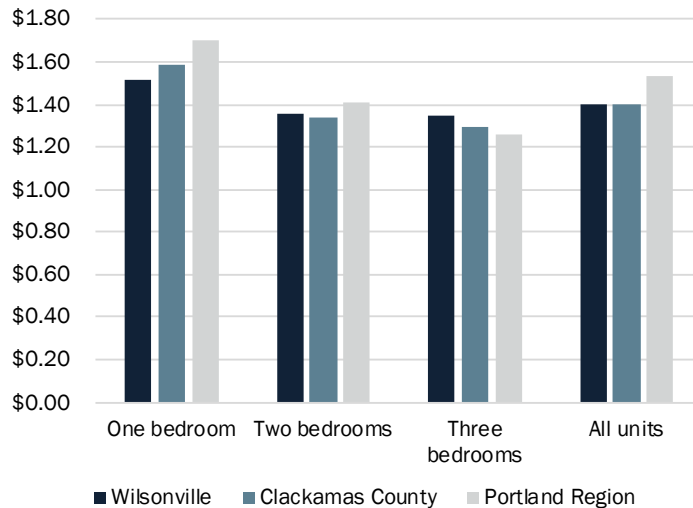
Source: CoStar.



Rents for Wilsonville’s one bedroom units are less expensive than the County or region, while three bedroom units are more expensive.

**Exhibit 20. Apartment Rents Per Square Foot, by Bedroom Count, Wilsonville, Clackamas County, Portland Region, 2018.**

Source: CoStar.

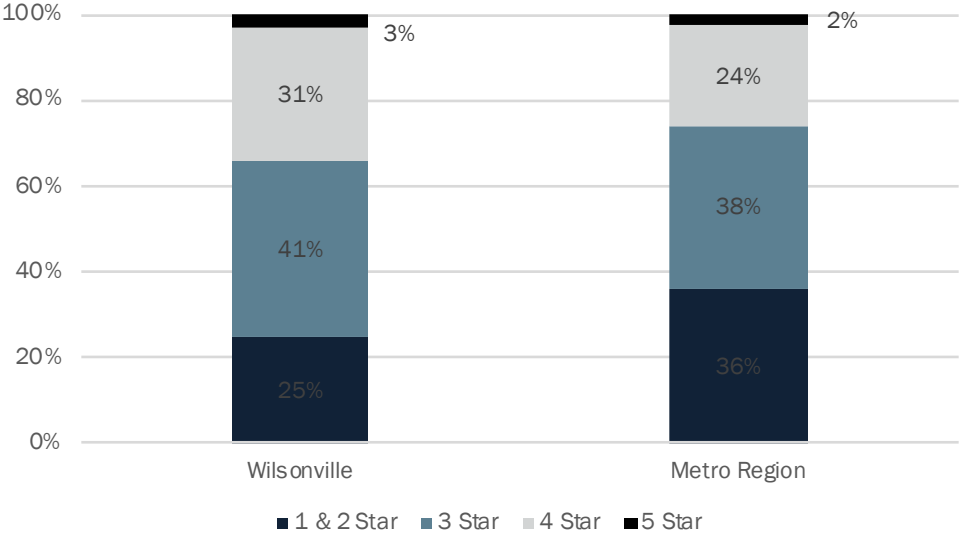


# Wilsonville’s multifamily housing stock is relatively high-quality compared to the region.

According to CoStar—a multi-national commercial real estate information company—over one-third of Wilsonville’s multifamily housing stock is high-quality, compared to only one-quarter in the Portland region. This difference is mostly explained by the city’s relative lack of housing that CoStar<sup>16</sup> rates as lower-tier.

**Exhibit 21. Costar Quality Ratings for Multifamily Buildings in Wilsonville and Metro Region housing.**

Source: CoStar.



Wilsonville’s higher quality multifamily housing stock results in higher rental prices compared with communities with a greater share of low-cost market rate rentals. On the other hand, Wilsonville may be less likely to see as much repositioning of its multifamily housing stock. This is the result of investors buying low-cost apartment complexes, making improvements, and increasing the rents at higher than average market rates.

# Many residents cannot afford their housing costs.

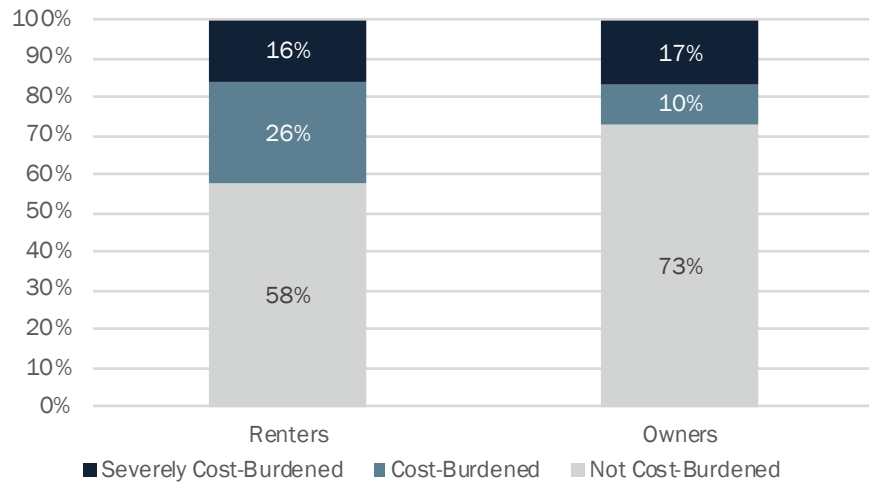
Many residents are paying more than 30% of their income on housing. Almost a quarter (23%) of all households in Wilsonville are cost-burdened, defined as spending more than 30% of their income on housing costs. Renters are particularly impacted: 42% are cost-burdened or extremely cost-burdened (spending more than 50% of their income on housing costs).

Low-income households are particularly likely to be cost-burdened.

Cost burden is a particularly pressing issue amongst renters. Disparities in income between current residents who rent and own their homes exacerbate the issue of housing cost burden, as renters have less income to begin with and are also paying too much of these limited resources on housing costs.

**Exhibit 22. Housing Cost Burden in the City of Wilsonville by Tenure, 2012-2016**

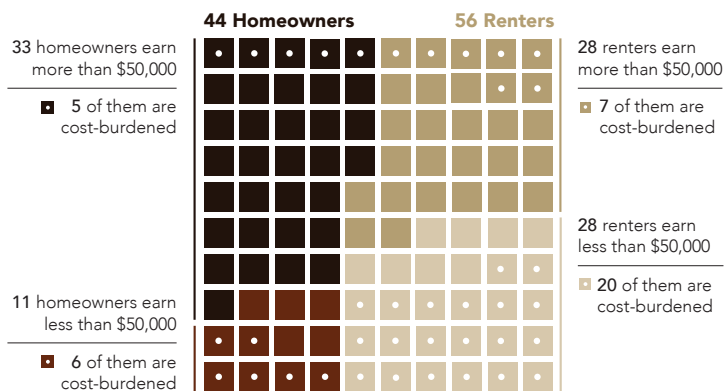
Source: U.S. Census Bureau, 2012-2016 ACS Table B25091 and B25070.



Almost **8 of 10 households** that earn less than \$50,000 per year in Wilsonville are cost-burdened.<sup>17</sup>

**Exhibit 23. Illustration of Cost Burden if all of Wilsonville's Households were 100 Residents**

Source: U.S. Census Bureau, 2012-2016 ACS Table S2503.



**Rents are relatively less affordable in Wilsonville than in Clackamas County.**

When comparing household incomes to the median rent, Wilsonville's rental housing stock is relatively more expensive than the county as a whole.

**A household can start to afford Wilsonville's median rents at about 70% of Wilsonville's median household income (\$44,167).**

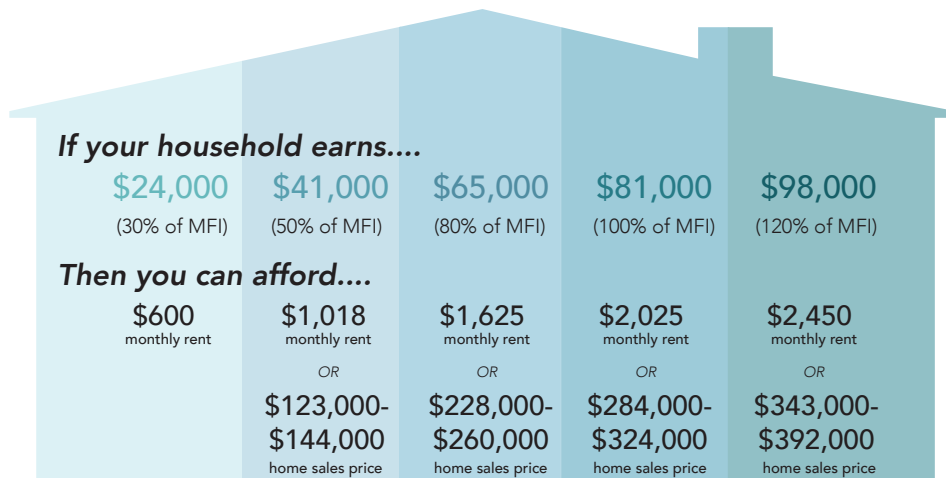
**A household can start to afford Clackamas County's median rents at about 61% of County median household income (\$41,349).**

**Low-income households have very few options for either homeownership or rental.** Exhibit 24 provides an overview of what households at different incomes can afford in terms of monthly rent or home sales price. It also provides examples of annual salaries for different job types that fall into each income bracket.

Wilsonville's residents are dissatisfied with the availability of reasonably-priced housing. The City's 2018 Community Survey concluded that only 38% of residents rated the availability of affordable quality housing as excellent or good, down from 47% in 2014.

**Exhibit 24. Financially Attainable Housing, by Median Family Income (MFI) for Clackamas County (\$81,400), Clackamas County, 2018**

Source: U.S. Department of Housing and Urban Development 2016. U.S. Census Bureau, 2012-2016 ACS Table 19001, Bureau of Labor Services, Portland MSA, 2018, Note: MFI is Median Family Income, determined by HUD for Clackamas County.

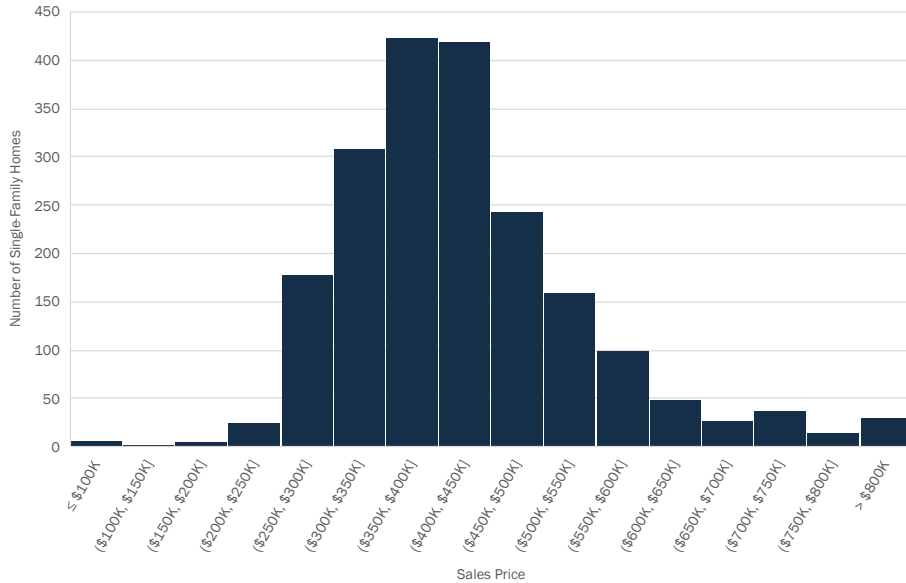


# Homeownership is out of reach for many of Wilsonville's current residents.

In the past five years, Wilsonville saw few single-family homes sell below \$300,000. Just 10% of homes sold for under \$300,000.

**Exhibit 25. Single-Family Home Sales Price Distribution, Wilsonville, 2015-2019**

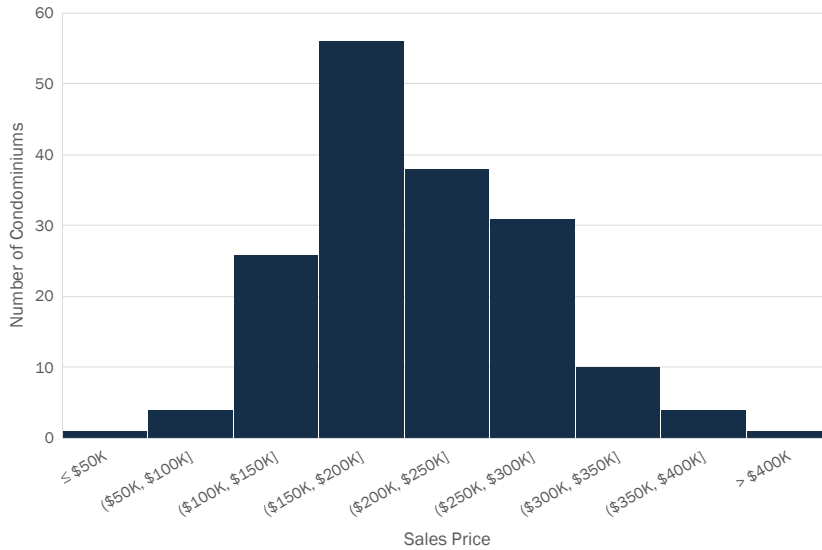
Source: Oregon Metro, Taxlots data, 2015-2019. N = 2,034. Includes single-family detached and attached housing types.



Condominiums had somewhat lower sales prices, with most selling for under \$300,000. However, there were only 171 sales of condos over the past five years.

**Exhibit 26. Condominium Sales Price Distribution, Wilsonville, 2015-2019**

Source: Oregon Metro, Taxlots data, 2015-2019. N = 171



A family making the median income for a renter household (\$50,406) could afford homes valued between about \$221,000 to \$252,000 (based on a range of financing assumptions).

However, the median home sales price in the city was almost double, at \$454,500, in February 2019.<sup>18</sup>

**A household can start to afford the median home sales price (\$454,500), at:**

**Wilsonville:**  
**185%**  
of Wilsonville's  
median household income  
(\$116,550).

**Clackamas County:**  
**152%**  
of County  
median household income  
(\$105,000).

In addition to high home sales prices, there are ongoing costs of homeownership. Most residential neighborhoods in Wilsonville have an homeowners association (HOA), which levies fees that can add to housing costs. An HOA is an organization in a subdivision, planned community or condominium that makes and enforces rules for properties. Those who purchase a house within an HOA's jurisdiction become members and must pay dues. These costs can add hundreds of dollars to monthly housing costs.

## Wilsonville has few starter homes, which means would-be homeowners may be renting for longer.

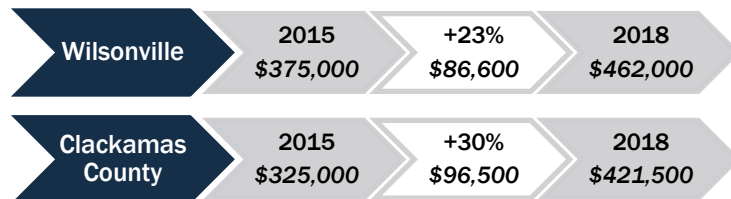
Homeownership is generally out of reach for most first-time buyers. The median housing sales price in September 2018, \$462,000, indicates that few entry-level homes are available for sale in Wilsonville. Prospective homeowners are likely renting for a longer period of time, perhaps bypassing the starter home stage and seeking instead to buy a “forever” home. This can be due to the many costs of acquiring a home, primarily the down payment and closing costs.

**The average home in Wilsonville costs 31% more than what the average household can afford.<sup>19</sup>**

Despite high home costs in Wilsonville, prices are increasing at a slower rate than in the County. From 2015 to 2018, the median home price increased only 23% in Wilsonville compared to 30% in Clackamas County.

### Exhibit 27. Median Home Prices in Wilsonville and Clackamas County, 2015-2018.

Source: Property Radar.



An entry-level home, or starter home, is a home accessible to a first-time homebuyer, often smaller and on the less expensive side of the market. Trulia defines a starter home as one priced in the lowest third of the local market, which in Wilsonville's case is up to about \$350,000 as of 2019. Typically, starter homeowners trade up to a bigger home in about five years.

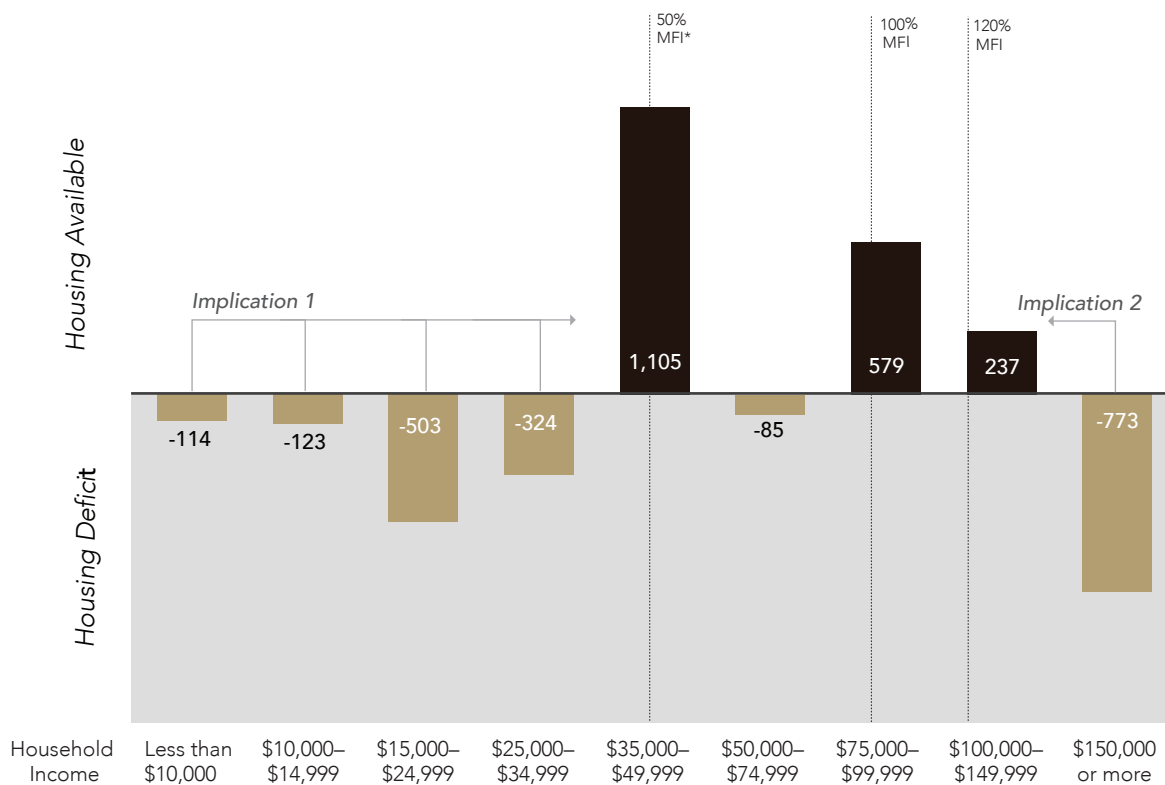
## Overall, there is little housing affordable to those at the low end of the income spectrum.

Wilsonville currently has a deficit of housing for households earning less than \$35,000. The housing types that Wilsonville has a deficit of are more affordable housing types such as apartments, duplexes, tri and quad-plexes, manufactured housing, and small, clustered single-family detached housing (e.g. cottages).

Exhibit 28 compares the number of households by income level with the number of units affordable to those households in cities within Clackamas County. Many lower-income households are living in expensive homes because of a deficit in units that they can afford (**Implication 1**). On the other end of the spectrum, some higher-income households are spending less than they could afford on housing, either because of preference, the timing of when they started renting or owning their home, or because of a lack of high-end housing stock (**Implication 2**). The pattern is similar for low-income households in Clackamas County.<sup>20</sup>

### Exhibit 28. Housing Costs and Units by Income Level, All Households, Wilsonville, 2018.

Source U.S. Census Bureau, 2012-2016 ACS. Note: MFI is Median Family Income, determined by HUD for the Portland MSA.





## 5 What types of housing will future residents need?

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### In the future, Wilsonville will need a wider range of housing types and price points.

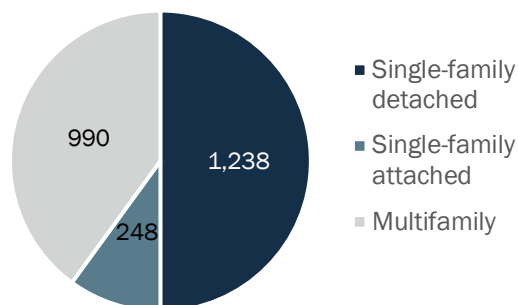
Over the next 20 years, the city will need a **wide range of housing types** and **housing that is affordable to households at all income levels** to accommodate an estimated 3,373 new residents by 2039. This conclusion is consistent with housing need in other cities in Clackamas County, the Portland Region, and most cities across the state.

This need largely originates in above-described demographic changes, where **Baby Boomers**, **Millennials**, and **Latinx families** will be increasingly important groups seeking housing. All three groups seek **affordable housing options, but may have different requirements for unit types and sizes**. Housing needs and preferences change for households in predictable ways over time, such as with changes in marital status, age, and size of family. However, income is the biggest driver of housing type choice. Both single-family attached and multifamily units will likely appeal to the growing demographic groups because they are less expensive and easier to maintain than single-family detached homes.

**It is projected that Wilsonville will have demand for 2,476 new dwelling units over the next 20 years, and Wilsonville has land capacity for 2,377 units over that same period (not including the recently expanded UGB area of Frog Pond South and East).<sup>1</sup>**

**Exhibit 29. Forecast of demand for new dwelling units, Wilsonville Planning Area, 2019 to 2039**

Source: Calculations by ECONorthwest



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<sup>1</sup> The HNA's forecast for Frog Pond East and South is based on Metro Ordinance 18-1427<sup>1</sup> which says Wilsonville must plan for a minimum of 1,325 dwelling units in Frog Pond East and South. However, this area was not included within the HNA's housing growth in the forecast for Wilsonville Planning Area because this UGB expansion was not yet acknowledged by the Land Conservation and Development Commission at the time of publication.

### Exhibit 30. Implications for Future Housing Types from Increased Population Growth and Demographic Changes

Source: Population Research Center and ECONorthwest.

Future Trends	What could this mean for future housing types?
<b>A growing city.</b>	<ul style="list-style-type: none"> <li>To accommodate these new households, an average of 124 new units will need to be built each year.</li> </ul>
<b>More middle-aged Millennials.</b>	<ul style="list-style-type: none"> <li>Homeownership rates for Millennials will increase as they continue to form their own households.</li> <li>There will likely be increased demand for relatively affordable housing types, including ownership and rental types, over the next 20 years.</li> <li>Some older Millennials with families may become empty nesters who need smaller units. Others may want housing to accommodate a three-generation family.</li> </ul> <p><i>Source: Clackamas County HNA (page 54 and page 315)</i></p>
<b>A relatively constant share of people 60+.</b>	<ul style="list-style-type: none"> <li>The aging of the Baby Boomers may have a smaller impact in Wilsonville than in some cities in the County because Wilsonville has a smaller share of people over 60 years of age.</li> <li>The city will be affected by retirement and changing housing needs of seniors as their households get smaller and their lifestyles change.</li> <li>While most Baby Boomers prefer to stay in their current homes as long as possible, some Baby Boomers may choose to downsize into smaller homes and seek homes where they can age in place (often single-story with easy access to services and amenities).</li> <li>Due to health or other issues, some Baby Boomers may become unable to stay in their current homes and will choose to live in multigenerational households or assisted-living facilities (at various stages of the continuum of care).</li> </ul> <p><i>Source: Clackamas County HNA (page 53 and page 315)</i></p>
<b>A steady or increasing share of Latinx households.</b>	<ul style="list-style-type: none"> <li>Continued growth in Latinx households will increase need for larger units (to accommodate larger, multigenerational households) and relatively affordable housing.</li> </ul> <p><i>Source: Clackamas County HNA (page 316)</i></p>

The key finding from the data above is that Wilsonville will need to continue to offer a diverse array of housing types, at a range of price points. Given decreases in average household sizes and a stable to increased share of older households, there will be more demand for smaller, attached housing types and multifamily housing.

# Wilsonville has diverse housing types and is planning for a mix of unit types in its growth areas.

Much of the current residential growth in Wilsonville is taking place in the Villebois neighborhood on the west side of I-5, but a handful of other smaller pockets of development are under construction as well. Primary future growth areas for the community include the Frog Pond and Town Center Planning Areas, which are both on the east side of I-5.

This section summarizes information from the Clackamas County Baseline Housing Needs Analysis (2019) and the Wilsonville Baseline Housing Needs Analysis (2019), which is included in Appendix A.

## Key Growth Areas

### Frog Pond

Development of Frog Pond, an area designated to transition from rural to urban development, will take time, given the need to extend utilities and build infrastructure to serve houses. Engineering and construction plans for Frog Pond West are underway, with an expectation that the first homes will be available starting in 2019. Frog Pond West will include mostly single-family detached housing types, with some single-family attached units. The rest of the Frog Pond Area—Frog Pond South and East—is expected to contain some attached housing and cottage clusters, with the majority of the Frog Pond Area planned for single-family detached housing. Timing for moving forward on Frog Pond South and East is not entirely known, but, following master planning of this area, it is expected that building of the first homes in the area will not likely begin until after 2024.<sup>21</sup> Ultimately, infrastructure extensions, market response to Frog Pond West, and overall housing demand will determine the timing for Frog Pond South and East.

The forecast for Frog Pond East and South is based on Metro Ordinance 18-1427, which says Wilsonville must plan for a minimum of 1,325 dwelling units in Frog Pond East and South. However, the Baseline HNA for Wilsonville did not include Frog Pond East and South housing growth in the forecast for Wilsonville Planning Area because this UGB expansion has not yet been acknowledged by the Land Conservation and Development Commission.

### Town Center

The Wilsonville Town Center area is already built, but there is a newly adopted plan that anticipates infill and redevelopment of much of the area that could result in up to 880 new units within a 20-year timeframe. Almost all of the new housing in the Town Center is expected to be attached single family or multifamily housing, much of which will be co-located with retail and office uses in modern, mixed-use buildings. Timing for the infill and redevelopment will be determined by private property owners, their business plans, and market demand for a more urban living experience in the center of Wilsonville.

### Villebois

On the west side of the city, Villebois is a mixed-use community that contains single-family detached housing, single-family attached housing, duplexes, row houses, multifamily housing, and cluster housing. Villebois will be nearing full build-out in the next few years.

## Other Neighborhoods

Infill may be possible in some areas outside of Villebois, the Town Center, and the UGB expansion areas. There could be an opportunity for accessory dwelling units, but most neighborhoods are planned developments with Covenants, Conditions, and Restrictions that could make infill more challenging.

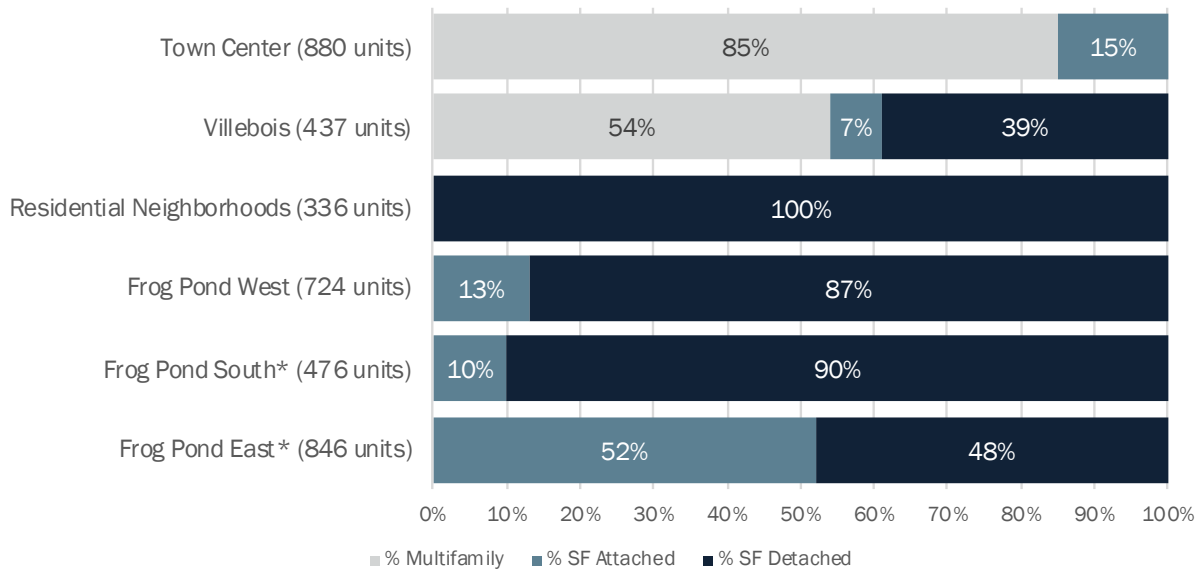
## Summary of Capacity by Neighborhood

In 2019, the City of Wilsonville received a baseline Housing Needs Analysis as part of a broader project to assess housing needs across Clackamas County (for details, see Appendix A). It is expected that most new homes will be built in the existing neighborhoods of Villebois and Town Center, and the new Frog Pond West growth area. The analysis also assumes that vacant residential land in other existing Residential Neighborhoods will be built, at historical densities, over the next 20 years.<sup>22</sup> Exhibit 31 provides a graphical summary of the capacity within Wilsonville planning areas that was included in the Housing Needs Assessment.

### Exhibit 31. Summary of Estimated Capacity and Housing Mix within Wilsonville Planning Areas, 2019 to 2039

Source: Buildable Lands Inventory; Frog Pond Concept Plan (2015), Wilsonville Staff, Calculations by ECONorthwest.

Note: Capacity matches demand in Villebois, Town Center, and Frog Pond West. Land in Residential Neighborhoods includes vacant and partially vacant land. For this housing market research report, we have added in calculations for Frog Pond South and East. For a map of these areas, see page 4 of Appendix A: Wilsonville Baseline Housing Needs Analysis.



\* Not included in Baseline HNA Calculations.

## 6 Conclusion

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This housing market research report provides a compendium of information to City leadership to support future decision making for the Equitable Housing Strategic Plan. The analysis found that the City has proactively planned for a mix of housing types across its planning areas, but increasing rents and home sales prices in the Portland region continue to exacerbate affordability in Wilsonville. The City is expected to grow by over 3,000 people in the next 20 years, many of whom will be interested in diverse, affordable housing types. These issues point to a need for a proactive roadmap toward achieving more equitable housing now and into the future.

The Plan will build on this base of information to identify implementation actions that the City should take to address current housing issues and plan for future housing. In future phases of the work, the City should take the following considerations into account:

- **Affordability Considerations.** Housing prices are a regional issue that also must be addressed at the local scale. Many residents in the city are paying more than 30% of their income towards housing. This is especially true for lower income renters. Contributors to development costs such as parking requirements, on-site amenities, extending water and sewer lines into new growth areas, and escalating construction costs have significant implications as to what housing types get built and where the rent or sales price needs to be set. Similarly, residents' incomes are not keeping pace with rising housing costs. Many residents who would like to own a home struggle to save enough to cover down payment and closing costs, and avoid being cost-burdened by the mortgage payment, insurance and property taxes, and monthly homeowners association fees.
- **Unit Type Considerations.** The demographic changes that Wilsonville will see over the next 20 years point to a need for planning a broad range of housing types for owners and renters with a wide range of price points. This conclusion is consistent with housing need in other cities in Clackamas County, the Portland Region, and most cities across the state. Compared to the rest of the county, Wilsonville has done a commendable job of promoting a diversity of housing types in the past, but recent trends point to a growing production of single-family detached units. Going forward, Wilsonville will need to continue to ensure a range of housing types are developed, such as small single-family detached housing (e.g., small-lot single-family and cottage clusters), townhouses, duplexes and quad-plexes, and apartments. Wilsonville is planning for these housing types in areas like Villebois and Town Center. However, in the Town Center, it will take time before market conditions improve for mixed-use multifamily development and the implementation of the Town Center Plan. The Frog Pond Planning Area includes new single-family attached types, which will meet an important need among future residents. Going forward, Wilsonville will need to ensure that these plans and their goals are fully implemented.

- **Access to Services, Amenities, and Transit.** Given Wilsonville’s relatively small size, much of Wilsonville’s housing is within easy reach of services, amenities, and transit. However, new planning areas are located farther from the city’s core and existing city services and amenities. Frog Pond West is planned to develop as predominately single-family detached neighborhoods, without the addition of retail amenities or services. The Town Center is the city’s commercial core with unrealized capacity to develop into a dynamic, amenity-rich center that could appeal to growth populations – Millennials, Baby Boomers, and Latinx populations.
- **Structural Considerations.** Finally, Metro notes that “Equitable housing also represents a system that accounts for the needs of households with low income and communities of color, recognizes a history of housing discrimination, and complies with current state and federal fair housing policy.”<sup>23</sup> ECONorthwest and its partners will be conducting stakeholder outreach to uncover findings related to the structural gap – how welcome do people feel in Wilsonville’s housing market? What kinds of barriers to people have in getting financing or making a security deposit? Have people encountered discrimination when looking for or locating in a home? Addressing these structural issues is important to achieving a balanced plan that meets the needs of Wilsonville’s diverse residents.

The Equitable Housing Strategy Plan should seek to address each of these considerations. The consultant team will use the research along with findings from the stakeholder outreach to develop a set of implementation actions in the final Equitable Housing Strategic Plan.

## Appendix

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### **Appendix A: Wilsonville Baseline HNA**

This memorandum serves as Wilsonville’s preliminary baseline HNA, as an update to the HNA completed by the City in 2014.

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<sup>1</sup> 2018 Wilsonville Annual Housing Strategy

<sup>2</sup> Geigerich, Andy. "List Leaders: These are Oregon's 15 fastest-growing cities." Portland Business Journal. May 13, 2019. <https://www.bizjournals.com/portland/news/2019/05/13/list-leaders-these-are-oregons-15-fastest-growing.html>

<sup>3</sup> Current Population Survey Definitions. United States Census Bureau.

<https://www.census.gov/programs-surveys/cps/technical-documentation/subject-definitions.html>

<sup>4</sup> U.S. Census Bureau. 2019. LEHD Origin-Destination Employment Statistics (2002-2015). Washington, DC: U.S. Census Bureau, Longitudinal-Employer Household Dynamics Program, accessed on June 20, 2019 at <https://onthemap.ces.census.gov>. LODES 7.3. The latest Census data available on commute patterns are from 2015.

<sup>5</sup> The Oregon Department of Education Child Nutrition Programs provides income guidelines by household size for free and reduced price meals for students in schools. In 2016-2017, students qualified for free lunch at the following income levels: 2 people (\$20,826), 3 people (\$26,208), 4 people (\$31,590). Students qualified for reduce lunch prices at the following income levels: 2 people (\$29,637), 3 people (\$37,296), 4 people (\$44,955).

<sup>6</sup> 2018 Wilsonville Annual Housing Report.

[https://www.ci.wilsonville.or.us/sites/default/files/fileattachments/community\\_development/page/29051/housing\\_report\\_pdf\\_version.pdf](https://www.ci.wilsonville.or.us/sites/default/files/fileattachments/community_development/page/29051/housing_report_pdf_version.pdf)

<sup>7</sup> Wilsonville Housing Needs Assessment, 2019.

<sup>8</sup> Clackamas County Baseline Housing Needs Assessment, 2019. Page 73.

<sup>9</sup> [https://www.oregonmetro.gov/sites/default/files/2018/12/03/2018\\_UGR-summary-11282018\\_v2pdf.pdf](https://www.oregonmetro.gov/sites/default/files/2018/12/03/2018_UGR-summary-11282018_v2pdf.pdf)

<sup>10</sup> Portland Region Housing Needs Assessment.

<https://www.oregonmetro.gov/sites/default/files/2018/12/04/Appendix5A-HousingNeedsAnalysis.pdf>

<sup>11</sup> Clackamas County Baseline Housing Needs Assessment, 2019.

<sup>12</sup> Wilsonville Residential Land Study

<sup>13</sup> Villebois Village Master Plan.

[https://www.ci.wilsonville.or.us/sites/default/files/fileattachments/planning/page/84681/villebois\\_village\\_master\\_plan.pdf](https://www.ci.wilsonville.or.us/sites/default/files/fileattachments/planning/page/84681/villebois_village_master_plan.pdf)

<sup>14</sup> 2018 Wilsonville Annual Housing Report

<sup>15</sup> <https://olis.leg.state.or.us/liz/2019R1/Downloads/MeasureDocument/SB608/Introduced>

<sup>16</sup> The CoStar Building Rating System provides a national rating for buildings. Properties are evaluated and rated using a 5-star scale based on the characteristics of each property type, including: architectural attributes, structural and systems specifications, amenities, site and landscaping treatments, third party certifications and detailed property type specifics. More information on CoStar's website:

[https://www.costar.com/docs/default-source/brs-lib/costar\\_buildingratingsystem-definition.pdf?sfvrsn=12a507a4\\_2](https://www.costar.com/docs/default-source/brs-lib/costar_buildingratingsystem-definition.pdf?sfvrsn=12a507a4_2)

<sup>17</sup> 2018 Wilsonville Annual Housing Report.

<sup>18</sup> Redfin, Property Radar.

<sup>19</sup> 2018 Wilsonville Annual Housing Report.

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<sup>20</sup> Clackamas County Baseline Housing Needs Assessment, 2019. See Exhibit 67 on page 75.

<sup>21</sup> In addition to the capacity in the areas mentioned above, Frog Pond East and South are new additions to the Metro Urban Growth Boundary with housing expectations defined in Metro's growth boundary (refer to Metro Ordinance 18-1427 at <http://rim.oregonmetro.gov/Webdrawer/Record/558717>). The growth decision says Wilsonville must plan for a minimum of 1,325 dwelling units in Frog Pond East and South. However, as of June 2019, this UGB expansion has not yet been acknowledged by the State of Oregon Land Conservation and Development Commission. Therefore, ECONorthwest has not included Frog Pond East and South housing growth in the forecast for Wilsonville.

<sup>22</sup> Assumption for future mix is based on requirements from OAR 660.007. OAR 660-007-0030(1) requires "(1) Jurisdictions other than small developed cities must either designate sufficient buildable land to provide the opportunity for at least 50 percent of new residential units to be attached single family housing or multiple family housing or justify an alternative percentage based on changing circumstances. Factors to be considered in justifying an alternate percentage shall include but need not be limited to: (a) Metro forecasts of dwelling units by type; (b) Changes in household structure, size, or composition by age; (c) Changes in economic factors impacting demand for single family versus multiple family units; and (d) Changes in price ranges and rent levels relative to income levels. (2) The considerations listed in section (1) of this rule refer to county-level data within the UGB and data on the specific jurisdiction."

<sup>23</sup> "Opportunities and Challenges for Equitable Housing." Metro. 2016.

<https://www.oregonmetro.gov/sites/default/files/2016/01/28/EquitableHousingReport-20160122.pdf>





DATE: June 27, 2019  
TO: Miranda Bateschell, City of Wilsonville  
FROM: Beth Goodman and Sadie DiNatale, ECONorthwest  
SUBJECT: WILSONVILLE BASELINE HOUSING NEEDS ANALYSIS

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Clackamas County is developing a Housing Needs Analysis (HNA).<sup>1</sup> The purpose of the HNA is to provide information to the County about Clackamas County's housing market and to provide a basis for updating the County's housing policies. The project also provides participating cities in Clackamas County with a baseline housing needs analysis.

This memorandum serves as Wilsonville's preliminary baseline HNA, as an update to the HNA completed by the City in 2014.<sup>2</sup> The City can use the information in the Clackamas County HNA and the information in the City's baseline housing needs analysis as the basis for developing a full housing needs analysis. The preliminary HNA provides information to staff and decision makers about the characteristics and conditions of the city's housing market and serves as a starting point for further evaluation of the city's housing needs and housing policies.

## Organization of this Memorandum

The contents of this memorandum include the following sections:

- Buildable Lands Inventory Results
- Baseline Housing Forecast
- Baseline Assessment of Residential Land Sufficiency
- Conclusions

In addition, Appendix B of the Clackamas County HNA provides the factual basis for the analysis in the baseline housing needs analysis.

## Buildable Land Inventory Results

This section provides a summary of the residential buildable lands inventory (BLI) for the Wilsonville planning area, which includes the city limits and the Frog Pond West area. This buildable land inventory analysis complies with statewide planning Goal 10 policies that govern planning for residential uses. This section presents a summary of vacant and partially vacant land in Wilsonville that excludes land with constraints that limit or prohibit

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<sup>1</sup> This project is funded through a grant from the Oregon Department of Land Conservation and Development (DLCD).

<sup>2</sup> *Wilsonville Residential Land Study: Technical Report*, May 2014, ECONorthwest

development, such as slopes over 25% or floodplains. **The full results of the Buildable Land Inventory and the methodology are presented in detail in Appendix A.**<sup>3</sup>

Wilsonville has 1,920 acres of residentially zoned land. Exhibit 1 shows that Wilsonville has 186 unconstrained vacant acres in designations that outright allow housing, including in Town Center. About 46% of Wilsonville’s unconstrained buildable residential land is vacant and 54% are in tax lots classified as partially vacant.

Note: Residential Neighborhood is Frog Pond West and Village is Villebois.

**Exhibit 1. Unconstrained buildable acres in vacant and partially vacant tax lots by Plan Designation, Wilsonville city limits, 2019**

Source: ECONorthwest Note: The numbers in the table may not sum to the total as a result of rounding.

Generalized Plan Designation	Total buildable acres	Buildable acres on vacant lots	Buildable acres on partially vacant lots
<b>Residential</b>			
0-1 du/ac	3	0	3
2-3 du/ac	1	0	1
4-5 du/ac	6	0	6
6-7 du/ac	25	20	5
10-12 du/ac	20	18	1
16-20 du/ac	0	0	0
Residential Neighborhood	100	15	84
Village	24	24	0
<b>Town Center</b>			
Town Center	7	7	0
<b>Total</b>	<b>186</b>	<b>85</b>	<b>100</b>

<sup>3</sup> Appendix A of the Clackamas County Housing Needs Analysis provides an overview of the structure of the buildable land (supply) analysis based on the DLCD HB 2709 workbook “Planning for Residential Growth – A Workbook for Oregon’s Urban Areas,” which specifically addresses residential lands. Appendix A also discusses the buildable lands inventory methods and definitions, consistent with Goal 10/OAR 660-008.

Exhibit 2 shows buildable acres by size of parcels (e.g., acres in tax lots after constraints are deducted) for vacant and partially vacant land by Plan Designation. Of Wilsonville's 186 unconstrained buildable residential acres, about 89% are in tax lots larger than one acre.

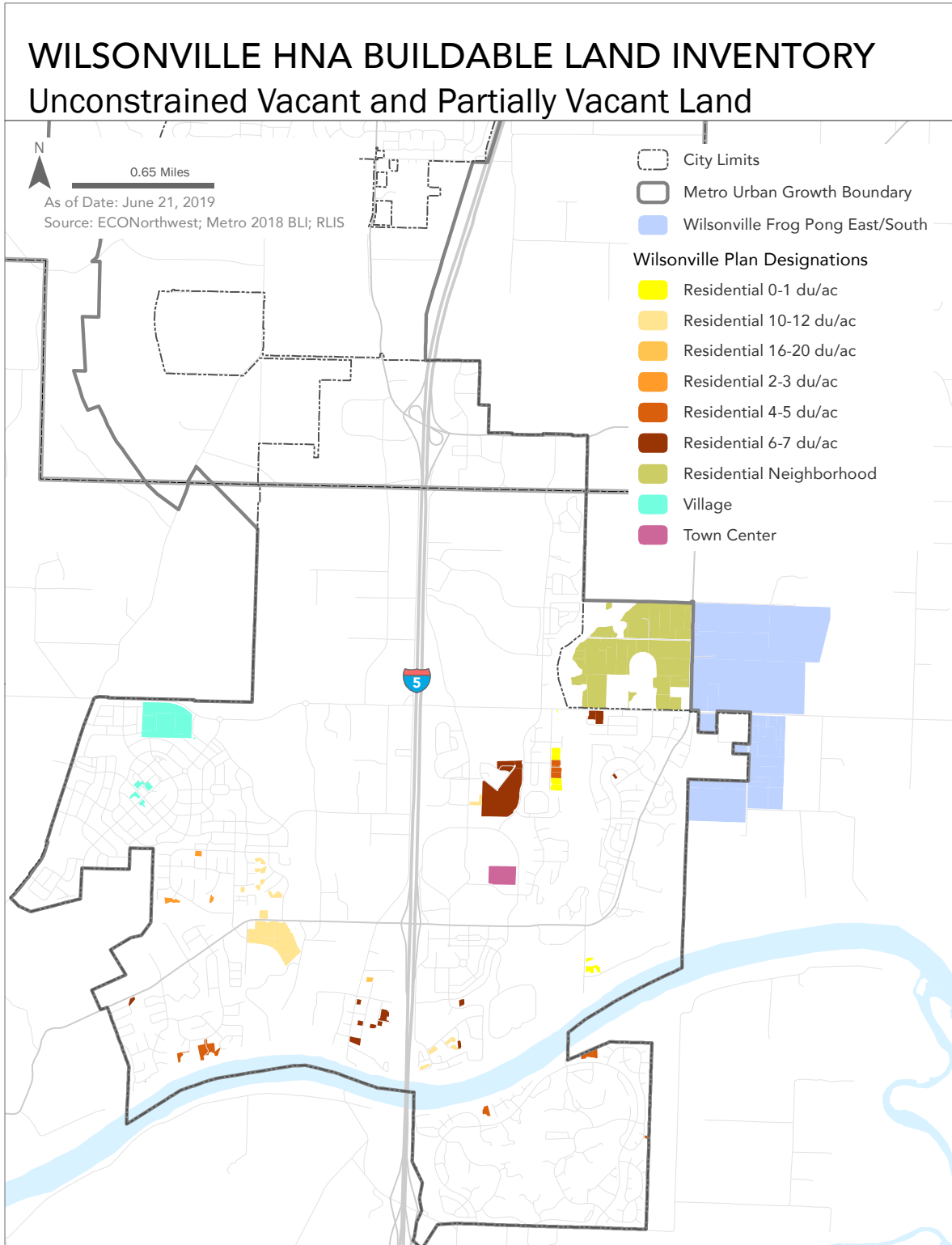
**Exhibit 2. Unconstrained buildable acres, by size of parcel, in vacant and partially vacant tax lots by Plan Designation, Wilsonville city limits, 2019**

Source: ECONorthwest Note: The numbers in the table may not sum to the total as a result of rounding.

Generalized Plan Designation	Total buildable acres	Buildable acres on vacant lots	Buildable acres on partially vacant lots
<b>Residential</b>			
0-1 du/ac	3	0	3
2-3 du/ac	1	0	1
4-5 du/ac	6	0	6
6-7 du/ac	25	20	5
10-12 du/ac	20	18	1
16-20 du/ac	0	0	0
Residential Neighborhood	100	15	84
Village	24	24	0
<b>Town Center</b>			
Town Center	7	7	0
<b>Total</b>	<b>186</b>	<b>85</b>	<b>100</b>

Exhibit 3 shows the results of Wilsonville's BLI by plan designation and by plan designation and planned density range.

Exhibit 3. Vacant and Partially Vacant Residential Land by Plan Designation with Constraints, Wilsonville, 2019



Over the 20-year study period, some lots with existing development are likely to redevelop within new buildings. To account for the development capacity on these developed lots, Metro identifies a subset of developed lots as “redevelopable”. Metro has created two “filters” to identify lots with the potential to redevelop.<sup>4</sup>

- **Threshold Method.** This method identifies lots where redevelopment would result in a net increase of 50% more than the current number of units on the site. The method uses property value thresholds where it is economically viable for a lot to redevelop at this intensity. For suburban areas in the regional UGB the threshold is \$10 per square foot of property value for multifamily structures and \$12 per square foot for mixed use structures. If a lot’s current property value is below these thresholds, it is assumed to have the potential to redevelop.
- **Historic Probability Method.** This method determines the probability of a lot redeveloped based on a statistical analysis of lots that historically redeveloped within the region. The probability for each lot is multiplied by the total zoned capacity of the lot to determine the likely future residential capacity.

For the Wilsonville BLI, ECONorthwest used the estimate of redevelopable units on *developed* lots, as identified based on the Threshold Method, which is based on discussion with Metro staff. The analysis of redevelopment potential in Exhibit 4 does **not** take into account the City redevelopment plans for Town Center, as documented in the Town Center Plan, adopted in 2019.

**Exhibit 4. Potential redevelopment capacity by plan designation, Wilsonville city limits, 2019**

Source: ECONorthwest Note: The numbers in the table may not sum to the total as a result of rounding.

Generalized Plan Designation	Estimated Redevelopment Units
Residential 0-1 du/ac	-
Residential 2-3 du/ac	3
Residential 4-5 du/ac	18
Residential 6-7 du/ac	67
Residential 10-12 du/ac	282
Residential 16-20 du/ac	-
Village	664
Town Center	8
<b>Total</b>	<b>1,042</b>

<sup>4</sup> Oregon Metro. Appendix 2: Buildable Lands Inventory. November 21, 2018. [https://www.oregonmetro.gov/sites/default/files/2018/12/03/Appendix2-BuildableLandsInventory\\_12032018.pdf](https://www.oregonmetro.gov/sites/default/files/2018/12/03/Appendix2-BuildableLandsInventory_12032018.pdf)

Note, the capacity of partially vacant lots (where the lot could be further developed under current development standards without demolishing existing structures) is accounted for in the unconstrained buildable acres.

## Baseline Housing Forecast for 2019 to 2039

The purpose of Wilsonville's housing forecast is to estimate future housing need in Wilsonville to provide the basis for additional analysis of housing need and discussions about housing policies.

The baseline housing needs analysis is based on: (1) Metro's official population forecast for household growth in Wilsonville over the 20-year planning period, (2) information about Wilsonville's housing market, and (3) the demographic composition of Wilsonville's existing population and expected long-term changes in the demographics of Clackamas County. **This analysis pulls information about Wilsonville's demographic and socioeconomic characteristics and housing market from Appendix B Housing Trends.**

### Forecast for Housing Growth

A 20-year household forecast (in this instance for 2019 to 2039) is the foundation for estimating needed new dwelling units. Metro forecasts growth of new households and this analysis assumes one household is equal to need for one dwelling unit. The forecast for Wilsonville Planning Area is based the following geographies:

- **Wilsonville city limits.** Wilsonville's city limits will grow from 9,883 households in 2019<sup>5</sup> to 11,635 households in 2039, an increase of 1,752 households.<sup>6</sup> This forecast is based on Metro's *2040 Household Distributed Forecast, 2016*. It also includes the household forecast for TAZ 973 (the Coffee Creek area) of 24 new households, based on *Metro's 2040 TAZ Forecast, 2016*.<sup>7</sup>
- **Wilsonville's Urban Growth Boundary expansion area.** Frog Pond West will grow from 40 households in 2019 to 754 households in 2039, an increase of 724 households.

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<sup>5</sup> Metro's 2040 Household Distributed Forecast shows that in 2015 the Wilsonville's city limits had 9,553 households. The Metro forecast shows Wilsonville growing to 11,706 households in 2040, at an average annual growth rate of 0.82% for the 25-year period. Using this growth rate, ECONorthwest extrapolated the forecast to 2019 (9,869 households) and 2039 (11,611 households).

<sup>6</sup> This forecast is based on Wilsonville's (city limits) official household forecast from Metro for the 2019 to 2039 period.

<sup>7</sup> Per Jim Cser: Metro's *2040 Household Distributed Forecast, 2016* is based on the Portland State University city population estimates as of July 1, 2015. At the time of the forecast, TAZ 973 was not annexed into the city limits. Therefore, to account for annex today, ECONorthwest included the household forecast for TAZ 973 into the forecast for Wilsonville City limits.

The forecast for Frog Pond West is based on Metro's 2040 TAZ Forecast, 2016, which is different from the *Frog Pond West Master Plan*.<sup>8</sup>

- **Frog Pond East and South.** The forecast for Frog Pond East and South is based on Metro Ordinance 18-1427<sup>9</sup> which says Wilsonville must plan for a minimum of 1,325 dwelling units in Frog Pond East and South. However, we do not include Frog Pond East and South housing growth in the forecast for Wilsonville Planning Area because this UGB expansion has not yet been acknowledged by the Land Conservation and Development Commission.

While the forecast in Exhibit 5 is a forecast for new households, we assume that each household will need a dwelling unit. The new 2,476 households in Exhibit 5 will result in a need for 2,476 new dwelling units in the Wilsonville Planning Area. Throughout the remainder of this memorandum, we refer to this growth as growth in dwelling units.

**Exhibit 5. Forecast for new households and dwelling units, Wilsonville Planning Area, 2019 to 2039**

Source: Metro's 2040 Household Distributed Forecast, July 12, 2016. Metro's 2040 TAZ Forecast (released November 6, 2015 and revised January 22, 2016). Calculations by ECONorthwest.

Variable	Wilsonville City Limits	Frog Pond West	Wilsonville Planning Area (Dwelling Units, 2019-2039)
Household Forecast 2019	9,883	40	9,923
Household Forecast 2039	11,635	764	12,399
<b>Total New Dwelling Units (2019-2039)</b>	<b>1,752</b>	<b>724</b>	<b>2,476</b>
<b>Annual Average of New Dwelling Units</b>	<b>88</b>	<b>36</b>	<b>124</b>

Wilsonville is forecast to grow by 2,476 new dwelling units over the 20-year period, with an annual average of 124 dwelling units.

<sup>8</sup> Metro's 2040 TAZ Forecast (released November 6, 2015 and revised January 22, 2016) shows Frog Pond West (TAZ 976) had 22 households in 2015. The Metro forecast shows Frog Pond West growing to 878 households in 2040, at an average annual growth rate of 15.89% for the 25-year period. Using this growth rate, ECONorthwest extrapolated the forecast to 2019 (40 households) and 2039 (754 households).

<sup>9</sup> <http://rim.oregonmetro.gov/Webdrawer/Record/558717>

## Housing Units Needed

Exhibit 5 presented a forecast of new housing in Wilsonville planning area for the 2019 to 2039 period. This section determines the mix and density needed to meet State requirements (OAR 660-007) and meet the housing needs of Wilsonville residents.

The preliminary conclusion for Wilsonville is that, over the next 20 years, the need for new housing developed in Wilsonville will generally include a wider range of housing types and housing that is more affordable. This conclusion is consistent with housing need in other cities in Clackamas County, the Portland Region,<sup>10</sup> and most cities across the State. This conclusion is based on the following information, found in Appendix B:<sup>11</sup>

- Wilsonville’s housing mix is unlike Clackamas County’s in that over half of Wilsonville’s housing stock is multifamily housing. In the 2013-2017 period, 41% of Wilsonville’s housing was single-family detached, 8% was single-family attached, and 51% was multifamily. Between 2013 and 2017, Wilsonville issued building permits for 1,352 dwelling units, 99% of which were for single-family detached units.
- Demographic changes across the Portland Region (and in Wilsonville) suggest increases in demand for single-family attached housing and multifamily housing. The key demographic trends that will affect Wilsonville’s future housing needs are:
  - The aging of the Baby Boomers. In 2012-2016, 20% of Wilsonville’s population was over 60 years old. Between 2020 and 2040, the share of people over 60 years old is expected to stay relatively constant in Clackamas County, from 26% of the population to 27% of the population. The aging of the Baby Boomers may have a smaller impact in Wilsonville than in some cities in the County because Wilsonville has a smaller share of people over 60 years of age. The City will be affected by retirement and changing housing needs of seniors as their households get smaller and their lifestyles change. Some Baby Boomers may choose to downsize into smaller homes. Due to health or other issues, some Baby Boomers may become unable to stay in their current homes and will choose to live in multigenerational households or assisted-living facilities (at various stages of the continuum of care).
  - The aging of the Millennials. In 2012-2016, 32% of Wilsonville’s population was between 20 and 40 years old. Between 2020 and 2040, Millennials are expected to grow from 23% of Clackamas County’s population to 28% of the population, an increase of 5% in the share of the population. Homeownership rates for Millennials will increase as they continue to form their own households.

<sup>10</sup> The Portland Region is defined as all of Clackamas County, Multnomah County, and Washington County.

<sup>11</sup> Appendix B presents detailed demographic, socioeconomic, and housing affordability data. This section summarizes key findings from Appendix B for Wilsonville. For the most part, data sources included in these findings (and cited in Appendix B) derive from: United States Decennial Census, United States American Community Survey, Portland State University’s Population Research Center, Redfin, and Property Radar.



Wilsonville has a larger share of Millennials than the County. As a result, the City may have increased demand for relatively affordable housing types, for both ownership and rent, over the planning period.

- The continued growth in Latinx populations. From 2000 to the 2012-2016 period, the share of Wilsonville's Latinx population increased from 7% of the population to 14%, an increase of 7% in the share of the population. At the same time, the share of Latinx increased by 3% in Clackamas County and 4% in the Portland Region. Continued growth in Latinx households will increase need for larger units (to accommodate larger, sometimes multigenerational households) and relatively affordable housing.
- Wilsonville's median household income was \$63,097, about \$5,800 lower than Clackamas County's median. Approximately 38% of Wilsonville's households earn less than \$50,000 per year, compared to 35% in Clackamas County and 40% in the Portland Region.
- About 35% of Wilsonville's households are cost burdened (paying 30% or more of their household income on housing costs).<sup>12</sup> About 42% of Wilsonville's **renters** are cost burdened and about 27% of Wilsonville's **homeowners** are cost burdened. Cost burden rates in Wilsonville are similar to those in the Portland Region.
- About 56% of Wilsonville's households are renters, 89% of whom live in multifamily housing. Median rents in Wilsonville are \$1,127 per month, compared to the \$1,091 median rent for Clackamas County as a whole.

A household earning 100% of Wilsonville's median household income (\$63,000) could afford about \$1,577 per month in rent, compared with the median gross rent of \$1,127. A household can start to afford Wilsonville's median rents at about 70% of Wilsonville's median household income. However, Wilsonville's higher proportion of renters who are cost burdened signals housing affordability issues. This suggests that many households who are currently renting in Wilsonville have income below the median family income.

- Housing sales prices increased in Wilsonville over the last three years. From February 2015 to February 2019, the median housing sale price increased by about \$126,600 (39%), from \$328,000 to \$454,500.<sup>13</sup> At the same time, the median housing home sale price in Clackamas County increased by \$136,700 (46%), from \$298,000 to \$435,500. Median sales prices in Wilsonville were about \$19,000 or about 4% higher than the County average in February 2019.

A household earning 100% of Wilsonville's median household income (\$63,000) could afford a home valued between about \$221,000 to \$252,000, which is less than the median

<sup>12</sup> The Department of Housing and Urban Development's guidelines indicate that households paying more than 30% of their income on housing experience "cost burden," and households paying more than 50% of their income on housing experience "severe cost burden."

<sup>13</sup> Property Radar.

home sales price of about \$454,500 in Wilsonville. A household can start to afford Wilsonville's median home sale prices at about 185% of Wilsonville's median household income.

These factors suggest that Wilsonville continues to need a broad range of housing types with a wide range of price points. This includes providing opportunity for development of housing types such as: small single-family detached housing (e.g., small-lot single-family and cottages), townhouses, duplexes and quad-plexes, and apartments. Wilsonville is planning for these types housing types in areas like Villebois and Town Center.

Exhibit 6 shows a forecast for housing growth in the Wilsonville city limits during the 2019 to 2039 period. The projection is based on the following assumptions:

- Metro's official forecast for Wilsonville shows that the City will add 2,476 households over the 20-year period. Exhibit 5 shows that Metro's growth forecast results in 2,476 new dwelling units over the 20-year period.
- The assumptions about the mix of housing in Exhibit 6 are consistent with the requirements of OAR 660-007<sup>14</sup>:
  - **About 50% of new housing will be single-family detached**, a category which includes manufactured housing. According to 2013-2017 American Community Survey data from the U.S. Census, 41% of Wilsonville's housing was single-family detached.
  - **Nearly 10% of new housing will be single-family attached**. In 2013-2017, 8% of Wilsonville's housing was single-family attached.
  - **About 40% of new housing will be multifamily**. In 2013-2017, 51% of Wilsonville's housing was multifamily.

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<sup>14</sup> OAR 660-007-0030(1) requires "(1) Jurisdictions other than small developed cities must either designate sufficient buildable land to provide the opportunity for at least 50 percent of new residential units to be attached single family housing or multiple family housing or justify an alternate percentage based on changing circumstances. Factors to be considered in justifying an alternate percentage shall include but need not be limited to: (a) Metro forecasts of dwelling units by type; (b) Changes in household structure, size, or composition by age; (c) Changes in economic factors impacting demand for single family versus multiple family units; and (d) Changes in price ranges and rent levels relative to income levels. (2) The considerations listed in section (1) of this rule refer to county-level data within the UGB and data on the specific jurisdiction."

Wilsonville will have demand for 2,476 new dwelling units over the 20-year period, 50% of which are forecast to be single-family detached housing.

**Exhibit 6. Forecast of demand for new dwelling units, Wilsonville Planning Area, 2019 to 2039**

Source: Calculations by ECONorthwest.

Variable	Mix of New Housing Units (2019-2039)
<b>Needed new dwelling units (2019-2039)</b>	2,476
Dwelling units by structure type	
Single-family detached	
Percent single-family detached DU	50%
<b>equals Total new single-family detached DU</b>	1,238
Single-family attached	
Percent single-family attached DU	10%
<b>equals Total new single-family attached DU</b>	248
Multifamily	
Percent multifamily DU	40%
<b>Total new multifamily DU</b>	990
<b>equals Total new dwelling units (2019-2039)</b>	<b>2,476</b>

The forecast of new units does not include dwellings that will be demolished and replaced. This analysis does not factor those units in, but redevelopment potential in Wilsonville is explained in this document.

Exhibit 7 and Exhibit 8 allocate needed housing to generalized planning designations in Wilsonville. The allocation is based, in part, on the types of housing allowed in planned development ranges and in each plan designation.

Exhibit 7 shows:

- **Residential (PDR 1 through 6<sup>15</sup>)** land will accommodate single-family detached housing (including manufactured houses) and multifamily.
- **Village (V) Villebois** land will accommodate single-family detached housing, single-family attached housing, duplexes, row houses, multifamily housing, and cluster housing. Allocation (demand) matches capacity in Villebois.
- **Town Center** land will predominately accommodate multifamily housing with some single-family attached housing. Allocation (demand) matches capacity in Town Center, as described in the Town Center Plan.
- **Residential Neighborhood (RN) Frog Pond West** land will accommodate single-family detached housing (including manufactured houses), single-family attached housing, and duplexes. Allocation (demand) matches capacity in Frog Pond West.

<sup>15</sup> Wilsonville has no buildable land in PDR 7 (20+ du/acre).

### Exhibit 7. Allocation of needed housing by housing type and generalized planning designation, Wilsonville (city limits), 2019 to 2039

Source: ECONorthwest.

Housing Types	Generalized Plan Designation				Total
	Residential	Village (Villebois)	Commercial (Town Center)	Residential Neighborhood (Frog Pond West)	
Dwelling Units					
Single-family detached	435	173	-	630	1,238
Single-family attached	-	30	124	94	248
Multifamily	-	234	756	-	990
Total	435	437	880	724	2,476
Percent of Units					
Single-family detached	18%	7%	0%	25%	50%
Single-family attached	0%	1%	5%	4%	10%
Multifamily	0%	9%	31%	0%	40%
Total	18%	18%	36%	29%	100%

Notes:

Per the City of Wilsonville, as of February 2019, outstanding development potential in **Villebois** (Village Zone and Comprehensive Plan designation) consists of the following assumed uses: 173 single family detached units, 30 row houses/single-family attached units, and 235 multifamily units (including apartments and stacked condominiums). Due to rounding, the allocation table shows 234 multifamily units.

Per Wilsonville Town Center Master Plan (March 2019),<sup>16</sup> potential future development in **Town Center** is 880 units (page 41, table 3.1). The City of Wilsonville indicated that Town Center will be predominately composed of multifamily housing with some single-family attached housing.

**Frog Pond West** planning area is located in transportation analysis zone (TAZ) 976, which is forecast to grow by 724 households/dwelling units between 2019 and 2039. The 2040 TAZ forecast for households is from Metro, released November 6, 2015 and revised January 22, 2016, which is different from the *Frog Pond West Master Plan*.

<sup>16</sup>

[https://www.ci.wilsonville.or.us/sites/default/files/fileattachments/planning\\_commission/meeting/packets/88931/ii.a.\\_town\\_center\\_plan\\_90\\_minutes.pdf](https://www.ci.wilsonville.or.us/sites/default/files/fileattachments/planning_commission/meeting/packets/88931/ii.a._town_center_plan_90_minutes.pdf)

### Exhibit 8. Allocation subset (Residential) of needed housing by housing type, Wilsonville (city limits), 2019 to 2039

Source: ECONorthwest.

Housing Types	Residential						Total
	0-1 DU/Acre	2-3 DU/Acre	4-5 DU/Acre	6-7 DU/Acre	10/12 DU/Acre	16-20 DU/Acre	
Dwelling Units							
Single-family detached	-	-	207	208	20	-	435
Single-family attached	-	-	-	-	-	-	-
Multifamily	-	-	-	-	-	-	-
Total	-	-	207	208	20	-	435

Exhibit 9 shows an estimate of baseline densities for future development. If the City conducts a full HNA, the City may need to evaluate assumptions about future densities to determine whether the City is meeting the requirements of OAR 660-007 to provide opportunity for housing.

Exhibit 9 also converts between net acres and gross acres<sup>17</sup> to account for land needed for rights-of-way by plan ranges within Residential in Wilsonville, based on Metro's methodology of existing rights-of-way.<sup>18</sup> Exhibit 9 uses the mathematical average of permitted housing density by planned development range informed the baseline density (with the exception of the 0-1 du/acre range, where we use one dwelling unit per acre). For example, the average density in the 2-3 du/acre range, will be 2.5 dwelling units per gross acre, in tax lots smaller than 0.38 acres as no land is needed for rights-of-ways based on Metro's assumptions. In this planned development range, for lots between 0.38 and 1.0 acres, the future density will be 2.3 dwelling units per gross acre and for lots larger than 1.0 acres the future density will be 2.0 dwelling units per gross acre.

<sup>17</sup> OAR 660-024-0010(6) uses the following definition of net buildable acre. "Net Buildable Acre" "...consists of 43,560 square feet of residentially designated buildable land after excluding future rights-of-way for streets and roads." While the administrative rule does not include a definition of a gross buildable acre, using the definition above, a gross buildable acre will include areas used for rights-of-way for streets and roads. Areas used for rights-of-way are considered unbuildable.

<sup>18</sup> Metro's methodology about net-to-gross assumptions are that: (1) tax lots under 3/8 acre assume 0% set aside for future streets; (2) tax lots between 3/8 acre and 1 acre assume a 10% set aside for future streets; and (3) tax lots greater than an acre assumes an 18.5% set aside for future streets. The analysis assumes an 18.5% assumption for future streets.

### Exhibit 9. Future Housing Densities in Residential Accounting for land for rights-of-way, Wilsonville city limits, 2013 to 2017<sup>19</sup>

Source: ECONorthwest. Note: DU is dwelling unit.

Plan Designation and Planned Development	Tax Lots Smaller than 0.38 acre			Tax Lots ≥ 0.38 and ≤ 1.0 acre			Tax Lots larger than 1.0 acre		
	Net Density (DU/net acre)	% for Rights-of-Way	Gross Density (DU/gross acre)	Net Density (DU/net acre)	% for Rights-of-Way	Gross Density (DU/gross acre)	Net Density (DU/net acre)	% for Rights-of-Way	Gross Density (DU/gross acre)
<b>Residential</b>									
0-1 du/ac	1.0	0%	1.0	1.0	10%	0.9	1.0	18.5%	0.8
2-3 du/ac	2.5	0%	2.5	2.5	10%	2.3	2.5	18.5%	2.0
4-5 du/ac	4.5	0%	4.5	4.5	10%	4.1	4.5	18.5%	3.7
6-7 du/ac	6.5	0%	6.5	6.5	10%	5.9	6.5	18.5%	5.3
10-12 du/ac	11.0	0%	11.0	11.0	10%	9.9	11.0	18.5%	9.0

### Housing Need by Income Level

The next step in the housing needs analysis is to develop an estimate of need for housing by income and housing type. This analysis requires an estimate of the income distribution of current and future households in the community. Estimates presented in this section are based on (1) secondary data from the Census, and (2) analysis by ECONorthwest.

The analysis in Exhibit 10 is based on American Community Survey data about income levels of existing households in Wilsonville. Income is categorized into market segments consistent with HUD income level categories, using Clackamas County's 2018 Median Family Income (MFI) of \$81,400. The percentages used in Exhibit 10 are based on current household income distribution, assuming that approximately the same percentage of households will be in each market segment in the future.

<sup>19</sup> The analysis of historical densities was housing developed between 2013 and 2017. The analysis of land in rights-of-way is based on analysis of existing development patterns and percentages of land in rights-of-way in 2018.

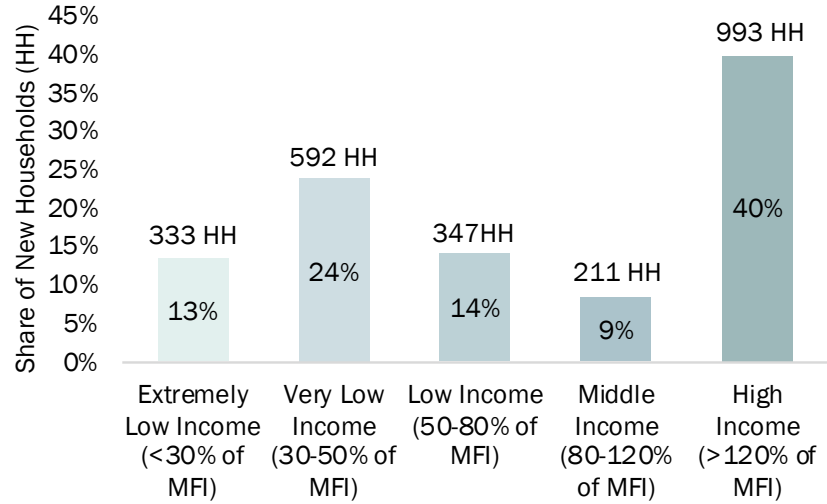
About 37% of Wilsonville's future households will have income below 50% of Clackamas County's median family income (less than \$40,700 in 2016 dollars) and about 23% will have incomes between 50% and 120% of the county's MFI (between \$40,700 and \$97,680).

This trend shows a substantial need for more affordable housing types, as well as housing types affordable to households earning more than 120% of MFI.

**Exhibit 10. Future (New) Households, by Median Family Income (MFI) for Clackamas County (\$81,400), Wilsonville, 2019 to 2039**

Source: U.S. Department of Housing and Urban Development. U.S. Census Bureau, 2012-2016 ACS Table 19001.

The percentages used in Exhibit 10 are based on current household income distribution, assuming that approximately the same percentage of households will be in each market segment in the future.



## Need for Government Assisted, Farmworker Housing, and Manufactured Housing

ORS 197.303, 197.307, 197.312, and 197.314 requires cities to plan for government-assisted housing, farmworker housing, manufactured housing on lots, and in manufactured home parks.

- **Government-subsidized housing.** Government-subsidies can apply to all housing types (e.g., single family detached, apartments, etc.). Wilsonville allows development of government-assisted housing in all residential plan designations, with the same development standards for market-rate housing. This analysis assumes that Wilsonville will continue to allow government housing in all of its residential plan designations. Because government assisted housing is similar in character to other housing (with the exception being the subsidies), it is not necessary to develop separate forecasts for government-subsidized housing.
- **Farmworker housing.** Farmworker housing can also apply to all housing types and the City allows for development of farmworker housing in all residential plan designations, with the same development standards as market-rate housing. This analysis assumes that Wilsonville will continue to allow this housing in all of its residential plan designations. Because it is similar in character to other housing (with the possible exception of government subsidies, if population restricted), it is not necessary to develop separate forecasts for farmworker housing.
- **Manufactured housing on lots.** Wilsonville allows manufactured homes on lots in residential zones. Wilsonville does not have special siting requirements for manufactured homes. Since manufactured homes are subject to the same siting requirements as site-built homes, it is not necessary to develop separate forecasts for manufactured housing on lots.
- **Manufactured housing in parks.** OAR 197.480(4) requires cities to inventory the mobile home or manufactured dwelling parks sited in areas planned and zoned or generally used for commercial, industrial, or high-density residential development. According to the Oregon Housing and Community Services' Manufactured Dwelling Park Directory,<sup>20</sup> Wilsonville has two manufactured home parks within the City, with 120 spaces.

ORS 197.480(2) requires Wilsonville to project need for mobile home or manufactured dwelling parks based on: (1) population projections, (2) household income levels, (3) housing market trends, and (4) an inventory of manufactured dwelling parks sited in areas planned and zoned or generally used for commercial, industrial, or high density residential.

- Wilsonville will grow by 2,476 dwelling units over the 2019 to 2039 period.

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<sup>20</sup> Oregon Housing and Community Services, Oregon Manufactured Dwelling Park Directory, <http://o.hcs.state.or.us/MDPCRParcs/ParkDirQuery.jsp>



- Analysis of housing affordability shows that about 37% of Wilsonville’s new households will be Extremely-Low or Very-Low Income, earning 50% or less of the region’s median family income. One type of housing affordable to these households is manufactured housing.
- Manufactured housing in parks accounts for about 1.3% (about 120 dwelling units) of Wilsonville’s current housing stock.
- National, state, and regional trends since 2000 showed that manufactured housing parks are closing, rather than being created. For example, between 2000 and 2015, Oregon had 68 manufactured parks close, with more than 2,700 spaces. Discussions with several stakeholders familiar with manufactured home park trends suggest that over the same period, few to no new manufactured home parks have opened in Oregon.
- The households most likely to live in manufactured homes in parks are those with incomes between \$24,420 and \$40,700 (30% to 50% of MFI), which include 24% of Wilsonville’s households. However, households in other income categories may live in manufactured homes in parks.

The national and state trends of closure of manufactured home parks, and the fact that no new manufactured home parks have opened in Oregon in over the last 15 years, demonstrate that development of new manufactured home parks in Wilsonville is unlikely.

Our conclusion from this analysis is that development of new manufactured home parks in Wilsonville over the planning period is unlikely over the 2019 to 2039 period. It is, however, likely that manufactured homes will continue to locate on individual lots in Wilsonville. The forecast of housing assumes that no new manufactured home parks will be opened in Wilsonville over the 2019 to 2039 period. The forecast includes new manufactured homes on lots in the category of single-family detached housing.

- Over the next 20 years (or longer) one or both manufactured home parks may close in Wilsonville. This may be a result of manufactured home park landowners selling or redeveloping their land for uses with higher rates of return, rather than lack of demand for spaces in manufactured home parks. Manufactured home parks contribute to the supply of low-cost affordable housing options, especially for affordable homeownership.

While there is statewide regulation of the closure of manufactured home parks designed to lessen the financial difficulties of this closure for park residents,<sup>21</sup> the

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<sup>21</sup> ORS 90.645 regulates rules about closure of manufactured dwelling parks. It requires that the landlord must do the following for manufactured dwelling park tenants before closure of the park: give at least one year’s notice of park

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City has a role to play in ensuring that there are opportunities for housing for the displaced residents. The City has ordinances that regulate closure of existing mobile and manufactured home parks that exceed State standards, requiring adequate notice of closure, definition and mitigation of social and economic impacts of the proposed closure, and provision of relocation and other assistance to park residents.

The City's primary roles are to ensure that there is sufficient land zoned for new multifamily housing and to reduce barriers to residential development to allow for development of new, relatively affordable housing. The City may use a range of policies to encourage development of relatively affordable housing, such as allowing a wider range of moderate density housing, designating more land for multifamily housing or removing barriers to multifamily housing development, using tax credits to support affordable housing production, developing an inclusionary zoning policy, or partnering with a developer of government-subsidized affordable housing. For example, Wilsonville incentivized development of affordable multifamily housing in the Creekside Woods development, to accommodate the former residents of the Thunderbird Mobile Home Park when the park closed.

## Baseline Assessment of Residential Land Sufficiency

This section presents an evaluation of the sufficiency of vacant residential land in Wilsonville to accommodate expected residential growth over the 2019 to 2039 period. This section includes an estimate of residential development capacity (measured in new dwelling units) and an estimate of Wilsonville's ability to accommodate needed new housing units for the 2019 to 2039 period, based on the analysis in the housing needs analysis.

### Capacity Analysis

The comparison of supply (buildable land) and demand (population and growth leading to demand for more residential development) allows the determination of land sufficiency.

There are two ways to calculate estimates of supply and demand into common units of measurement to allow their comparison: (1) housing demand can be converted into acres, or (2) residential land supply can be converted into dwelling units. A complication of either approach is that not all land has the same characteristics. Factors such as zone, slope, parcel size, and shape can affect the ability of land to accommodate housing. Methods that recognize this fact are more robust and produce more realistic results. This analysis uses the second approach: it estimates the ability of vacant residential lands within the city limits to accommodate new

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closure, pay the tenant between \$5,000 to \$9,000 for each manufactured dwelling park space, and cannot charge tenants for demolition costs of abandoned manufactured homes.

housing. This analysis, sometimes called a “capacity analysis,”<sup>22</sup> can be used to evaluate different ways that vacant residential land may build out by applying different assumptions.

### Wilsonville Capacity Analysis Results

Exhibit 11 summarizes capacity in all of the areas of the Wilsonville Planning Area, based on the more detailed analysis shown in Exhibit 12 and Exhibit 13.

#### Exhibit 11. Summary of capacity within areas of the Wilsonville Planning Area, 2019 to 2039

Source: Buildable Lands Inventory; Calculations by ECONorthwest. Note: DU is dwelling unit.

Note: Capacity matches demand in Villebois, Town Center, and Frog Pond West.

Generalized Plan Designation	Capacity (Dwelling Unit)
Residential	336
Village (Villebois)	437
Town Center	880
Residential Neighborhood (Frog Pond West)	724
<b>Total</b>	<b>2,377</b>

The capacity analysis estimates the development potential of vacant Residential land by planned density range to accommodate new housing, based on the densities shown in Exhibit 9. Exhibit 12 shows that **Wilsonville’s vacant and partially vacant land in Residential has capacity to accommodate approximately 336 new dwelling units**, based on the following assumptions:

- **Buildable residential land.** The capacity estimates start with the number of buildable acres in residential Plan Designations that allow residential uses.
- **Assumed densities.** The capacity analysis in Exhibit 12 assumes development will occur at historical densities. Those densities were derived from the densities shown in Exhibit 9.
- **Average net density.** Exhibit 12 shows capacity and densities in gross density. OAR 660-007 requires that Wilsonville provide opportunity for development of housing at an overall average density of eight dwelling units per net acre. The average net density of

<sup>22</sup> There is ambiguity in the term *capacity analysis*. It would not be unreasonable for one to say that the “capacity” of vacant land is the maximum number of dwellings that could be built based on density limits defined legally by plan designation or zoning, and that development usually occurs—for physical and market reasons—at something less than full capacity. For that reason, we have used the longer phrase to describe our analysis: “estimating how many new dwelling units the vacant residential land in the UGB is likely to accommodate.” That phrase is, however, cumbersome, and it is common in Oregon and elsewhere to refer to that type of analysis as “capacity analysis,” so we use that shorthand occasionally in this memorandum.

buildable residential land in Exhibit 12 is 7.4 dwelling units per net acres and 6.2 dwelling units per gross acre.

### Exhibit 12. Estimate of residential capacity on unconstrained vacant and partially vacant buildable Residential land, Wilsonville city limits, 2019 to 2039

Source: Buildable Lands Inventory; Calculations by ECONorthwest. Note: DU is dwelling unit.

Plan Designation and Planned Development Range	Tax Lots Smaller than 0.38 acre			Tax Lots $\geq$ 0.38 and $\leq$ 1.0 acre			Tax Lots larger than 1.0 acre			Total, combined	
	Build-able Acres	Density Assumpt. (DU/gross acre)	Capacity (Dwelling Units)	Build-able Acres	Density Assumpt. (DU/gross acre)	Capacity (Dwelling Units)	Build-able Acres	Density Assumpt. (DU/gross acre)	Capacity (Dwelling Units)	Build-able Acres	Capacity (Dwelling Units)
<b>Residential</b>											
0-1 du/ac	0	1.0	0	3	0.9	2	0	0.8	0	3	2
2-3 du/ac	0	2.5	0	1	2.3	1	0	2.0	0	1	1
4-5 du/ac	1	4.5	2	3	4.1	12	2	3.7	8	6	22
6-7 du/ac	1	6.5	4	2	5.9	11	22	5.3	116	25	131
10-12 du/ac	1	11.0	11	2	9.9	15	17	9.0	154	20	180
<b>Total</b>	<b>3</b>	<b>-</b>	<b>17</b>	<b>10</b>	<b>-</b>	<b>41</b>	<b>42</b>	<b>-</b>	<b>278</b>	<b>54</b>	<b>336</b>

Capacity in master plan areas (Exhibit 13) assumes that demand will match capacity in Town Center, Villebois, and Frog Pond West. Wilsonville's capacity for dwelling units in Frog Pond West, Town Center, and Villebois totals 2,041 dwelling units.

### Exhibit 13. Estimate of residential capacity in Frog Pond West, Town Center, and Villebois 2019 to 2039

Source: Conversations with the City of Wilsonville. Metro's 2040 TAZ forecast for households (TAZ 976), released November 6, 2015 and revised January 22, 2016. Wilsonville Town Center Master Plan.

Area	Capacity (Dwelling Units)
<b>Residential Neighborhood (Frog Pond West)</b>	
Single-Family Detached	630
Single-Family Attached & Multifamily	94
<b>Town Center</b>	
Single-Family Detached	-
Single-Family Attached & Multifamily	880
<b>Village (Villebois)</b>	
Single-Family Detached	173
Single-Family Attached & Multifamily	264
<b>Total</b>	<b>2,041</b>
Single-Family Detached	39%
Single-Family Attached & Multifamily	61%

## Residential Land Sufficiency

The next step in the analysis of the sufficiency of residential land within Wilsonville is to compare the forecast for new housing by generalized plan designation (Exhibit 7) with the capacity of land by generalized plan designation (Exhibit 12 and Exhibit 13).

Exhibit 14 shows:

- Wilsonville has a **small surplus of capacity (3 dwelling units)** in the 0-1 du/ac and 2-3 du/ac planned development ranges.
- Wilsonville has a **deficit of capacity for 185 dwelling units in the 4-5 du/ac and 77 dwelling units in the 6-7 du/ac ranges**. Exhibit 8 shows that this deficit is for single-family detached housing types.
- Wilsonville has a **surplus of capacity of 160 dwelling units** in the 10-12 du/ac planned development range. The 2014 *Wilsonville Residential Land Study: Technical Report* assumed that about 10% of new housing in the 10-12 du/ac range would be single-family detached and the remainder single-family attached or multifamily. This analysis uses the same assumption. As a result, this 160 unit surplus will likely all be single-family attached and multifamily housing types.
- Wilsonville has **sufficient capacity** in the Village, Town Center, and Residential Neighborhood areas to accommodate expected growth

### Exhibit 14. Capacity to accommodate new housing with demand for new housing, Wilsonville city limits, 2019 to 2039

Source: Buildable Lands Inventory; Calculations by ECONorthwest. Note: Capacity matches demand in Villebois, Town Center, and Frog Pond West.

\*Note: The 10-12 du/ac planned development range includes capacity for 20 dwelling units of single-family detached housing.

Plan Designation and Planned Development Range	Capacity of Buildable Residential Land (Dwelling Units)	Demand for New Housing (Dwelling Units)	Comparison Capacity minus Demand (Dwelling Units)
Residential			
0-1 du/ac	2	0	2
2-3 du/ac	1	0	1
4-5 du/ac	22	207	(185)
6-7 du/ac	131	208	(77)
10-12 du/ac	180	20	160
Village (Villebois)	437	437	0
Commerical (Town Center)	880	880	0
Residential Neighborhood (Frog Pond West)	724	724	0

## Summary of Planned Housing Mix

Exhibit 15 shows the estimated housing mix based on the forecast for new housing. About 50% of new housing will be single-family detached and 50% will be single-family attached and multifamily. Exhibit 14 shows that Wilsonville has a deficit of land to accommodate 262 new dwelling units in areas planned as Residential (in the 4-5 du/ac and 6-7 du/ac ranges), all of which are expected to be single-family detached units.

### Exhibit 15. Estimated housing mix based on forecast of housing need

Source: Calculations by ECONorthwest.

Note: The type of attached and multifamily housing planned in Frog Pond West is single-family attached housing, not multifamily housing.

Generalized Plan Designation	Single-Family Detached	Single-Family Attached and Multifamily
Residential	435	-
Village (Villebois)	173	264
Commerical (Town Center)	-	880
Residential Neighborhood (Frog Pond West)	630	94
<b>Total Units</b>	<b>1,238</b>	<b>1,238</b>
<b>Percent of Total</b>	<b>50%</b>	<b>50%</b>

## Conclusions and Next Steps

The conclusions of the baseline HNA are:

- **Identify opportunities to address the housing deficits shown in Exhibit 14.** Wilsonville has a deficit of capacity (262 dwelling units) for single-family detached housing, resulting in a deficit of about 53 gross acres of suitable land for residential development. These deficits are in the planned density ranges for 4-5 du/ac and 6-7 du/ac. These deficit may be met through planning for new development in the Frog Pond South and Frog Pond East areas.
- **Work with Metro to better understand the analysis of redevelopment potential and ensure that the analysis makes sense in the context of Wilsonville’s housing market and planning context.** Metro assumes a substantial amount of redevelopment (shown in Exhibit 4) may occur in the Village designation (Villebois). Given that Villebois is still developing and that most development there is relatively new, the City should better understand what types of redevelopment that Metro expects to occur in Villebois. On the other hand, the redevelopment analysis shows little redevelopment potential in Town Center. Metro conducted the redevelopment analysis prior to the City’s completion of the *Town Center Plan*.
- **Evaluate changes in Wilsonville’s housing market since the *Wilsonville Residential Land Study: Technical Report* was completed in May 2014.** This report presented a HNA for Wilsonville. Since 2014, the housing market in Wilsonville has continued to change. Below is a brief summary of changes in Wilsonville’s housing market since completion of the 2014 Report. The City should evaluate changes since 2014 in more detail.
  - *Wilsonville is growing faster than the forecast in the 2014 Report*, which forecast growth of 3,749 new units over the 2014 to 2034 period, or about 187 new units per year. Between 2013 and 2017, Wilsonville issued permits for 1,352 new dwelling units or 338 new units per year. The forecast for new growth in the Wilsonville Planning area is for 123 new units per year, which is a considerably slower growth than the city has been experiencing.
  - *Wilsonville’s growth since 2013 has been mostly single-family dwelling units*, with 99% of the new 1,352 units permitted being single-family units, including single-family detached and single-family attached. The 2014 report shows that, between 2000 and 2012, 66% of the new units permitted were multifamily housing (1,892 units), with 34% (970 units) in single-family housing types.
  - *Housing sales prices continue to increase.* In 2012, the median sales price for housing in Wilsonville was \$290,000. By 2019, the median sales price was \$454,500, an increase of \$164,000 or 57%. This increase is consistent with increases in housing prices across Clackamas County and the Portland region.

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- *Rents also increased.* For the 2007-2011 period, the median gross rent was \$912 per unit. In the 2012-2016 period, gross rent increased to \$1,127, an increase of \$215 or 24%. This is consistent with increases in rent costs across Clackamas County and the Portland region.
  - *The landbase in Wilsonville has changed.* Villebois continued to build-out since 2014 and will be nearing build-out in the next years. Frog Pond West was brought into the city and the master plan was completed. If the rate of growth in Wilsonville continues, Frog Pond West will build-out early in the 2019 to 2039 planning period.
  - *Wilsonville continues to have a deficit of land for single-family housing.* Wilsonville has a deficit of land for 162 single-family detached dwelling units, shown in the 4-5 du/ac and 6-7 du/ac residential density ranges in Exhibit 14. These units could be accommodated in Frog Pond South and Frog Pond East. The Metro UGB has been expanded to include these areas but that expansion has not yet been acknowledged by DLCD.

Once these areas are acknowledged to be within the Metro UGB, Wilsonville should continue to planning work to bring these areas into the city limits and get land in these areas development ready. Given that Wilsonville continues to grow faster than Metro's forecasts, Wilsonville may need these areas to accommodate residential growth within the next five to ten years and maybe as soon as five to seven years if Wilsonville continues to grow at the rate the city did between 2013 to 2017.



## Appendix B: Summary of Stakeholder Input

This document provides an overview of stakeholder input and ideas for how to improve housing equity in Wilsonville. To understand the housing challenges in Wilsonville and possible solutions to them, the project team conducted a stakeholder engagement process with the following activities:

- Focus groups and interviews during summer 2019
- An informational kiosk at the Wilsonville Public Library in December 2019
- Online surveys and feedback forums on Let's Talk Wilsonville, the City's online public engagement platform from August to December 2019
- A survey of people living in rent-regulated affordable housing in December 2019

This appendix is composed of three parts:

- Part 1: Summary of Input on Equitable Housing
- Part 2: Summary of Input on Broader Social Equity Themes
- Part 3: Outreach Process and Key Findings for Each Outreach Activity

## Part 1: Summary of Input on Equitable Housing

A few larger themes surfaced that helped shape the plan, summarized below:

- **Wilsonville’s rental market is bifurcated.** There is subsidized rental housing for lower-income households and newer, more expensive developments, but little else in the middle. While stakeholders recognized that Wilsonville has a large share of multifamily units, the city lacks older market-rate rental housing that has “filtered” over time to become less expensive. The result is that the city’s rental market is perceived as being more similar to Lake Oswego and West Linn than to Milwaukie or Oregon City. Many people are paying more than they can afford for rental housing in the city.
- **For homeowners, housing affordability is seen as a key obstacle.** Wilsonville needs middle-income ownership housing most of all, including housing for residents earning 80% to 120% of area median income. Per the service providers in the focus group, the biggest challenge to homeownership that renters identified was finding a home that they could afford, especially for single-parent families and people of color. For existing homeowners, there is ongoing concern about HOA fees and property taxes driving up housing costs for themselves and for future residents. There are some resources to support existing homeowners, like home repair programs, but demand for support may be larger than the individual programs can address on their own.
- **There is a need for housing for people with mobility needs.** A key theme in the outreach was the need for single-level homes.
- **There is a perception that there is little land for infill housing development and some opportunities for the City to explore in new planning areas.** Those opportunities include (1) encouraging new housing types (e.g., homes with accessory dwelling units (ADUs) in new residential neighborhoods) with incentives (e.g., tax abatements) and (2) an easier/clearer path for small and medium infill development. Developers also identified tools to support housing affordability that other communities have, but Wilsonville lacks.
- **Wilsonville has a strong and positive history of working with affordable housing developers.** The City’s active support is both valued and seen as being essential for future development to occur. Because of this positive relationship, nonprofit housing providers are willing and eager to consult with the City early on and lend their development knowledge and expertise to planning efforts.

## Part 2: Summary of Input on Broader Social Equity Themes

Equity – a world in which all people have housing choices that meet their unique needs without racial and economic disparities – is a key component of a larger strategy of achieving greater equity. As part of the project team’s conversations with stakeholders, other themes related to equity emerged, not specific to housing. While most of the items below are not directly related to housing and are therefore not appropriate to include as actions in a housing-focused strategy, they are a starting place for a more comprehensive approach to an equitable future for the City of Wilsonville. These insights informed the overall planning process, and also are fruitful feedback for future City of Wilsonville equity-planning initiatives.

### General Social Equity Themes

- Wilsonville would be well-served by a committee or body focused on issues of diversity and inclusion, to provide a forum for the City to more comprehensively address social equity across all of its functions and services.
- More social connections are needed for residents who do not have a community gathering space where they feel welcome.
- Service providers participating in a Summer 2019 focus group provided examples of some residents, including people experiencing homelessness and people of color, reporting that they had felt unwelcome in public spaces.
- It is important to promote inclusion within the community. As discussed at a high level at the February 2020 Planning Commission meeting, it is important to think about what would encourage people of color to move into Wilsonville, especially if there are not enough jobs for people with different skillsets.

### General Social Equity Ideas

- Develop a citywide equity strategy that incorporates a new approach to drive internal and external operations toward a more socially just and equitable community.
- Consider expanding representation on boards and commissions to increase diversity of backgrounds and views, including the Development Review Board and Planning Commission.
- Require future housing data collection and analysis (e.g., HNA, BLI, etc.) to include an equity-based group of people to provide input, feedback, and identify equity measures.
- Convene community-based organizations to determine how the City can best support them.
- Consider chartering a Human Rights Commission or similar organization that would encourage diversity, inclusivity, and celebration of Wilsonville’s many cultures.

- Given the bifurcated housing market of subsidized housing and expensive homes, aiming for the inclusion of owner-occupied units at 80 to 120% of median income would be a great idea. Wilsonville needs middle-income housing most of all.
- Reach out to school district representatives to discuss possible partnerships related to equity training, new policies to promote inclusion, etc.
- Generate ideas for what actions the City could take to attract more people of color to the community.
- Ask each of the City's boards and commissions to spend part of a meeting in the next year talking about equity and how it could incorporate greater equity in its work. The City might consider creating a training toolkit that the boards and commissions could use to increase their understanding of equity and inclusion. Each group could list what it is doing now to promote equity and inclusion and identify two to three new actions it could take in the next year to bring greater equity and inclusion into its work. This could be repeated annually or biennially.

## Part 3: Outreach Process and Key Findings

### Focus Groups and Interviews

The project team conducted three focus groups with employers, nonprofit service providers in Wilsonville, and nonprofit affordable housing providers. The team also conducted ten interviews with for-profit developers and a representative from the real estate industry.

### Key Findings

- **Wilsonville's rental market is perceived as having newer, higher quality, more expensive developments with longer waitlists.** The market is perceived as being more similar to Lake Oswego and West Linn than to Milwaukie or Oregon City. The County gets fewer calls on discrimination/repairs/landlord-tenant issues from residents in Wilsonville. The City has a lot of amenities that make it an attractive place to build housing.
- **There is ongoing concern about HOA fees and property taxes driving up housing costs.**
- **Needed housing types:** Single-story units; smaller homes; triplex/duplexes; houses with ADUs; low-cost, single-room occupancy units for people transitioning into the area; roommate matching/homeshares.
- **Who needs help with housing:** single parents, single working adults, people with disabilities, seniors (people cannot age in place easily in Wilsonville).
- **There are not a lot of services for homeless people available locally.**
- **Like affordable rental housing, affordable homeownership projects require subsidy.** About \$100,000 to \$120,000 in subsidy is needed to build a new home affordable at 60% to 80% AMI; if purchasing an existing home, a buyer needs about 20% of the home's

value. The subsidy can come from several sources: land write-downs, permit fee/SDC waivers, outright subsidy, etc.

- **Affordability is a key issue for employers.** In a recent survey of the city’s employers, approximately 30% identified housing costs as a problem for local businesses.
- **The cost of housing presents challenges for those relocating from out of state.** Employers are challenged to find affordable, temporary housing for employees moving to the area. Those arriving in the area find housing costs to be out of line with their previous location. Many employers have to increase wages as a result.
- **Workers commuting to Wilsonville face increasing congestion** (especially shift workers). Some businesses mentioned having a difficult time retaining employees, partly due to transportation costs. Many would like to see increased transportation options for workers, such as regional transit connections and bike/walk options.
- **Employers do not have capacity to offer housing assistance** because they are increasing wages. Instead, employees (particularly lower-wage employees) are finding lower-cost housing in places like Salem, Keizer, Woodburn, Oregon City, Tualatin, and Canby.
- **Additional workforce housing and affordable student housing is needed** to help accommodate growing employment and student populations.
- **Developers working in Wilsonville find some of the City’s regulations to be onerous,** including the stormwater regulations and high SDC fees (though these are comparable to other areas). Many were complimentary of City staff but would like to see a less discretionary, streamlined review process. There has been public pushback on infill development due to density and parking concerns, which has led to increased carrying costs.
- **There is the perception that there is not a lot of land to accommodate new infill development.** Wilsonville is not on the radar for many infill developers given the lack of land for infill development, and the perception that Town Center is not yet “ready” for development.
- **The City could do a better job encouraging new housing types** (like homes with ADUs in new residential neighborhoods) with incentives (e.g., Vertical Housing Program) and an easier/clearer path for small and medium infill development.
- **Capacity for ADUs and infill development in most neighborhoods is unknown:** The majority of Wilsonville’s residential areas are covered under covenants and restrictions (CC&Rs) established by the original developers. The capacity for existing homes to add ADUs or infill on a large lot is unknown by the City and many property owners. New developments could add provisions for ADU development in the future, but there is no incentive for developers to deviate from writing CC&Rs to match the original plans.
- **Some developers referenced incentives that other communities provide:** SDC waivers for ADUs (Wilsonville has this provision in policy), Tigard’s Lean Code, tools for preserving affordability, and tools to reduce carrying costs.

- **The list of developers working in Wilsonville is short.** Developers who might be a good fit for infill development in the Town Center or other areas are not familiar with the City’s opportunities or potential incentives. While many developers are focusing attention on suburban markets, they remain interested in opportunities near good transit and existing services and retail. Infill developers are looking to partner with a city and would be open to an array of incentives. Supports could include land write-downs, SDC waivers, tax abatements, urban renewal support for infrastructure development, etc.
- **The City and County could have a closer working relationship, potentially through information sharing, relationship-building and formal agreements on County and other housing resources.** Information and referral linkages between the City and County regarding services for older adults are strong; what is needed is more actual onsite (in Wilsonville) delivery of County programs. More ongoing information sharing is needed about plans for the Metro Housing Bond, assistance for renters, housing authority programs, use and availability of federal housing assistance, and homelessness funding.
- **Wilsonville has a strong and positive history of working with affordable housing developers in the past.** For example, the City made land available, championed projects, and cleared a pathway toward a tax exemption for affordable units. This has solidified the City’s good reputation among affordable housing developers.
- **A city’s advocacy and support for affordable housing is key in making a project work.** Projects need champions on City Council, the Planning Commission, and among City staff to problem-solve development review projects and provide support for these projects at neighborhood meetings.
- **The Metro Affordable Housing Bond is a near-term opportunity to help fund affordable housing.** The City is receiving calls from affordable housing developers who might be interested in working in the city.
- **The City-owned site near the WES station could be a desirable Transit-Oriented Development site.** To make property near WES station viable, the City needs to: provide a clear path for land use review, write down land cost, provide goals for the project, and make site issues known.
- **Affordable housing developers like being involved early in process.** They are happy to share expertise and can even bring development team to talk about ideas for potential sites. Possible opportunities for tours and additional engagement.
- **Some see isolation among some residents.** More social connections are needed for residents who do not have a community gathering space. The city’s parks are a wonderful asset and people feel safe there.

## Library Kiosk

In December 2019, the project team placed a kiosk survey board in the Wilsonville Public Library to gather resident input on what kind of housing Wilsonville needs most. The board was presented in English and Spanish to gather input from a wider range of residents who live

in Wilsonville, focusing on residents who have not provided project feedback through other venues such as Let's Talk, Wilsonville!

In total there were over 320 votes, which ranked eight different potential housing types for Wilsonville. Participants could choose to place as many votes as they wanted. Every housing option received votes, and the top three choices were single-level homes where people can live their whole lives, smaller, single-family homes, and homes with an accessory dwelling unit (ADU). Smaller homes were preferred more often than bigger, single-family homes at a ratio of two to one. Co-housing, which ranked fifth, received higher interest than smaller apartments or live-work spaces; both of these options ranked last, with fewer votes overall.

### Most popular responses

- Single-level homes/accessibility was the most popular response
- Smaller homes (but not as much interest in smaller apartments); preferred to bigger homes by 2 to 1 ratio.
- Homes with an accessory dwelling unit

### Let's Talk Wilsonville Survey and Submitted Stories

The City of Wilsonville released a survey about equitable housing on its online open house platform, Let's Talk Wilsonville, in August 2019, and a quick poll in December 2019. In addition, website visitors could submit stories about their housing experiences in the city.

### Key Findings

- A total of 80 residents took the online survey. Respondents tended to be longtime residents (10+ years, 36%) or fairly new to the City (1-5 years, 39%). Renters were highly underrepresented, with 76% of respondents stating they owned their home.
- General takeaways from people who rent their homes:
  - Properties are seen as fairly well-maintained.
  - All but one respondent was at least somewhat stressed about the possibility of rent increases (79% responded yes).
  - The biggest challenge respondents identified to buying a home in Wilsonville is finding a home they can afford (68% of respondents).
- General takeaways from people who own their homes:
  - Affording maintenance needs is not generally a problem, but 88% of owners are at least somewhat stressed about affording overall monthly housing costs.
  - There is close to a 50/50 split on whether homes are suitable for aging in place. Multiple floors seem to be the biggest factor in this perception.
  - Less than half of owners (41%) think they could afford to buy a home in Wilsonville in today's market.
- Commute and schools were the top two choices of why people chose Wilsonville.

- Respondents were split on whether there is an adequate variety of housing types in Wilsonville.
- Housing concerns are mixed:
  - Just under half of respondents indicated concerns about cost of housing and expressed a need for more affordable housing.
  - About one-third of respondents shared concerns around themes of quick growth, density, too many apartments, etc.
  - Other comments indicated that more unit types are needed in the City.
- A separate “quick poll” asked “Which of these ideas would most help ensure that people from different backgrounds, ages, ethnicities, incomes, and physical abilities have an opportunity to enjoy Wilsonville?” (*a total of 31 responses were recorded as of January 13, 2020*)
  - The most popular response was “encourage builders to construct more single-level homes with features that make independent living easier.” (31% of responses)
  - Other responses that garnered interest were:
    - Work with apartment owners to maintain housing for the long term and keep rents from increasing too rapidly (all types of apartments, not only “affordable housing”) (21% of responses)
    - Make it easier to build different types of homes – single detached homes, cohousing, townhomes, cottage clusters, apartments, mobile home parks (17% of responses)
- Themes of stories shared on Let’s Talk, Wilsonville!: (14 total submitted)
  - Lack of starter homes affordable for first time homebuyers
  - Increased cost of rent over time
  - More housing types needed
  - Little housing for working class
  - Need for more outreach and education on available services
  - Good quality of life – parks and schools
  - Need to plan for infrastructure to support increased growth

## Renter Survey

In order to improve the project’s engagement of underrepresented groups, including renters and communities of color, housing surveys were distributed to residents living in Wilsonville’s subsidized affordable apartment complexes in December 2019. A total of 14 responses were returned to the project team.



## Key Findings

### **Residents surveyed seem to be connected to the community of Wilsonville:**

- Most of the respondents do not plan to leave Wilsonville in the next five years.
- Around 36% of respondents only looked in Wilsonville for housing.
- Most respondents were somewhat long-term residents, five years or more.
- Around 40% of respondents would contact friends of family in times of need, which suggests they have a strong network nearby.

### **Survey respondents feel secure and satisfied with their housing:**

- Compared to the national averages, respondents found affordable housing very quickly.
- The majority also did not feel that they are at risk of losing their housing or not being able to afford their current home in the future.
- While many of the responses to the quick poll and library kiosk indicated a need for more housing suitable to aging in place, all but one respondent to this survey felt they are able to age in their current home without issue.

### **Survey respondents may not feel it is possible to be homeowners or are just not interested:**

- The most picked answer for the last question, which asked about strategies that would help ensure that people from different backgrounds, ages, ethnicities, incomes, and physical abilities can live in Wilsonville was “working with apartment owners to maintain housing for the long term and keep rents from increasing too rapidly.”
- Very few respondents aspired to buy a home. This could be due to how satisfied they are with their current living situation. However, it is interesting to note that they believe the biggest barrier for anyone to buy a home in Wilsonville would be finding a home they could afford. This suggests that, if they did aspire to own a home, they see it being a big challenge to stay in their community.

## Detailed Results

### **Question 1: How long have you lived in Wilsonville?**

Twelve survey respondents have lived in Wilsonville for more than five years.

### **Question 2: Why did you choose to live in Wilsonville?**

Housing cost was at least one of the reasons 10 survey respondents choose to live in Wilsonville. For half of the respondents, parks and open space was one of the reasons they choose Wilsonville. Only one survey respondent chose Wilsonville because of the proximity to

work. No respondents choose to live in Wilsonville for the school system or because they liked the home.

**Question 3: When you were looking for your current home, how long did it take before you found it in Wilsonville?**

Ten respondents only looked for housing for between zero to six months before finding housing in Wilsonville. The other respondents found housing between six months and two years. No respondents waited more than two years to find housing.

**Question 4: When you were looking for your current home, what other areas were you considering?**

Five respondents were looking for housing in only Wilsonville. The two other cities most commonly chosen were Tualatin and Oregon City.

**Question 5: Do you feel your home is suitable for aging in place?**

All but one respondent felt that their home is suitable for aging in place.

**Question 6: Is your home big enough to meet the needs of your family?**

Twelve respondents felt their home is big enough to meet their needs.

**Question 7: If you could improve one thing about your housing now, what would it be?**

The majority of respondents chose other. There did not appear to be any trend for the other responses. The second highest response for this question was more bedrooms.

**Question 8: How well do you feel the property owner is maintaining your home?**

Ten respondents felt that their property is well maintained. No respondents felt that their home is poorly maintained.

**Question 9: Do you feel stressed about your ability to afford monthly housing costs?**

Nine respondents indicated that they are not stressed about affording monthly housing costs. Only one respondent felt stressed with two feeling somewhat stressed.

**10. Do you plan to stay in your current home for at least the next 5 years?**

Ten respondents planned to stay in their current home for the next five years. Three were unsure.

**11. Do you aspire one day to buy a home?**

Ten respondents do not aspire to buy a home.

**12. What do you think would be the biggest challenge to buying a home in Wilsonville?**

Ten respondents believed that finding a home they could afford would be the biggest barrier to buying a home (some respondents chose more than one response).

**13. If you had an issue with your living situation or needed assistance, who would you go to for help?**

Seven respondents indicated that they would go to County or State services for help, and seven indicated that they would go to family or friends (some respondents chose more than one response).

**14. Which of these ideas would help ensure that people from different backgrounds, ages, ethnicities, incomes, and physical abilities can live in Wilsonville?**

Nine respondents thought that working with apartment owners to maintain housing for the long term and keep rents from increasing too rapidly would help the most (some respondents chose more than one response).

# Appendix C: Construction Excise Tax Implementation Roadmap

## How It Works

In 2016, the Oregon Legislature passed Senate Bill 1533 which permits cities to adopt a construction excise tax (CET) on the value of new construction projects to raise funds for affordable housing projects. The statute permits a maximum rate of 1% of permit value on residential construction and does not limit the rate on commercial and industrial construction. The adopting jurisdiction selects the rate within these constraints. Many communities in Oregon are exploring the application of CET for housing projects, because the tool can provide a locally-generated, dedicated source of funds for affordable housing programs and developer incentives.

The allowed uses for CET funding are defined by the state statute. The City may retain 4% of funds to cover administrative costs. The net revenue after deducting administrative costs must be allocated as follows, if the City uses a residential CET:

- 50% must be used for developer incentives (e.g., fee and SDC waivers, tax abatements, etc.)
- 35% may be used flexibly for affordable housing programs, as defined by the jurisdiction.
- 15% flows to Oregon Housing and Community Services for homeowner programs.

If the City implements a CET on commercial or industrial uses, 50% of the net revenue must be used for local housing programs, as defined by the jurisdiction, and the remaining 50% are unrestricted.

The statute exempts public buildings, regulated affordable housing, places of worship, public and private hospitals, agricultural buildings, and nonprofit long-term care facilities, residential care facilities, and continuing care retirement communities.<sup>2</sup> The City can exempt other types of development if desired (e.g., small developments under a certain size or permit value). The tax applies only to new construction and additions or remodels that add square footage.

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### Construction Excise Taxes in Oregon<sup>1</sup>

As of 2020, the following Oregon cities have adopted a CET:

- Portland
  - Corvallis
  - Tillamook County
  - Cannon Beach
  - Hood River County
  - Hood River City
  - Newport
  - Medford
  - Milwaukie
  - Bend (*grandfathered program from before legislation*)
- 

<sup>1</sup> This list is based on ECONorthwest research as of April 2020 and may not be exhaustive.

<sup>2</sup> Oregon Revised Statute 320.173

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## Pros

- Flexible funding source, especially for funds derived from commercial/industrial development.
- Can be blended with other City funds to maximize impact.
- Ability to link industrial or other employment investments, which generate new jobs and demand for new housing, with funding for housing development.
- Allows some use of funds for administration; can fund staff time needed to administer programs.

## Cons

- CET increases development costs in an environment where many developers are already seeking relief from systems development charges, so it would have impact on project feasibility.
- Where demand is high relative to supply, may be passed on in whole or in part through higher housing costs or higher rents for tenants in new buildings.
- Revenue will fluctuate with market cycles and will not be a steady source of funding when limited development is occurring.

## Application in Wilsonville

This section outlines the broad steps that the City might take in evaluating the establishment of a CET in the City.

### 1. Develop and Analyze Program Scenarios

To better understand and select among the options available through the statutes, the City should evaluate a number of scenarios that are tailored to the Wilsonville market and the specific program design.

- Should the CET apply to both residential and commercial / industrial development?
- What rate would be appropriate for each type of development included, balancing revenue generation with impacts to development feasibility?
- What exemptions might the City want to establish, in addition to those required under statute (see above)? For example, would the City want to exempt projects under a certain size or permit value, certain housing types, or a broader definition of affordable housing?

Using the historical and projected residential building permit values, the City could analyze the average revenue it would generate with a CET by use, per the statutory rate cap and spending limitations.

	<b>Residential</b>	<b>Commercial/Industrial</b>
Rate Cap	The statutory rate cap is 1%. The City could look at rates of 0.5% to 1% of permit value.	Given that the rate is uncapped, the City could evaluate a range of CET rates (e.g., 0.5%, 1%, 2%, and 5%).
Spending Limitations	50% - developer incentives  35% - affordable housing programs, as defined by the jurisdiction  15% - Oregon Housing and Community Services for homeowner programs	50% - developer incentives  50% - unrestricted

Source: Oregon Revised Statutes 320.195 (4)

A key question for the program structure will be how the City can structure the CET so that it would not provide a great disincentive to new market-rate development that would otherwise pencil without the CET.

## 2. Determine How the City Would Use CET Revenues

Because CET is dependent on new construction, revenue will vary with market cycles. The City should consider reasonable assumptions for budgeting purposes and define priorities for the portion of the revenue that may be used flexibly. Consistent with implementation of this Plan’s actions, Council would determine what types of incentives it would want to fund with the money dedicated to developer incentives (e.g., a tax abatement, SDC waiver, direct grants, land write-downs, etc.), funds for affordable housing, and any unrestricted funds.

If the City were to establish a CET on commercial and industrial development, there may be demand from other City priorities and programs for the unrestricted portion of the revenue, which would reduce the amount available for affordable housing. The City could consider dedicating CET to actions that are focused on reducing displacement that could also withstand the variability in CET revenue generation, such as emergency short-term rent vouchers.

As part of these conversations, the City should consider how it would administer the program, and what staffing and partnerships would be needed to implement the programs identified.

## 3. Seek Stakeholder Input

The City should seek input from local developers and business leaders regarding the potential impact of a CET on development activity and business recruitment. To ground these conversations, the City can evaluate recent development examples and calculate what the CET costs would have been. It may also be helpful to conduct additional outreach to affordable

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housing providers to help the City understand how best to administer funding if a CET is adopted.

#### 4. If Applicable, Carry Out Adoption Process

If the City chooses to adopt a CET, it must pass an ordinance or resolution that states the rate and base of the tax.<sup>3</sup> Most communities also identify any further self-imposed restrictions on the use of funds as part of the adopting ordinance (e.g., establishing that the housing programs will support housing affordable up to a certain percentage of area median income, or specifying the allowed uses of unrestricted funds). If the ordinance passes, the City must then establish a process to distribute the funds.

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<sup>3</sup> ORS 320.192

## Appendix D: All Actions Evaluated

*This information was part of the presentation materials for the September 4, 2019 Task Force and September 11, 2019 Planning Commission meetings.*

To address the community's housing needs now and in the future, the City of Wilsonville has identified the need to establish a roadmap toward a more equitable housing system. This memorandum provides a menu of potential actions that the City can take to advance its Equitable Housing Strategy.

The tools outlined in this document fall under the following categories:

- A. Programs to Fund or Reduce Costs for Housing Development or Preservation
- B. Development/Permitting Incentives and Regulatory Reform
- C. Outreach and Coordination
- D. Property Tax Abatement Programs
- E. Affordability Requirements
- F. Homeownership Programs
- G. Anti-Displacement and Renter Support Tools
- H. Ownership or Sale Requirements



## A. Programs to Fund or Reduce Costs for Housing Development or Preservation

**Grants/Loans for New Development and Preservation.** Investments intended to help regulated and unregulated properties with development costs, pre-development assistance, loan recapitalization, and/or pay for necessary capital repairs so that land owners can avoid selling to the private market for capital. The City would need to determine funding sources – possible sources include urban renewal, CDBG, Section 108 (up to 80% of MFI).

**Reduced or Waived Permit Fees or Systems Development Charges (SDCs) for Affordable Housing.** An array of programs that offer reductions or waivers on a project's permit fees or system development charges in order to reduce the cost to build housing. The City already waives SDCs for Accessory Dwelling Units. One option would be to develop a separate fee schedule for the portion of rent-restricted affordable units within a project.

**Financed Building Permit and Planning Fees or SDCs.** Program to finance permit fees and/or System Development Charges for affordable housing developments.

**Expedited and Fast-Tracked Planning and Building Permit Review for Affordable Housing or Specific Housing Types.** Allows for faster development review for affordable housing, or for pre-approved housing development types, thereby reducing time and cost of new development to allow for lower rents to be charged.

**Partnerships with Community Land Trusts.** There are several community land trust models throughout the country. The model used in the Portland area involves a non-profit, municipal, or other organization that owns land and provides long-term ground leases to low-income households to purchase the homes on the land, agreeing to purchase prices, resale prices, equity capture, and other terms. The City could pursue discussions with Proud Ground, determine the sites it could offer for a CLT, and explore options agreements for voluntary inclusionary zoning in partnership CLT's as part of single family neighborhood development.

**SMART/WES Property Development.** The two- to three-acre City-owned property near Wilsonville's WES transit station is the City's main opportunity to promote Transit-Oriented Development for affordable and/or workforce housing. Potential support could include development/permitting incentives or a public-private partnership that would provide development or infrastructure subsidies in exchange for fulfillment of community goals.

**City-Led Land Acquisition Strategy and Land Banking.** City-led program to buy and hold land for future development opportunities. This supports affordable housing by reducing or eliminating land cost from development.

**City-Supported Employer-Assisted Housing.** Employer-assisted housing programs help employees meet their housing needs, which in turn helps employers to achieve their business goals. The City's role could be to provide subsidies, convene employers with other players in the housing sphere, or partner in development.

## B. Development/Permitting Incentives and Regulatory Reform

**Development of Requirements and Policies for Master Planning Efforts in Frog Pond East and South.** Frog Pond East, West, and South are the main areas where the City expects new housing development. Frog Pond West has a master plan, but Frog Pond East and South do not. Those areas will likely be developed through a series of Planned Unit Developments. As part of its planning, the City should determine what kinds of affordability and unit type requirements to consider as a part of the master planning requirements for Frog Pond East and South.

**Implementation of Oregon House Bill 2001 (Middle Housing).** Oregon House Bill 2001 requires that local jurisdictions adopt zoning code regulations or comprehensive plan amendments to permit middle housing types (e.g., duplexes, triplexes, etc.) in all areas that are zoned for residential use and allow for detached single-family dwellings. These changes will allow for a diversity of unit types throughout Wilsonville, but the City will need to assess its own plans for future planning areas for Frog Pond as well as the restrictions in each of its existing neighborhoods that have HOAs.

**Accessible Design Standards Incentives.** Incentives for visitability, adaptability, and accessibility. This could include incentives encouraging universal design.

**Incentives for Space-Efficient Housing.** Provides development standards that allow certain types of housing such as cottage clusters, internal division of larger homes, duplexes, and accessory dwelling units. This could include increased density and/or height for regulated affordable housing and/or for housing types that tend to be lower cost (e.g., cottage homes, duplexes/triplexes, etc.) Consider including as part of new development agreements. Follow up actions include fact-finding with existing Homeowners' Associations about whether ADUs are allowed within CC&Rs.

**Reduced Parking Requirements for Affordable Housing or Housing Near High-Capacity Transit.** Development standards that reduce the required number of parking spaces for affordable housing and/or housing near high-capacity or rapid transit. There is a potential to limit to subsidized units.

## C. Outreach and Coordination

**Track Market Conditions.** To support successful program implementation, the City can enhance its tracking of the residential real estate market, such as RMLS, Zillow, Multifamily NW, and Co-Star. This will help the City to understand where change is occurring and help the City to better target its resources.

**Outreach with Non-Profit Affordable Housing Developers.** Proactively seek out connections to regional developers looking for infill and other development opportunities. Potential organizations include: REACH CDC, Habitat, Northwest Housing Alternatives.

**Outreach with Market-Rate Developers.** Proactively seek out connections to regional developers looking for infill and other development opportunities. This could include a public relations strategy about possible opportunity sites available, developer tours, and increased participation in housing-related real estate events so that the City can better understand development activity within the region.

**Better Connections to Clackamas County's Housing Bond Implementation.** Increase coordination and communication on the Metro Affordable Housing Bond.

## D. Property Tax Abatement Programs

**Multiple-Unit Limited Tax Exemption Program.** Incentivizes high-quality, mixed-use, and diverse housing options by selecting a development to award a property tax exemption.

**Vertical Housing Tax Abatement.** Subsidizes mixed-use development by providing a partial property tax exemption on increased property value for qualified developments.

**Tax Abatement for New and Rehabilitated Multifamily Rental Housing.** Offers a full property tax abatement for up to 10 years for multifamily rental housing affordable at up to 120% of Area Median Income. The City sets the length of exemption based on percent of units meeting affordability criteria.

**Nonprofit Affordable Housing Property Tax Abatement.** The Oregon legislature authorizes a property tax exemption for low-income housing (60% MFI and below) held by charitable, nonprofit organizations only.

**Low-Income Rental Housing Property Tax Abatement.** The Oregon legislature authorizes a property tax exemption for new rental housing exclusively for low-income households (60% MFI and below). Housing need not be owned or operated by a nonprofit entity.

## E. Affordability Requirements

**Inclusionary Zoning.** Incentivizes or requires developers to set aside a certain share of new housing at a price affordable to people of low or middle income.

## F. Homeownership Programs

**Education on Home Ownership Preparation.** Help first-time homebuyers learn the basics about the home buying process in classes taught by experienced professionals who specialize in helping first-time homebuyers. Special topics on HOAs can be included. The City could coordinate with existing organizations such as the Portland Housing Center to facilitate this training or develop its own program.

**Alternative Funding Sources for Down Payment and Mortgage Assistance.** Expand financing options to low-income and middle-income households who plan to purchase a home.

## G. Anti-Displacement and Renter Support Tools

**Create Better Linkages to County Support Services for Renters.** Create formal structures with County to better provide resources and technical assistance for tenants: (1) Provide connections to the County mediation process in which people work with a neutral professional to facilitate a mutually beneficial, binding resolution, (2) work with County on trainings, counseling services, resource fair, website resources to help residents to gain familiarity with landlord-tenant law and information needed to know their rights, (3) provide information on existing local rent assistance programs.

**Monitor Implementation of State Rules on Rent Control and Evictions.** City staff can monitor and understand how Senate Bill 608 is being implemented within the City. This landmark law fundamentally changes landlord-tenant laws by regulating how and when Oregon landlords can increase rents, sets limitations on when landlords can use evictions, and requires landlords to pay relocation payments to tenants in certain circumstances.

**Mediation That Supports Residents to Remain in Their Homes.** The City could provide its own mediation services for homeowners facing foreclosure to resolve the issue with the mortgage by mutual agreement before a default judgment or foreclosure sale is reached.

**City-Led Landlord Counseling.** Support landlords towards successful property management by providing education services that inform landlords of their rights and responsibilities, coach them on best practices, and assist in resolving disputes. This could also incorporate better connections to County resources.

**Landlord Accountability and Support.** Explore options to partner with – and hold accountable – landlords whose properties generate disproportionate complaints from tenants. Examples include strong code enforcement and a rental housing inspection program.

**City Database of Rental Buildings.** The City could create a database of rental buildings to provide data for programs to (1) support renters and (2) watch for opportunities to preserve housing that may be sold or may see rents increase.

**Short-Term Assistance for Upfront Rental Costs.** Create a Wilsonville-specific program for upfront rental costs.

**Platforms to More Easily Find a Place to Live.** Create a single place to find housing and submit a rental application, such as OneAppOregon.com.

**Designate “Front Door” Staff at City Hall.** Designate staff that are available for referrals, community housing training, etc. A possible role could be connecting employees to housing opportunities.

## H. Ownership or Sale Requirements

**Policies Requiring or Incenting Purchase Rights to Nonprofits or City (First Right of Refusal Policies).** Policy that would require landlords to notify cities and/or nonprofits of the intent to sell so that the cities/nonprofits have the ability to purchase land/properties before they turn to market rate (important for low-cost, market-rate housing).

**Policies Requiring Notification of Expiring Contracts.** Policy requiring that rent-regulated properties coming upon their regulatory expirations notify cities or nonprofits (again to enable cities/nonprofits to purchase the properties before they turn to market rate).

## Appendix E: Property Tax Abatement Programs for Housing in Oregon

Oregon has several property tax abatement programs that can be used to support development of affordable housing or to leverage private housing development to provide benefits (e.g., a portion of units at reduced rents, or ground floor retail in key areas) that the market may not deliver on its own. Each program differs in the type of housing it incents (eligibility criteria), the geographic specificity, and other policy parameters:

- **Vertical Housing Development Zones (VHDZ):** Incents multi-story mixed-use development by offering a partial property tax exemption for 10 years to developments that include housing as well as non-residential use (e.g., retail on the ground floor), with a larger tax exemption for higher density developments. Overlapping taxing districts can opt out.
- **Multiple Unit Property Tax Exemption (MUPTE, sometimes called MULTE):** Can be used to incent multifamily housing with particular features or at particular price points by offering qualifying developments a partial property tax exemption for 10 years (or longer, for housing subject to affordability agreements). Limited to adopting jurisdiction's taxes unless there is sufficient support from overlapping taxing districts.
- **Low-Income Rental Housing Exemption:** Provides a 20-year, renewable property tax exemption for rental housing for low-income households (60% of area median income and below). Housing need not be owned or operated by a nonprofit entity; if it is not, only housing built after the program is adopted is eligible. Limited to adopting jurisdiction's taxes unless there is sufficient support from overlapping taxing districts. Requires that savings be passed on to tenants through rent reductions.
- **Nonprofit Low-Income Rental Housing Exemption:** Provides a full property tax exemption for new and existing affordable housing owned and operated by a nonprofit organization for as long as the property meets eligibility criteria. Also applies to land held by a nonprofit for future affordable housing development. Limited to adopting jurisdiction's taxes unless there is sufficient support from overlapping taxing districts.
- **Temporary Exemption for Newly Rehabilitated or Constructed Multiunit Rental Housing:** Incents development or rehabilitation of multifamily rental housing with rents affordable to households with an annual income at or below 120% of area median income citywide through a full property tax abatement for no more than 10 years. Does not take effect unless there is sufficient support from overlapping taxing districts.
- **Homebuyer Opportunity Limited Tax Exemption (HOLTE):** Provides a 10-year property tax exemption for the structural improvements of a new or rehabilitated single-unit housing. Available for properties valued at no more than 120% of the median sales price. Allows each city to determine its own income and owner-occupancy requirements.

The following sections describe each program and its pros and cons. To facilitate comparison between programs, key features and differences of the programs are summarized in Exhibit 1 on page.

## Vertical Housing Development Zones (VHDZ)

### How It Works

This program incentivizes mixed-use development and affordable housing by partially exempting property taxes for qualifying projects. The exemption varies in accordance with the number of residential floors in a mixed-use project; the maximum property tax exemption is 80% of the residential improvement value over 10 years. An additional property tax exemption on the land may be given if some or all of the housing is for low-income persons (80% of area median income or below). There is no tax exemption on the non-residential component.

Before a city or county can grant an exemption for an eligible development project, they must establish a VHDZ. Per state statute, jurisdictions must consider the potential for displacement<sup>1</sup> of households within a proposed vertical housing development zone before designating the zone. Once the VHDZ is established, the developer may apply for the city's Vertical Housing Tax Abatement Program.

### Pros

- Targeted tool to support mixed-use development in places with locational advantages.
- Overlapping taxing districts must take action to opt out, rather than having to take affirmative action to approve zone designations and project applications.
- Offers incentives for market-rate, mixed-income, and affordable housing, with greater incentives for affordable/mixed income housing.
- Incentivizes higher density development as well as mixed-income development.

### Cons

- May provide insufficient incentive to lead to affordability unless paired with other tools.

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<sup>1</sup> According to the relevant statute (ORS 307.841(2)): "Displacement" means a situation in which a household is forced to move from its current residence due to conditions that affect the residence or the immediate surroundings of the residence and that: (a) A reasonable person would consider to be beyond the household's ability to prevent or control; (b) Occur despite the household's having met all previously imposed conditions of occupancy; and (c) Make continued occupancy of the residence by the household unaffordable, hazardous or impossible.

In evaluating this issue for other communities, ECONorthwest has considered the potential for displacement because of redevelopment of existing housing with new development using the VHDZ program ("direct displacement"), and the potential that the presence of new development that uses the VHDZ program could encourage property owners to increase rents in existing housing to a degree that the households can no longer afford them ("indirect displacement").

- Requires retail space, which may not be viable or appropriate for all projects, and can be particularly challenging for publicly-funded, affordable housing projects.
- Can't qualify until project is under construction—creates uncertainty for developer & lenders
- Reduces general fund revenues for all overlapping taxing districts (unless they opt out).

#### Best for:

- Encouraging mixed-use development in locations where ground-floor commercial uses are essential to the vision and mixed use is not economically feasible yet.

#### Implementation Considerations

- Both ground-floor retail and multifamily rental housing must be allowed, appropriate, and potentially desirable to tenants for the program to be effective.
- The program works better for taller development (at least 4 stories tall) since the incentive is very limited for lower-scale development. It should be applied in places where this is allowed, desirable, and close to being feasible, given the higher cost of such development relative to 2- to 3-story housing or single-story retail.
- Expect market-rate development through this program, if any development occurs because of it—there is little or no history of it being used for affordable housing in Oregon. Also consider how any affordability restrictions will be monitored and enforced.

## Multiple Unit Property Tax Exemption (MUPTTE)

### How It Works

Through a multiple unit property tax exemption, a jurisdiction can encourage multifamily and attached housing in specific locations lacking in housing choices, or inclusion of units with below-market rents. The abatement applies to improvement value only and lasts for 10 years, except for affordable housing, which lasts as long as the affordability restriction lasts. Though the state enables the program, each city has an opportunity to shape the program to achieve its goals by controlling the geography of where the exemption is available, eligibility criteria (including required public benefits), program requirements, application process and fees, and program cap.

The City can select projects on a case-by-case basis through a competitive process. Applicants must show that the housing would not be feasible without the abatement.

To implement the exemption, the City would take the following steps:

- (1) Determine desired eligibility criteria (percentage of affordable or workforce housing or other public benefits, where the program applies, etc.).



- (2) Seek agreement from taxing districts representing 51% or more of the combined levying authority on the property to include all of the taxing jurisdictions in the abatement. If the City is unable to get agreement from other taxing districts, the abatement will only apply to the City's portion of property taxes.
- (3) Establish annual reporting and administration procedures.

## Pros

- City sets eligibility criteria and controls application process and project selection.
- Program is flexible to support various objectives related to encouraging housing.
- Tax abatements can contribute to the feasibility of both market-rate and regulated units. Saving on operational costs contributes to greater net operating income, which is important in determining project value and subsequently the development feasibility.
- The City can use the abatement program to incent private development to include some affordable units, or to incent higher density housing or other specific types of housing not being delivered by the market.
- Since applicants need to prove that the project would not be feasible without the exemption, the funding theoretically only goes to developments that would not have otherwise occurred.
- Property owner can apply by the February before first assessment year of requested exemption. Construction need not be complete.
- The City can set an annual cap on the total amount of tax exemptions in any given year for all projects.

## Cons

- May provide insufficient incentive to lead to affordability unless paired with other tools.
- Discretionary application process creates uncertainty during the development stage and more work for applicants. Some developers will be discouraged from applying.
- Can be difficult for the City to validate applicants' claims that the development would otherwise not be feasible.
- Depending on the project criteria, can be a highly competitive process among development projects.
- City must weigh the temporary (up to 10 years) loss of tax revenue against the potential attraction of new investment to targeted areas.
- Reduces general fund revenues for all overlapping taxing districts, which could make it harder to promote the tool to partner jurisdictions that do not perceive the same project benefits.
- Must get affirmative support from enough overlapping taxing districts to apply to their tax collections.

## Best for:

Encouraging multifamily housing with specific features (with or without ground floor commercial uses) in strategic locations, or supporting development of housing affordable to moderate-income households (e.g., around 80% AMI where the rent discount relative to market rates is limited).

## Implementation Considerations

There are multiple ways a City could implement this tool, which will require additional staff and stakeholder conversations to determine which application is most appropriate.

- The City could offer a citywide program for housing that is affordable to households making up to some specific income level (e.g., 80% or 100% of AMI). If the City were to require income certification of tenants, this would require a lot of paperwork for developers. If the affordability threshold is relatively close to current market rents, the City could limit the rent the developer could charge but not require income certification for tenants. This would be less burdensome for all involved but would not guarantee that the units would go to those that need them most, and would offer little discount relative to market-rate development. Also, the City should consider how affordability restrictions will be monitored and enforced—whether City staff has capacity for this, or whether there is an appropriate and willing partner to assist.
- The City could offer abatements for market-rate apartments that meet public goals and are not being produced by the market today. This could include higher-density development adjacent to transit or downtown, development that meets certain green building or sustainability goals, etc. In some markets, any multifamily rental housing development at scale is a challenge due to low market rents and difficult financing, and the program may be appropriate with minimal eligibility criteria.
- The abatement could be applied to certain middle housing types like duplexes, triplexes, cottage clusters on a common lot, etc. in neighborhoods close to transit or services. It will be most effective for rental properties, and should not be tied to affordability requirements without careful consideration of whether those will work for middle housing.
- Regardless of how the City chooses to apply the program, it could set a limit on the total amount of abatement granted per year or at any given time in order to limit fiscal impacts to the City and other taxing districts.

# Low-Income Rental Housing Exemption

## How It Works

Provides a 20-year, renewable property tax exemption for rental housing exclusively for low-income households (60% of AMI and below). Housing need not be owned or operated by a nonprofit entity. The program is limited to housing built after the program is adopted, except for existing housing owned by a nonprofit. The exemption is limited to the adopting jurisdiction's taxes unless there is sufficient support from overlapping taxing districts. Rents within the eligible properties must be reduced to reflect the full value of the property tax abatement. The exemption can also apply to land held for future affordable housing development, up to whatever time limit the City sets. If only a portion of a given property is used for qualifying, low-income housing (e.g., a mixed-use or mixed-income development), the exemption is applied only to the qualifying portion of the property. This program offers one of few options for private affordable housing development to receive a property tax exemption.

## Pros

- Housing need not be owned or operated by a nonprofit entity.
- No requirement that construction be complete prior to application.
- Reduces carrying costs before development occurs (tax exemption available for land being held for development of affordable units).
- Reduces costs for low-income residents by passing through savings in reduced rents.
- Demonstrates local support for affordable housing development, which can make projects more competitive for state and federal funds.
- Allows a city to adopt additional criteria, such as a cap on the number of eligible properties or on the amount of lost tax revenue.

## Cons

- Because the full savings must be passed through to residents, the exemption does not improve feasibility or reduce costs for the developer.
- In most affordable housing development using state and federal subsidies, rents are set based on a percentage of the household's income using formulas set by state or federal agencies. Building in an additional reduction based on the tax exemption and determining how to distribute savings among tenants with different unit sizes and incomes creates additional complexity and requires the City to monitor compliance with that aspect of the program.
- Complex to apply to mixed-income housing, since the abatement is pro-rated to apply to the portion of the property that meets the criteria. Even housing funded with Low Income Housing Tax Credits can sometimes have a mix of income levels that includes households with incomes above 60% of area median income.

- The 20-year duration does not align well with the 15- and 30-year compliance periods for the Low Income Housing Tax Credit program, which is a likely source of funding for property that would qualify for this exemption.
- Reduces general fund revenues for all overlapping taxing districts if properties that would not otherwise have received an exemption are approved through the program.
- Must get affirmative support from enough overlapping taxing districts to apply to their tax collections.

### Best for:

Lowering rent burdens for residents of affordable housing in jurisdictions with a sophisticated affordable housing program.

### Implementation Considerations

- Although not required in statute, most cities conduct ongoing monitoring or enforcement to confirm ongoing eligibility.

## Nonprofit Corporation Low Income Housing Exemption

### How It Works

This program provides an opportunity to assist nonprofits providing affordable housing in the community by lowering operating costs. It applies to rental housing for low-income persons<sup>2</sup> that is owned, being purchased, and/or operated by a nonprofit. It can apply to land held for affordable housing development, existing affordable housing, or new construction. Both land and improvement value (if any) are exempt. The exemption can be granted for as long as the property meets eligibility criteria, but the property owner must reapply on an annual basis to demonstrate on-going eligibility. For land held for future affordable housing development, the City sets a limit on how long the exemption can apply, with the option for property owners to apply for an extension after that time. This program offers one of few options for nonprofit affordable housing development to receive a property tax exemption.

### Pros

- The abatement can be used for most nonprofit affordable rental housing development.
- Can apply to both existing and new housing.
- Reduces carrying costs before development occurs (tax exemption available for land being held for development of affordable units), and offsets operational costs once the development is complete, reducing feasibility gaps.
- Allows a city to adopt additional criteria, such as a cap on the number of eligible properties or on the amount of lost tax revenue.

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<sup>2</sup> Incomes must be at or below 60% of area median income (AMI) to start, and up to 80% AMI in subsequent years.

## Cons

- Must get affirmative support from enough overlapping taxing districts to apply to their tax collections.
- Reduces general fund revenues for all affected taxing districts.
- Limited applicability / eligibility, since it does not apply to mixed-income housing or affordable housing built by for-profit developers.
- The requirement for the property owner to resubmit eligibility documentation every year may be burdensome, though a streamlined application process can mitigate this.

## Best for:

Reducing operating costs for regulated affordable rental housing developed by nonprofits.

## Implementation Considerations

- Because this exemption applies to both new construction and existing housing, it has the potential to cover more properties and have a greater impact on a city's tax revenues.
- Little or no additional monitoring or enforcement is likely needed for this program, since eligibility is limited to nonprofit affordable housing providers and the annual application process provides evidence of eligibility.
- If part of an eligible property is used for purposes other than low-income housing (e.g., a commercial use or mixed-income housing), the exemption is pro-rated.

## Temporary Exemption for Newly Rehabilitated or Constructed Multiunit Rental Housing

### How It Works

This program provides a maximum 10-year tax abatement for newly rehabilitated or constructed multiunit rental housing that is affordable to households with an annual income at or below 120% of area median income. The tax abatement applies to the full property tax amount—land and improvements.

A city must establish a schedule that provides longer exemptions for projects with more qualifying units, with a maximum of 10 years. To establish this tax abatement, a city adopts an ordinance or resolution and must establish definitions of affordability and duration of exemption. Overlapping taxing districts must agree. Specifically, the city must:

- (1) Create an ordinance to adopt a schedule establishing the length and percentage of the exemption based on the number of affordable units.
- (2) Define the terms “area median income” and “affordable” for families of varying sizes.

- (3) Seek agreement from taxing districts representing 51% or more of the combined levying authority on the property. If the city is unable to get agreement from other taxing districts, the abatement cannot take effect.

## Pros

- Properties must re-apply every year, which provides a built-in enforcement mechanism. This is not overly burdensome since they only need to show that they continue to meet the criteria, which are non-discretionary.
- All properties that meet eligibility criteria must be granted the exemption, reducing uncertainty for developers.

## Cons

- Little ability to tailor the program to offer greater benefits to projects that are more desirable, and all eligible projects get the exemption.
- With market rents even for new construction generally already affordable at or below 120% of area median income, this would offer as much of an incentive for market-rate development as for affordable housing development.

## Best for:

Incenting market rate / moderate-income multifamily housing development city-wide.

## Implementation Considerations

- The City may run into more concerns among local tax jurisdictions with this program due to the temporary loss of tax revenue (because land value is exempted in addition to improvement value) and because there are so few limits on the program.
- In markets where any multifamily rental housing is needed, and market rents are already affordable at or below 120% of AMI, this program may make sense as a developer-friendly and streamlined alternative to MUPTE. The sliding scale for number of years of abatement for the percent of units affordable at or below 120% AMI will be irrelevant in this case.
- In markets where typical rents for new construction are well above 120% of AMI, this program could potentially make sense as a way to incent lower rents for market-rate housing or inclusion of some below-market units, but without income qualification (which the program does not require), there is no guarantee they would go to those that need them most.
- While income qualification is not required, consider whether staff has capacity to review annual submittals detailing rents for compliance with program requirements.

# Homebuyer Opportunity Limited Tax Exemption (HOLTE)

## How It Works

The purpose of this program is to encourage homeownership among low- and moderate-income households. As authorized by ORS 307.651 through 307.687, a rehabilitated or newly constructed eligible unit types can be granted the tax exemption for up to 10 years for the value associated with the property's structural improvements, but not the land value. The property values for the structural improvements and the land are reassessed at the end of the exemption period. Eligible building types include single-family housing units, multifamily homeownership units (e.g., condos and townhomes), and manufactured housing. Effective October 2017, the law was expanded to allow for exemptions for low- and moderate-income homebuyers of existing homes and low-income property owners at risk of losing their homes.<sup>3</sup>

At the time of the application, the market value for the land and the improvements must be no more than 120% of the median sales price of single-unit housing in the city, though some cities may opt for a lower threshold. Each city can formulate the eligibility criteria, required design elements, and public benefits that would be applied to properties using the exemption.

The City of Portland employs this limited tax exemption as the "Homebuyer Opportunity Limited Tax Exemption," which provides a ten-year property tax exemption for structural improvements to single-unit housing with at least three bedrooms and single-unit housing with two bedrooms in transit-oriented areas. The program is highly competitive; only 100 units can be approved each year, though properties with long-term affordability covenants are exempt from this cap. The units must be occupied by the owners as their primary residence. Eligibility requirements restrict the incomes of homeowners to 100% of AMI for a family of four. If a housing unit transfers ownership during the 10-year exemption period, the new homebuyer must meet the affordability and owner-occupancy requirements of the program to be eligible. The City of Portland also specifies design standards and requires participation in a green building program.

## Pros

- Helps to buy down ongoing housing costs for prospective purchases and opens up the pool of buyers.
- Lowers the expenses of qualifying, low-income homeowners.
- Can be used in conjunction with other incentives (e.g., SDC waivers) and homeownership programs (e.g., down payment assistance programs and mortgage credit certificate programs).
- Can be used to accomplish other development goals, such as green buildings and transit-oriented development.

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<sup>3</sup> HB 2964. Oregon Legislative Information. <https://olis.leg.state.or.us/liz/2017R1/Measures/Overview/HB2964>

- May incent developers to include more middle housing in development plans than may have otherwise occurred.

### Cons

- Ongoing administrative requirements include annual application process and ongoing monitoring to ensure owner-occupancy.
- Requires coordination with other taxing districts (including Clackamas County) representing 51% of taxing authority with ongoing agreement for a total estimate of foregone revenue.

**Best for:** Encouraging affordable homeownership and stabilizing low- and moderate-income families in single- and two-unit homes.

### Implementation Considerations

- City should consider setting a limit for foregone revenues on an annual basis, or an annual unit cap.
- City must maintain an annual application process.
- City must monitor and publish median sales price of single-unit dwellings every year.



Exhibit 1. Housing Tax Exemption Program Comparison

Program	Vertical Housing Development Zones (VHDZs)	Multiple-Unit Property Tax Exemption (MUPTE)	Low-Income Rental Housing Exemption	Nonprofit Low-Income Rental Housing Exemption	Temporary Exemption for Newly Rehabilitated or Constructed Multiunit Rental Housing	Homebuyer Opportunity Limited Tax Exemption
<b>Authorizing Statute</b>	ORS 307.841 to 307.867	ORS 307.600 to 307.637	ORS 307.515 to 307.535	ORS 307.540 to 307.548	HB 2377 / chapter 624, Oregon Laws 2017 <sup>1</sup>	ORS 307.651 to 687
<b>Adoption / Designation Process</b>	City designates via ordinance or resolution. Notice to overlapping taxing districts required. Must consider potential for displacement of households in the zone.	City designates via ordinance or resolution. Public hearing required to determine whether qualifying housing would or would not be built without the benefit of the program. City must establish standards and guidelines with requirements for eligibility.	City adopts an ordinance or resolution. City sets any additional local requirements.	City adopts an ordinance or resolution. City must select one of two definitions of affordability and set any additional local requirements.	City adopts an ordinance or resolution. City must establish definitions of affordability and duration of exemption. Overlapping taxing districts must agree (see below).	City adopts an ordinance or resolution.
<b>Participation by Other Taxing Districts</b>	Can elect not to participate within 30 days from City notice	None, unless districts representing at least 51% of combined levy agree by board resolution to participate, in which case all districts are included.	None, unless the boards of districts representing at least 51% of combined levy agree to the exemption for a given property, in which case all districts are included	None, unless the boards of districts representing at least 51% of combined levy agree to the exemption for a given property, in which case all districts are included.	Exemption cannot take effect unless governing bodies representing at least 51% of the total combined tax rate (when combined with the City's tax rate) agree to grant the exemption.	Exemption cannot take effect unless governing bodies representing at least 51% of the total combined tax rate (when combined with the City's tax rate) agree to grant the exemption.
<b>Eligible Areas</b>	Within designated areas. City may designate any area it chooses. <sup>2</sup>	Within designated areas such as core areas, <sup>3</sup> light rail station areas, transit-oriented areas (within a quarter-mile of fixed-route transit service per a local transportation plan), or Urban Renewal Areas. Alternatively, the City can designate the entire City and limit the program to affordable housing.	Anywhere in a city	Anywhere in a city	Anywhere in a city	Anywhere in a city

Program	Vertical Housing Development Zones (VHDZs)	Multiple-Unit Property Tax Exemption (MUPTE)	Low-Income Rental Housing Exemption	Nonprofit Low-Income Rental Housing Exemption	Temporary Exemption for Newly Rehabilitated or Constructed Multiunit Rental Housing	Homebuyer Opportunity Limited Tax Exemption
<b>Eligible Projects / Properties</b>	Must include at least one “equalized floor” of residential; at least 50% of the street-facing ground-floor area must be committed to non-residential use. Can be new construction or rehabilitation. City can add other criteria.	Housing subject to a housing assistance contract with a public agency (must show that the exemption is necessary to preserve or establish the low-income units, but the statute does not define an income threshold); OR housing that meets City-established criteria for design elements benefitting the general public and number of units. If transit-oriented, must support the transit system. May be new construction, addition of units, or conversion of existing building to residential use.	New rental housing exclusively for low-income households (60% of area median income and below). Housing need not be owned or operated by a nonprofit entity. Existing nonprofit-owned housing can also qualify. Rents must reflect the full value of the property tax abatement. City can add other criteria.	New rental housing exclusively for low-income households (at or below 60% AMI); rental housing for low-income persons (at or below 60% AMI) that is owned, being purchased, and/or operated by a nonprofit; <sup>4</sup> or land held for affordable housing development. Rents must reflect the full value of the property tax abatement. City can add other criteria.	Newly rehabilitated or constructed multiunit rental housing. Rental units affordable to households with an annual income at or below 120% of AMI.	Existing or new construction single-family, townhome, or condominium with an annual income at or below 120% of AMI.
<b>Extent of Tax Exemption / Abatement</b>	Improvements exempt based on number of “equalized floors” of residential use: 20% for 1 floor, 40% for 2 floors, 60% for 3 floors, 80% for 4 floors. Land partially exempt for low-income housing (up to 80% AMI) – same % per floor as above.	Improvements exempt. Exemption does not apply to commercial components unless required as a public benefit element.	Land and improvements exempt.	Land and improvements exempt.	Full property tax levy of all taxing districts.	Improvements exempt.

<b>Program</b>	<b>Vertical Housing Development Zones (VHDZs)</b>	<b>Multiple-Unit Property Tax Exemption (MUPTE)</b>	<b>Low-Income Rental Housing Exemption</b>	<b>Nonprofit Low-Income Rental Housing Exemption</b>	<b>Temporary Exemption for Newly Rehabilitated or Constructed Multiunit Rental Housing</b>	<b>Homebuyer Opportunity Limited Tax Exemption</b>
<b>Duration of Tax Exemption / Abatement</b>	Exemption is for 10 years (this is set in statute, not by the City).	Exemption is for up to 10 years (this is set by statute, not by the City), except that for low-income housing, exemption can be extended for as long as the housing is subject to the public assistance contract.	Exemption lasts 20 years, but can be renewed.	Must be applied for every year, but can continue as long as the property meets the criteria.	City must establish a schedule that provides longer exemptions for projects with more qualifying units, with a maximum of 10 years.	Maximum of 10 years
<b>Where in use<sup>5</sup></b>	<p><b>Program Established and Tax Abatements Granted:</b> Tigard, Hillsboro, Beaverton, Milwaukie, Gresham</p> <p><b>Program Adopted:</b> Oregon City, Wood Village, Forest Grove, Stayton, Springfield, Cottage Grove, Monmouth, La Grande, The Dalles, Canby, Central Point, Klamath Falls, Roseburg, Grants Pass, Medford, Eugene</p>	Portland, Eugene, Salem, Newport	Springfield, Eugene, Bend	Newport, Beaverton, Portland, Tigard, Forest Grove, Cornelius, Wilsonville	None identified to date	Portland

<sup>1</sup> The text is included following ORS 307.867 in the online version of ORS Chapter 307, but is not numbered to match the rest of the statute.

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<sup>2</sup> The prior statutes governing the VHDZ program specified certain types of areas where VHDZs could be designated. The current version of the statute leaves this decision entirely up to the City. However, logically, the zoning would need to allow both residential and non-residential uses in order to allow development that could be eligible for VHDZ tax abatement.

<sup>3</sup> “Core areas” is not defined in the statute. The legislative findings in ORS 307.600 suggest that the intent is for areas around a downtown, but there seems to be discretion for the City to interpret this broadly if desired.

<sup>4</sup> For the nonprofit corporation low-income housing program, eligibility is housing owned by a nonprofit that is occupied by low-income persons (at or below 60% AMI to start, and up to 80% AMI in subsequent years).

<sup>5</sup> This list is based on the best information available to ECONorthwest in April 2020, but it may not be exhaustive.

**Planning Commission Record Index**  
**Equitable Housing Strategic Plan**  
**LP20-0002**

**Planning Commission Meetings**

All relevant Planning Commission Meeting materials can be accessed here:

[https://www.ci.wilsonville.or.us/sites/default/files/fileattachments/planning/page/96107/1.planning\\_commission\\_eq\\_housing\\_strat\\_plan.pdf](https://www.ci.wilsonville.or.us/sites/default/files/fileattachments/planning/page/96107/1.planning_commission_eq_housing_strat_plan.pdf)

- May 13, 2020 – PC Hearing
  - Affidavit of PC Hearing Noticing (not online)
- March 11, 2020 – PC Informational Session
- February 12, 2020 – PC Worksession
- September 11, 2019 – PC Worksession
- June 12, 2019 – PC Worksession

**City Council Meetings**

All relevant City Council Meeting materials can be accessed here:

[https://www.ci.wilsonville.or.us/sites/default/files/fileattachments/planning/page/96107/2.city\\_council\\_eq\\_housing\\_strat\\_plan.pdf](https://www.ci.wilsonville.or.us/sites/default/files/fileattachments/planning/page/96107/2.city_council_eq_housing_strat_plan.pdf)

- April 6, 2020 – CC Work Session
- March 2, 2020 – CC Work Session
- October 21, 2019 – CC Work Session
- August 5, 2019 – CC Work Session
- June 3, 2019 – CC Work Session

**Focus Group Meetings**

All relevant Focus Group Meeting materials can be accessed here:

[https://www.ci.wilsonville.or.us/sites/default/files/fileattachments/planning/page/96107/3.focus\\_group\\_meetings\\_eq\\_housing\\_strat\\_plan.pdf](https://www.ci.wilsonville.or.us/sites/default/files/fileattachments/planning/page/96107/3.focus_group_meetings_eq_housing_strat_plan.pdf)

- Non-Profit Group Meeting 2019.08.19
- Local Organizations 2019.07.30
- Employer Group Meeting 2019.08.19

**Task Force Meetings**

All relevant Focus Group Meeting materials can be accessed here:

[https://www.ci.wilsonville.or.us/sites/default/files/fileattachments/planning/page/96107/4.task\\_force\\_meetings\\_eq\\_housing\\_strat\\_plan.pdf](https://www.ci.wilsonville.or.us/sites/default/files/fileattachments/planning/page/96107/4.task_force_meetings_eq_housing_strat_plan.pdf)

**January 29, 2020 – TF Meeting #3**

- Meeting Summary

**September 4, 2019 – TF Meeting #2**

- Meeting Summary

**July 17, 2019 – TF Meeting #1**

- Meeting Summary

**Task Force Members**

## **Public Engagement**

All relevant Public Engagement materials can be accessed here:

[https://www.ci.wilsonville.or.us/sites/default/files/fileattachments/planning/page/96107/5.public\\_engagement - eq housing strat plan.pdf](https://www.ci.wilsonville.or.us/sites/default/files/fileattachments/planning/page/96107/5.public_engagement_-_eq_housing_strat_plan.pdf)

### **Surveys – two**

- Questions
- Results

Email notifications

Library voting boards

Let's Talk, Wilsonville storytelling engagement

## **Public Comment**

All relevant Public Engagement materials can be accessed here:

[https://www.ci.wilsonville.or.us/sites/default/files/fileattachments/planning/page/96107/6.public\\_comment - eq housing strat plan.pdf](https://www.ci.wilsonville.or.us/sites/default/files/fileattachments/planning/page/96107/6.public_comment_-_eq_housing_strat_plan.pdf)

2019 - 2020 Comments

*C. ALLARD*

*N. CUTLER & Staff Responses (2)*

*D. ELLIN*

*S. ELON*

*G. FARR*

*M. FRASER*

*K. GREENFIELD*

*C. MARTIN*

*A. MCCONNAUGHEY*

*G. PRIOR*

*M. PRIOR*

*R. TRUIT*

*J. VANLANDINGHAM*

*M. VEDACK*

*A. VOVES*

**PLANNING COMMISSION  
RESOLUTION NO. LP20-0002**

**A WILSONVILLE PLANNING COMMISSION RESOLUTION RECOMMENDING APPROVAL OF THE EQUITABLE HOUSING STRATEGIC PLAN TO THE CITY COUNCIL.**

WHEREAS, the Planning Commission of the City of Wilsonville (“City”) who under Wilsonville City Code Section 4.032 has the authority to review and make recommendations to the City Council; and

WHEREAS, in 2016, the City applied for and received a Metro 2040 Planning and Development Grant for the creation of an Equitable Housing Strategic Plan (“Plan”) in response to community concerns about increasing housing costs; and

WHEREAS, in 2017, the City approved an Inter-Governmental Agreement between Metro and the City, which outlined the major milestones, deliverables, and funding conditions for completing the Plan; and

WHEREAS, upon receiving the Metro grant, the City Council identified pursuit of a balanced housing mix with a variety of choices to meet the needs of current and future residents of varying financial levels as a City Council goal for FY 2017-19; and

WHEREAS, community involvement for the Plan began in July 2019 and included an advisory task force, focus groups, interviews, an informational kiosk, and in-person and online surveys, where over 100 people shared perspectives on housing in Wilsonville; and

WHEREAS, a Market Research Report assessed the City’s current housing mix and future demographic trends to inform the Plan’s actions; and

WHEREAS, the results of the Market Research Report and community involvement informed the framework and actions contained in the Plan; and

WHEREAS, the City Council held five work sessions and the Planning Commission held three work sessions regarding the Plan; and

WHEREAS, the Planning Commission, after Public Hearing Notices were provided to a list of interested parties and interested agencies, published in the Wilsonville Spokesman, and posted in two locations throughout the City and on the City’s website, held a public hearing on May 13, 2020 to review the Plan and to gather additional testimony and evidence regarding the proposed Plan; and

WHEREAS, the Planning Commission has afforded all interested parties an opportunity to be heard on this subject and has entered all available evidence and testimony into the public record of their proceeding; and

WHEREAS, the Planning Commission has duly considered the subject, including the staff recommendations and all the exhibits and testimony introduced and offered by all interested parties.

NOW, THEREFORE, BE IT RESOLVED that the Wilsonville Planning Commission does hereby adopt the Staff Report (attached hereto as Exhibit A) and its attachments as presented at the May 13, 2020 public hearing, including the findings and recommendations contained therein, and further recommends the Wilsonville City Council adopt the Equitable Housing Strategic Plan as hereby approved by the Planning Commission.

BE IT FURTHER RESOLVED that this Resolution shall be effective upon adoption.

RECOMMENDED by the Wilsonville Planning Commission at a regular meeting thereof this 13th day of May 2020, and filed with the Planning Administrative Assistant on May 14, 2020.

  
\_\_\_\_\_  
Wilsonville Planning Commission Chair

Attest:

  
\_\_\_\_\_  
Tami Bergeron, Administrative Assistant III

SUMMARY of Votes:

Chair: Kamran Mesbah:	<u>  y  </u>
Commissioner: Ron Heberlein	<u>  y  </u>
Commissioner: Jerry Greenfield	<u>  y  </u>
Commissioner: Phyllis Millan	<u>  y  </u>
Commissioner: Jennifer Willard	<u>  y  </u>
Commissioner: Aaron Woods	<u>  y  </u>
Commissioner: Vacant	<u>  N/A  </u>





# PLANNING COMMISSION

## WEDNESDAY, MAY 13, 2020

### II. LEGISLATIVE HEARINGS

- A. Equitable Housing Strategic Plan (Rybold) (60 Minutes)



## PLANNING COMMISSION STAFF REPORT

<b>Meeting Date:</b> May 13, 2020		<b>Subject:</b> Equitable Housing Strategic Plan	
		<b>Staff Member:</b> Kimberly Rybold, AICP, Senior Planner	
		<b>Department:</b> Community Development	
<b>Action Required</b>		<b>Advisory Board/Commission Recommendation</b>	
<input type="checkbox"/> Motion <input checked="" type="checkbox"/> Public Hearing Date: 5/13/2020 <input type="checkbox"/> Ordinance 1 <sup>st</sup> Reading Date: <input type="checkbox"/> Ordinance 2 <sup>nd</sup> Reading Date: <input type="checkbox"/> Resolution <input type="checkbox"/> Information or Direction <input type="checkbox"/> Information Only <input type="checkbox"/> Council Direction <input type="checkbox"/> Consent Agenda		<input type="checkbox"/> Approval <input type="checkbox"/> Denial <input type="checkbox"/> None Forwarded <input checked="" type="checkbox"/> Not Applicable <b>Comments:</b> N/A	
<b>Staff Recommendation:</b> Conduct the public hearing, and when complete, forward a recommendation to City Council to adopt the proposed Equitable Housing Strategic Plan.			
<b>Recommended Language for Motion:</b> I move to adopt Resolution LP20-0002 recommending adoption of the Equitable Housing Strategic Plan.			
<b>Project / Issue Relates To:</b>			
<input checked="" type="checkbox"/> Council Goals/Priorities Housing Affordability Study and Policy Development	<input type="checkbox"/> Adopted Master Plan(s)	<input type="checkbox"/> Not Applicable	

### ISSUE BEFORE COMMISSION:

Hold a public hearing and forward recommendation to City Council regarding the proposed Equitable Housing Strategic Plan.

## **EXECUTIVE SUMMARY:**

In 2016, Wilsonville applied for and received a Metro Community Planning and Development Grant to develop an Equitable Housing Strategic Plan. The primary goal of this project is to identify gaps that are currently present in Wilsonville's housing market and develop a plan with prioritized strategies to fill these gaps, providing Wilsonville residents and employees housing opportunities for different household compositions, ages, and income ranges.

Development of the Equitable Housing Strategic Plan (Attachment 1) was guided by the City Council's 2017-2019 goal to "Pursue a balanced housing mix with a variety of choices to meet the needs of current and future residents of varying financial levels." From this broad goal, along with input from the Planning Commission and project task force, the City Council developed seven policy objectives to guide development of the recommended strategic actions included within the Plan.

As a first step to help identify gaps in the City's housing market, the project team prepared a Housing Market Research Report (Appendix A) highlighting key factors affecting Wilsonville's housing market, including changing demographics, increased rental costs, and unit type mix of recent construction. The project team also undertook a variety of stakeholder outreach activities (Appendix B), including focus groups, interviews, an informational kiosk, and in-person and online surveys, where over 100 people shared perspectives on housing in Wilsonville. This information, coupled with input from the project task force, Planning Commission, and City Council, shaped the actions and overall framework of the Equitable Housing Strategic Plan.

Actions within the Plan are split into two categories – those best suited for implementation to begin in the next two years, and those that will require additional exploration to determine funding and undertake stakeholder outreach. Based on feedback received at the February Planning Commission work session, the project team added considerations for some of the Plan's actions, including those related to Transit-Oriented Development at the Wilsonville Transit Center (Action 1A), Missing Middle Housing Planning (Action 1B), and Equitable Housing Approaches in New Urban Growth Areas (Action 1C). The project team also included additional implementation considerations for the Actions Requiring Further Exploration, including the addition of an action supporting local repair programs (Action 2G) based on task force feedback. At its April 6 work session, City Council reaffirmed this framework and the actions within it, noting that all five actions within the Implementation Actions category are important in achieving the overall Council goals for this Plan.

Based on Planning Commission and City Council feedback and in acknowledgement of the changes in circumstance surrounding the COVID-19 epidemic, the final draft Plan includes the following refinements:

- Spotlights to provide historic context about Wilsonville's housing polices and successes, information about different cost factors for market-rate housing, a discussion on the role of inclusion in creating equitable housing, and quotes from stories shared on *Let's Talk, Wilsonville!*
- A discussion on the role of this Plan in the context of COVID-19 recovery.
- Additional guidance on funding sources, including a roadmap to evaluate a Construction Excise Tax (a percentage-based fee on new residential or commercial construction charged

at the time of permitting), reflecting City Council direction to evaluate this funding mechanism in the next six months to a year (Appendix C).

- Refinement of the Steps for Implementation chapter to include suggested indicators to measure the progress of the Plan in achieving its policy objectives and a framework for monitoring and prioritizing the Plan's actions over time.

Adoption of the Plan will give the City a framework to guide implementation of these actions with the goal of making housing more affordable and attainable. As the City begins to implement the Plan's actions, the Planning Commission will play a critical role in providing insight and recommendations on considerations listed in this Plan, particularly those involving changes to the City's Development Code and land use process.

### **EXPECTED RESULTS:**

Recommendation to the City Council to adopt the proposed Equitable Housing Strategic Plan.

### **TIMELINE:**

The Planning Commission is scheduled to hold the first public hearing on the Equitable Housing Strategic Plan on May 13, 2020. A public hearing date is scheduled before the City Council on June 15, 2020.

### **CURRENT YEAR BUDGET IMPACTS:**

The Professional Services Agreement has a budget of \$62,500 included within the CD Fund in the adopted budget, which is funded through a Metro Community Planning and Development grant with a \$10,000 City match. Staff estimates spending approximately \$50,000 of the remaining Professional Services Agreement contract amount during this fiscal year.

### **FINANCIAL REVIEW / COMMENTS:**

Reviewed by:      Date:

### **LEGAL REVIEW / COMMENT:**

Reviewed by:      Date:

### **COMMUNITY INVOLVEMENT PROCESS:**

There have been multiple opportunities for the community to participate in the project. Participation opportunities included an advisory task force, stakeholder interviews, focus groups, and online surveys, in addition to work sessions and public hearings before the Planning Commission and City Council. The project team seeks to provide meaningful stakeholder engagement and worked with stakeholders to make available fair and equitable opportunities to voice needs and opinions for the future of equitable housing development in Wilsonville.

### **POTENTIAL IMPACTS or BENEFIT TO THE COMMUNITY:**

As a result of this project, the City will have a better understanding of the specific housing gaps that exist within Wilsonville, with a list of policy strategies for the City to pursue aimed at filling these gaps. Pursuit of these strategies will strive to make housing more affordable and attainable for City residents and employees, ensuring Wilsonville provides housing opportunity for different household compositions, ages, and income ranges.

**ALTERNATIVES:**

The Planning Commission may recommend the Plan as is, with modifications, or continue the hearing for more information or deliberation.

**CITY MANAGER COMMENT:**

**ATTACHMENT:**

1. Equitable Housing Strategic Plan, May 2020
  - Appendix A. Housing Market Research Report
  - Appendix B. Stakeholder Outreach Process and Themes
  - Appendix C. Construction Excise Tax Implementation Roadmap
  - Appendix D. All Actions Evaluated
  - Appendix E. Property Tax Abatements for Housing in Oregon
2. Equitable Housing Strategic Plan LP20-0002 Planning Commission Record Index

**PLANNING COMMISSION  
RESOLUTION NO. LP20-0002**

**A WILSONVILLE PLANNING COMMISSION RESOLUTION RECOMMENDING APPROVAL OF THE EQUITABLE HOUSING STRATEGIC PLAN TO THE CITY COUNCIL.**

WHEREAS, the Planning Commission of the City of Wilsonville (“City”) who under Wilsonville City Code Section 4.032 has the authority to review and make recommendations to the City Council; and

WHEREAS, in 2016, the City applied for and received a Metro 2040 Planning and Development Grant for the creation of an Equitable Housing Strategic Plan (“Plan”) in response to community concerns about increasing housing costs; and

WHEREAS, in 2017, the City approved an Inter-Governmental Agreement between Metro and the City, which outlined the major milestones, deliverables, and funding conditions for completing the Plan; and

WHEREAS, upon receiving the Metro grant, the City Council identified pursuit of a balanced housing mix with a variety of choices to meet the needs of current and future residents of varying financial levels as a City Council goal for FY 2017-19; and

WHEREAS, community involvement for the Plan began in July 2019 and included an advisory task force, focus groups, interviews, an informational kiosk, and in-person and online surveys, where over 100 people shared perspectives on housing in Wilsonville; and

WHEREAS, a Market Research Report assessed the City’s current housing mix and future demographic trends to inform the Plan’s actions; and

WHEREAS, the results of the Market Research Report and community involvement informed the framework and actions contained in the Plan; and

WHEREAS, the City Council held five work sessions and the Planning Commission held three work sessions regarding the Plan; and

WHEREAS, the Planning Commission, after Public Hearing Notices were provided to a list of interested parties and interested agencies, published in the Wilsonville Spokesman, and posted in two locations throughout the City and on the City’s website, held a public hearing on May 13, 2020 to review the Plan and to gather additional testimony and evidence regarding the proposed Plan; and

WHEREAS, the Planning Commission has afforded all interested parties an opportunity to be heard on this subject and has entered all available evidence and testimony into the public record of their proceeding; and

WHEREAS, the Planning Commission has duly considered the subject, including the staff recommendations and all the exhibits and testimony introduced and offered by all interested parties.

NOW, THEREFORE, BE IT RESOLVED that the Wilsonville Planning Commission does hereby adopt the Staff Report (attached hereto as Exhibit A) and its attachments as presented at the May 13, 2020 public hearing, including the findings and recommendations contained therein, and further recommends the Wilsonville City Council adopt the Equitable Housing Strategic Plan as hereby approved by the Planning Commission.

BE IT FURTHER RESOLVED that this Resolution shall be effective upon adoption.

RECOMMENDED by the Wilsonville Planning Commission at a regular meeting thereof this 13th day of May 2020, and filed with the Planning Administrative Assistant on May 14, 2020.

---

Wilsonville Planning Commission Chair

Attest:

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Tami Bergeron, Administrative Assistant III

SUMMARY of Votes:

Chair: Kamran Mesbah: \_\_\_\_\_  
Commissioner: Ron Heberlein \_\_\_\_\_  
Commissioner: Jerry Greenfield \_\_\_\_\_  
Commissioner: Phyllis Millan \_\_\_\_\_  
Commissioner: Jennifer Willard \_\_\_\_\_  
Commissioner: Aaron Woods \_\_\_\_\_  
Commissioner: Vacant     N/A



# Wilsonville Equitable Housing Strategic Plan

May 2020





# ATTACHMENT 1

## Acknowledgements

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# ATTACHMENT 1

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# 1. A Call for Action

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Rising housing prices affect every community in the Portland metropolitan region in different ways, and each community is searching for solutions that match their unique challenges.

Wilsonville experiences many of the same challenges as other communities in the region: affordable rental and homeownership options are increasingly out of reach for current residents as well as for those seeking a new life in the community, construction costs are rising, and there is a limited supply of new land.

At the same time, Wilsonville has unique challenges that require targeted solutions. For example, while multifamily housing comprises over half of Wilsonville’s housing stock, the City’s supply of low-cost market rate housing units is limited. And, while the City is planning for new housing in urban growth areas, there are limited opportunities for near-term new development opportunities in established residential neighborhoods. The City also has no dedicated City staff working to promote lower-cost housing options.

In the midst of the regional housing crisis, and as the economic recovery from COVID-19 takes shape, Wilsonville seeks to expand opportunities and access for more people to enjoy the City’s quality of life. To address the community’s housing needs now and in the future, the City has committed to establishing a roadmap toward a more *equitable* housing system. While housing affordability is a key component of housing equity, providing more rent-restricted affordable housing without also taking other actions will not achieve the full potential of an equitable housing approach.

Equitable housing means that all people are able to find a home that meets their location, price, space requirements, and desired amenities. It requires a strategy that not only accounts for new units and price points, but also other features needed by the people who will occupy them.

With this Strategic Plan (Plan), the City commits to a set of actions that it will begin in the next two years and beyond to move toward more equitable housing outcomes.

The Plan’s actions encourage the production of more diverse housing types with access to services, improve partnerships with housing providers, expand homeownership opportunities, and reduce displacement risk for Wilsonville residents.

## WHAT IS EQUITABLE HOUSING?

Equitable housing goes beyond simple affordability. It aims to ensure all people have housing choices that are diverse, high quality, physically accessible, and reasonably priced, with access to opportunities, services, and amenities. This broad definition includes choices for homes to buy or rent that are accessible across all ages, abilities, and incomes and convenient to everyday needs, such as transit, schools, childcare, food, and parks.

Equitable housing also represents a system that accounts for the needs of households with low income and communities of color, recognizes a history of housing discrimination, and complies with current state and federal fair housing policy. *Source: Metro*

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## WHY NOW?

Residents have expressed concern about being displaced or having to move out of the city in search of more affordable rental and homeownership opportunities. Residents have also expressed an interest in encouraging a broader range of housing types to be built, including more single-level homes with accessibility or adaptability features, accessory dwelling units and entry-level homes.

The City pursued the Metro Equitable Housing Grant in 2016 that funded this work, and established a Council Goal for 2017-2019 as follows: *Pursue a balanced housing mix with a variety of choices to meet the needs of current and future residents of varying financial levels.*

This Strategic Plan documents the plan process, key findings from the outreach and technical analysis, the City's framework action, and details the list of specific actions the City will take to advance its equitable housing goals.

## How can this Plan Advance Housing Equity?

Access to housing is foundational to family success and helps to achieve broader equity goals. Affordable, stable housing can help families meet their basic needs and build reserves for unforeseen expenses. Providing a diverse set of housing sizes and types can help to accommodate the many different households that might wish to locate in Wilsonville in the future. Furthermore, locating those units close to services, transit, parks, civic buildings, and retail opportunities can increase quality of life.

Starting a conversation about equity with an intentional focus on housing can lead to meaningful change toward better outcomes for all Wilsonville residents. Housing equity means that people have housing choices that meet their unique needs without racial and economic disparities. It is a key component of a larger strategy of achieving greater equity.

## WHAT IS EQUITY?

There are many working definitions and visions of what an equitable world would look like. One definition, from the Stanford Social Innovation Review, describes equity this way:

*"It is about each of us getting what we need to survive or succeed—access to opportunity, networks, resources, and supports—based on where we are and where we want to go."<sup>1</sup>*

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## THE RIPPLE EFFECTS OF AFFORDABLE HOUSING

Housing affordability is an important component of housing equity. Research for Metro's 2018 Affordable Housing Bond found that access to stable, accessible housing that people can afford contributes to a wide range of equitable outcomes:

- **Better outcomes for schoolkids:** Studies have shown that children from low-income families earn more as young adults when they spend more of their childhood in an affordable home.<sup>2</sup>
- **Increased access to jobs:** A TriMet analysis suggests high housing costs are playing a role in pushing low-income workers into neighborhoods where there are more dispersed street networks, low population densities, and a lack of safe walking routes.
- **Lower housing cost burdens for people of color:** Better access to affordable housing would lead to increased stability for people of color, since they often experience housing cost burden. In the Portland Metro region, 51% of households headed by a person of color pay more than 30% of their income for housing, compared with 46% of households headed by a white person. Fifty-two percent of households with a Latinx householder are cost-burdened.<sup>3</sup>
- **Better quality of life for seniors and people with disabilities:** Research shows that low-income seniors who pay less than half of their income on rent have up to \$150 more per month, or \$1,800 more per year, available to spend on health care or other basic necessities than their cost-burdened peers.<sup>4</sup>
- **A more stable economy:** Analysis shows that the economy of greater Portland is being held back because of the growing imbalance between housing costs and wages—one estimate predicts this imbalance will result in 50,000 fewer jobs over the next 10 years.<sup>5</sup> Workforce housing supply is a critical component to Wilsonville's ability to remain a desirable place to do business. Prospective employers are weighing this factor more heavily than they have in past when making decisions on relocation and expansion.
- **Lower medical expenses:** A Providence Health study in the Portland region showed that once lower income families moved into affordable housing, they had fewer emergency room visits and accumulated lower medical expenditures than in the year before they moved in.<sup>6</sup>
- **More stable employment:** Housing stability affects worker performance. For low-income workers who experienced an eviction or forced move, the likelihood of being laid off increases between 11 and 22 percentage points, compared to similar workers who were not forced to move.<sup>7</sup>

"For many of our patients, a safe, decent, affordable home is like a vaccine—it literally keeps children healthy."

-Megan Sandel, M.D., M.P.H. and Deborah Frank, M.D.

## The Role of this Plan during COVID-19 Reopening and Recovery: What Changes with Implementation?

This Plan is the first step in a change from business as usual, at a time when change from business as usual is called for. It was completed in May 2020, during the global COVID-19 pandemic and associated stay-at-home orders. Most of the research, outreach, and plan development occurred prior to March 2020, without any expectation of the sudden economic slow-down that would impact Wilsonville (and the world). The timing for re-opening Oregon's economy, the full impacts of stay-at-home orders, and the depth of the accompanying recession will not be known for some time.

*"I live in Wilsonville because I was able to get low income housing here. That has made all the difference. Now my social security payment stretches to cover my monthly expenses instead of just covering rent. I can't say how grateful I am for my housing situation."*

*- Let's Talk, Wilsonville!  
online participant*

Prior to the COVID-19-induced economic shock, like much of the West Coast, Wilsonville residents were experiencing a housing crisis. Housing prices were rising faster than incomes, and unit production for both market-rate and affordable units failed to keep up with demand.

While the housing crisis inspired the commitments contained in this document, what is understood right now of the COVID-19 crisis increases the urgency for action to create a more resilient and equitable housing market. Without the recently-enacted emergency eviction moratoriums and unprecedented federal funding for unemployment, some Wilsonville renters might have already lost their homes. While much remains uncertain at this point, it seems possible that the region could see a slowdown in unit production that will exacerbate unit supply shortages at the same time that rising unemployment rates hobble incomes. This "one-two punch" would be disproportionately felt by the lower-income residents and communities of color that most need proactive implementation of this Plan. Without action, the crisis could lead to increased inequity in housing.

Recognizing the complex, interrelated conditions that result in social and economic inequities, and the critical urgency of housing access in this time of economic uncertainty, **this Plan intentionally focuses on a set of housing actions that the City can begin to advance in the two years following the Plan's adoption.** These actions range from identifying site-specific development opportunities, to code-based strategies, to tax abatements.

At the same time, the Plan also identifies a set of actions that have promise but that will require more exploration and definition to advance. These actions include revisiting parking requirements, exploring a land acquisition strategy, and reducing or waiving permit fees. **This structure allows the City to make immediate progress on pressing issues while clarifying its next steps. It recognizes that achieving housing equity will require sustained action over time, and that the City has more to learn as it goes.**

The structure of the strategy—with an explicit focus on actions the City can begin in the next two years—allows the City to make progress while forging new partnerships, learning more about residents' needs, and reshaping fiscal priorities as the COVID crisis evolves.

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Commitments to near-term actions will position the City for mid- and longer-term actions that can be better tailored to changing housing needs during the time of economic recovery.

Truly resilient and equitable housing access requires collective action. The City is just one among many players that must engage to achieve the goals in this strategy. Much of what the City needs to learn about housing equity will require careful listening, especially to those who understand housing inequities first-hand. Success will build from ongoing engagement with housing and service providers, regional and state housing funders, and residents—especially Wilsonville’s communities of color, renters, those seeking to become homeowners, and other residents who are experiencing the worst effects of income disparities and the current economic crisis. In the current context, authentic community conversations that expand the collective imagination about equitable outcomes are an even more necessary starting place. Through committing to the actions in this plan, the City is leading the first step toward long-term equitable housing access for all Wilsonville residents.



## 2. The Need for Equitable Housing

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This Plan draws from many sources to identify priorities, including technical analysis of the housing market, stakeholder interviews, public outreach, and discussions with a project task force, Planning Commission, and City Council.

### Overview of Housing Needs

The project team completed a Housing Market Research Report to document existing and projected future housing conditions. The purpose of this Housing Market Research Report is to synthesize background information on the current housing market to support development of focused actions. In particular, the report focuses on housing affordability issues and identifies the types of housing that the City should plan for in the future. The data source for the following summary is predominantly the United States Census American Community Survey, with additional data from Metro's Regional Land Information System.

This section summarizes the research conducted as part of the Housing Market Research Report, which is included in Appendix A.

### Who lives in Wilsonville today?

- **Wilsonville has a relatively young population.** Millennials (ages 25 to 40) make up 32% of the population in the city, compared to 24% in Clackamas County. Aging Baby Boomers (ages 60+) make up 20% of the population in the city, compared to 23% in the county. The majority of households are family households.<sup>1</sup>
- **Median household income in 2016 was \$105,000 for homeowners and \$50,000 for renters.** The majority (56%) of Wilsonville householders are renters.
- **The Latinx community is expanding quickly.** Between 2000 and 2016, the Latinx population in Wilsonville grew by about 2,000 people, from 6% to 11% of the population. This growth rate was greater than the growth rate of any other population in Wilsonville or the growth rate of Latinx population in the county.

*"We have now found that even renting here is something we are no longer able to afford ... I've looked into housing assistance, SNAP/WIC, affordable housing, energy bill assistance, etc., only to be told that we just make a few hundred dollars too much per month to qualify."*

- Let's Talk, Wilsonville!  
online participant

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<sup>1</sup> Per the United States Census, a family is a group of two people or more (one of whom is the householder) related by birth, marriage, or adoption and residing together.

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## What will Wilsonville's future population look like?

- **Wilsonville's population is projected to grow by 14% over 20 years.** About half of the new households are expected to be low income (earning less than 80% of the Area Median Income,<sup>2</sup> or AMI).
- **Countywide, the share of residents ages 40 to 60) will grow to 28% of the population, and, the share of people over age 60 is expected to stay relatively constant.** While city-level projections are not available, Wilsonville will likely continue to have a large share of older residents.
- **Latinx residents in the metropolitan region will more than double by 2040 because 46% of all new residents are expected to be Latinx.** Again, Wilsonville is expected to be affected by this broader trend.

## What are the current housing conditions in Wilsonville?

- **Wilsonville has an even mix of single-family homes and multifamily homes (including apartments), while a greater proportion of homes in Clackamas County are single-family.** Market trends for multifamily rental housing in Wilsonville mirror those of the Portland region, but a larger share of the city's multifamily housing stock is relatively new and high-quality compared to other communities in the region.
- **Homeownership is out of reach for many residents.** Entry-level homes and most other homes cost much more than what the average household can afford. A median renter household could afford homes valued between \$221,000 and \$252,000 if they had sufficient down payment resources, but the median housing price in Wilsonville was \$454,500 as of February 2019.
- **One in ten Wilsonville households live in the city's 449 subsidized units, most of which are for families and seniors.** However, despite Wilsonville's subsidized housing stock, almost a quarter of all households in the city are housing cost-burdened, meaning they spend more than 30% of their income on housing. Eight of ten Wilsonville households earning less than \$50,000 per year are cost-burdened.

*"Right now, there is a large gap in Wilsonville. There are no starter homes, just condos for older, financially stable couples who are downsizing or starter homes for singles or two working professionals with at least one high paying job."*

*- Let's Talk, Wilsonville!  
online participant*

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<sup>2</sup> Area Median Income (AMI) is a metric calculated by the U.S. Department of Housing and Urban Development (HUD) to determine the income eligibility requirements of federal housing programs.

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## Subsidized Housing in Wilsonville

With a strong employment base, good schools, and other community amenities, Wilsonville is considered a high opportunity area for people to live. Subsidized housing is an important part of the city's housing mix, providing opportunity for people with lower household incomes to have access to stable housing in the city. Subsidized housing exists in Wilsonville in the following ways:

- **Subsidized units:** Wilsonville has seen a substantial amount of subsidized affordable housing development, with a rate of approximately 52 units per 1,000 households. This is about six times the entire Clackamas County average of 8.5 units per 1,000 households.
- **Housing vouchers:** Housing vouchers provide a subsidy for recipients to use to pay for housing on the private market. Wilsonville has fewer people than average using housing vouchers, which may be due to the city's relatively higher rental housing costs or the fact that other communities in the County have established social service networks that help to account for higher number of vouchers per household.

## What types of housing will future residents need?

As described in **Appendix A**, future Wilsonville residents will be more diverse in race and ethnicity and age than current residents. To support them, the City will need to continue to provide a wide range of housing types at a variety of price points. Baby Boomers, Millennials, and Latinx families will be increasingly important groups seeking affordable housing options, but they will have different preferences for unit types and sizes. Attached single-family and multifamily units will likely be the most affordable choices for people seeking less expensive options. The City will need to continue to enable the development of a range of missing middle, cottage cluster, and multifamily developments, and support the inclusion of affordable family-sized units.

Key growth areas are the Frog Pond and Town Center planning areas. Most future housing needs can be met by the new homes built in these areas, if the City can encourage a variety of housing types at a range of price points. For an overview of future households in Wilsonville by family income, see page 7 of **Appendix A**. Exhibit 1 provides an overview of key takeaways for future housing, based on the housing market research report.

### Exhibit 1. Key Future Housing Trends in Wilsonville (2020-2040)

Future Demographic Shift	What does this mean for future housing types?
More middle-aged Millennials	<ul style="list-style-type: none"><li>• Homeownership for Millennials will increase</li><li>• Demand for relatively affordable ownership and rental types near amenities</li></ul>
Constant Number of people age 60+	<ul style="list-style-type: none"><li>• Downsizing</li><li>• Aging in place and multigenerational households</li><li>• Homes close to services</li></ul>
Increasing share of Latinx households	<ul style="list-style-type: none"><li>• Larger units, to accommodate larger, multigenerational households</li><li>• Relatively affordable housing</li></ul>

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## SPOTLIGHT: A MIXED-INCOME, MIDDLE HOUSING APPROACH IN VILLEBOIS

Villebois is an example of Wilsonville’s experience in helping to shape equitable outcomes in a neighborhood. In 1999, Senate Bill 686 authorized the State of Oregon to sell the Dammasch State Hospital site for development. The legislation required up to ten acres be set aside for community housing for individuals with chronic mental illness. In addition, the legislature designated the bulk of the sale proceeds to be put in a Community Mental Health Housing Fund to be used to leverage partners and provide housing units to serve those with chronic mental illness.

The Villebois Village Master Plan identifies 13 housing types for a variety of income levels and household compositions. One of the three guiding design principles of the Villebois Village Master Plan is Diversity, including housing options. Almost fully built out, Villebois now includes a mix of market-rate and subsidized affordable housing, including housing with supportive services for mental health, as part of the overall Master Plan for the community. In addition, the area includes a variety of middle housing types, including townhomes, carriage houses, and multiplexes. By integrating subsidized housing into market rate development, Villebois encourages greater community stability, safety, and access to opportunity for vulnerable populations.



## Stakeholder and Public Engagement

The project team conducted stakeholder and public engagement to understand housing challenges and possible solutions. The team conducted a process that included:

- One-on-one interviews with 10 key stakeholders. Participants included community-based organizations, real estate and building professionals, and employers. Some of these organizations currently address the needs of underrepresented groups in Wilsonville.
- A survey of 15 community members who rent units in existing subsidized buildings.
- An online survey on *Let’s Talk, Wilsonville!* with 80 participants.
- Three focus groups with nonprofit affordable housing developers, local employers, and community-based organizations that serve Wilsonville residents, including underrepresented populations.

An in-depth review of findings from the project’s stakeholder and public engagement process is included in Appendix B.

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- A kiosk at the Wilsonville Public Library that featured an interactive poll available in English and Spanish that was available during December 2019.
- A survey of employers with nine responses.

A few high-level themes surfaced that helped shape the plan, summarized below:

- **Many people are paying more than they can afford for rental housing in the city.** Wilsonville’s rental market is bifurcated. There is subsidized rental housing for lower income households. There are also newer, more expensive market-rate developments, but little else in the middle. While stakeholders recognized that Wilsonville has a large share of multifamily units, the city lacks older market-rate rental housing that depreciated over time to become less expensive. The result is that the city’s rental market is perceived as being more similar to Lake Oswego and West Linn than to Milwaukie or Oregon City.
- **Affordable homeownership is a key challenge.** Based on conversations with service providers and community stakeholders, the biggest challenge to homeownership that renters identified was finding a home that they could afford, especially for middle-income families (making 80% to 120% of the AMI) single-parent families, and people of color. For existing homeowners, there is ongoing concern about homeowners association (HOA) fees and property taxes driving up housing costs for themselves and for future residents. There are some resources to support existing homeowners, like home repair programs, but demand for support may be larger than the individual programs can address on their own.
- **There is a need for housing for people with mobility needs.** A key theme in the outreach was the need for single-level homes.
- **There is a perception that there is little land for infill housing development and some opportunities for the City to explore in new planning areas.** Those opportunities include (1) encouraging new housing types (like homes with accessory dwelling units (ADUs) in new residential neighborhoods) with incentives (e.g. tax abatements) and (2) an easier/clearer path for small and medium infill development. Developers also identified tools to support housing affordability that other communities have, but Wilsonville lacks.
- **Wilsonville has a strong and positive history of working with affordable housing developers.** The City’s active support is both valued and seen as being essential for future development to occur. Because of this positive relationship, nonprofit housing

*“As a city, we need to refocus our determination to build an inclusive community and one with a large variety of housing types including housing for all people who work here, and I don’t just mean the high-tech firms, I’m including retail and service workers. By building a complete community that respects all the workers and residents we can reduce traffic by reducing the need to commute in and out of the city.”*

*- Let’s Talk, Wilsonville!  
online participant*

# ATTACHMENT 1

providers are willing and eager to consult with the City early on and lend their development knowledge and expertise to planning efforts.

The team communicated the issues identified through the technical analysis and stakeholder engagement process to the task force, Planning Commission, and City Council to develop the action framework and implementation actions, detailed in the following sections.

## SPOTLIGHT: EQUITY AND INCLUSION

Throughout the project, stakeholders emphasized the importance of equity and inclusion as a priority for the City, in a housing context and in more general terms as well. They provided examples of the need for better social connections and to make Wilsonville a more welcoming place for people with different backgrounds. Stakeholders discussed the need to distribute equitable housing throughout the city to provide access to services and employment. They also generated ideas for how to make Wilsonville a more inclusive place, including linking housing with economic development, diversifying board representation, and convening community-based organizations to identify solutions. The Planning Commission had lengthy discussions about the need to enhance the City's culture of inclusion. They emphasized the need to create an environment in which people of different cultures and backgrounds feel welcome. This could help community members build social resilience and better weather a crisis.

While not the emphasis of this housing-focused Plan, these issues and ideas are a starting place for a more comprehensive approach to an equitable future for the city. These insights informed the overall planning process and the priorities included in this plan, and also are fruitful feedback for future equity-planning initiatives.

Appendix B provides a more detailed summary of key themes and ideas.

### 3. Framework for Action

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The outcome of the market analysis and public outreach described in Section 2 resulted in an understanding of issues related to equitable housing, including affordability gaps and housing needs for specific populations. This section establishes an implementation framework for the plan, including a set of policy objectives, partners, and funding options.

#### Policy Objectives

As the City pursued the Metro Equitable Housing Grant in 2016 that funded this work, City Council also established a goal related to housing as part of its goal setting process for 2017 to 2019. To guide development of the Plan, Council developed a set of policy objectives. These objectives drew from adopted policies and priorities, stakeholder input, and feedback from the Planning Commission and Equitable Housing Task Force. These objectives set the course for the City's actions to improve equitable access to a range of housing in Wilsonville and address the identified needs within the city:

1. Greater availability of a diversity of housing types for a full range of price points to serve the community.
2. Increased partnerships with nonprofit and for-profit housing developers.
3. New and expanded affordable homeownership opportunities, especially for first-time homebuyers.
4. Reduced risk of housing displacement.
5. Targeted housing opportunities in areas with access to services and public transit.
6. Maintenance and expansion of quality subsidized affordable housing stock.
7. Implementation of all housing policies through a lens of social equity and inclusion.

*Equitable Housing  
Council Goal  
for 2017-2019:*

*Pursue a balanced  
housing mix with a  
variety of choices  
to meet the needs  
of current and  
future residents of  
varying financial  
levels.*

## Funding Sources

One of the key limitations to implementing the actions in this Plan is the availability of funding. Funding is needed not just to build units, preserve affordable housing, and provide access to equitable housing, but also to cover staff time to implement the Plan. Identifying a set of realistic funding sources will be necessary for achieving the vision of equitable housing in Wilsonville.

### Locally-Controlled Funding Sources

Beyond the funding tools available at the state and regional levels, the City will need to explore a range of locally-controlled funding options to generate additional resources for affordable housing development and associated programs.

- Additional **General Fund Revenue** can support equitable housing preservation and development programs in the Wilsonville. General fund dollars are generally in short supply; housing projects and programs must compete with other key City services for funding. However, as a source of one-time funds for important projects, to support outreach efforts and fund staff time, or for other smaller-scale funding needs, the general fund can be a critical contributor to a comprehensive equitable housing implementation.

#### SPOTLIGHT: WILSONVILLE'S MOBILE HOME PARK CLOSURE ORDINANCE

In 2007, the Thunderbird Mobile Home Park closed, evicting 160 mostly low-income, senior residents. This sudden event spurred the City of Wilsonville to adopt a mobile home park ordinance that required any owner of a manufactured home park to provide adequate notice of a park closure, a plan for where the park tenants could move their homes and a payment toward moving expenses. This decision helps to preserve affordable housing and lessen the resulting losses for homeowners when a park is closed. It also resulted in the City's partnership with Northwest Housing Alternatives to build Creekside Woods Senior Apartments, a low-income senior housing development.



Source: Metro



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- A **Construction Excise Tax**<sup>3</sup> (CET) consistent with recent changes to state law can generate funding for housing development incentives and programs in Wilsonville. Many communities around Oregon are in the process of exploring the application of CET for housing projects. The City should explore implementation of a CET in the near-term, including assessing potential revenue generation (using 10 to 15 years of past development activity as a case study), studying impacts on development activity and business recruitment, outlining funding objectives needed to advance the equitable housing strategy, and coordinating the process for CET adoption by ordinance. To support future Council conversations, **Appendix C** provides a roadmap to implementation of a CET with key considerations on program details and policy choices.
- **Tax Increment Financing (TIF) Revenue** from Wilsonville’s urban renewal areas (as applicable). TIF (also commonly referred to as urban renewal) is a financing tool for local governments to use property taxes generated from new development in a specific area to fund capital improvements in that same area. The state’s statutes, Oregon Revised Statutes Chapter 457, allow for TIF to fund the development of affordable housing, mixed-use housing, housing that meets other public goals, and / or infrastructure. Some communities choose to include funding for affordable housing as a project in their urban renewal area plans; some have even used their urban renewal plans to identify a portion of all TIF dollars that should be used for affordable housing. Wilsonville should review its current TIF districts to determine if there is potential project funding available for housing development (that would comply with the district plan) and the legal capacity for the City to expand or establish new TIF districts that could include allowances for housing assistance.

## Partner Funding Sources

Funding sources available at the regional and state levels can be used to fund several projects and programs, such as new construction of subsidized units, renter supports, weatherization programs, and home ownership support programs. These partner funds will be an important part of how the City will advance its equitable housing priorities. As such, the City should seek to develop closer ties with its regional and state partners, track funding cycles, and understand gaps in funding availability.

- **Clackamas County**, through its Department of Health Housing and Human Services (H3S), manages a wide array of federal, state and local resources for housing and social services that are available in Wilsonville. For example, the Community Development Department administers federal Community Development Block Grant and HOME funds that represent potential funding sources for housing development and rehabilitation programs. The Housing Authority of Clackamas County administers

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<sup>3</sup> A CET is a percentage-based fee on new residential or commercial construction charged at the time of permitting. In 2016, the Oregon Legislature passed Senate Bill 1533 which permits cities to adopt a CET on the value of new construction projects to raise funds for affordable housing projects. If adopted, the tax would be 1% of the permit value on residential construction and at an uncapped rate on commercial and industrial construction.

# ATTACHMENT 1

housing vouchers that help lower income households afford rental housing. One way to capture these and other housing and human services resources is through collaboration with affordable housing providers and Clackamas County.

- **Metro's General Obligation Bond** will fund regional affordable housing development through a new region-wide property tax. In the near-term, this funding source creates the most likely opportunity for funding construction of new affordable housing units or rehabilitation of existing units in the city. The Housing Authority of Clackamas County is responsible for creating and administering the countywide Local Implementation Strategy for deploying these funds. One of the key actions in the coming year is to work more closely with Clackamas County to determine which properties and projects in Wilsonville are eligible for these resources. In addition, **Metro's TOD Program** provides support to create public-private partnerships that produce transit oriented development projects, which would complement City's potential land acquisition activities.
- The **State of Oregon** can serve as a partner in several ways.
  - **Oregon Housing and Community Services (OHCS)** funds low-interest loan programs, grants, and tax credits for affordable multifamily rental housing developments through its Multifamily Housing Finance Section ("Section"). The Section works with local jurisdictions and affordable housing developers to provide financing packages to carry out the department's mission to develop and preserve affordable housing, linked with appropriate services, throughout Oregon. In addition, OHCS has a variety of programs that support tenants, including home weatherization and emergency rent supports. One way to better access these resources for Wilsonville is through partnering with affordable housing providers and Clackamas County.
  - In 2019 the Oregon Legislature passed two bills that support housing development in urban areas – referred to as House Bills 2001 and 2003 (HB 2001 and HB 2003). The new laws seek to expand housing choice in cities across the state by requiring cities within the Metro area to allow duplexes on lands zoned for single dwellings and to develop new methodologies for calculating the amount of land and types of housing needed to meet growth expectations. To support local government efforts in implementing HB 2001 and HB 2003, the Legislature appropriated \$4.5 million to **the Department of Land Conservation and Development (DLCD)** for technical assistance grants. In early 2020, Wilsonville applied for a grant from DLCD through this program, which would support a portion of the work outlined in one of this Plan's implementation actions.
- Many **private organizations** in the region provide services and housing that can support a more equitable community in Wilsonville. Partnerships with these organizations will be necessary to secure and create equitable housing as envisioned in this strategy. These partners have their own sources of funding that can be matched to one another and to public sources noted above. Funding partnerships for equitable housing could include

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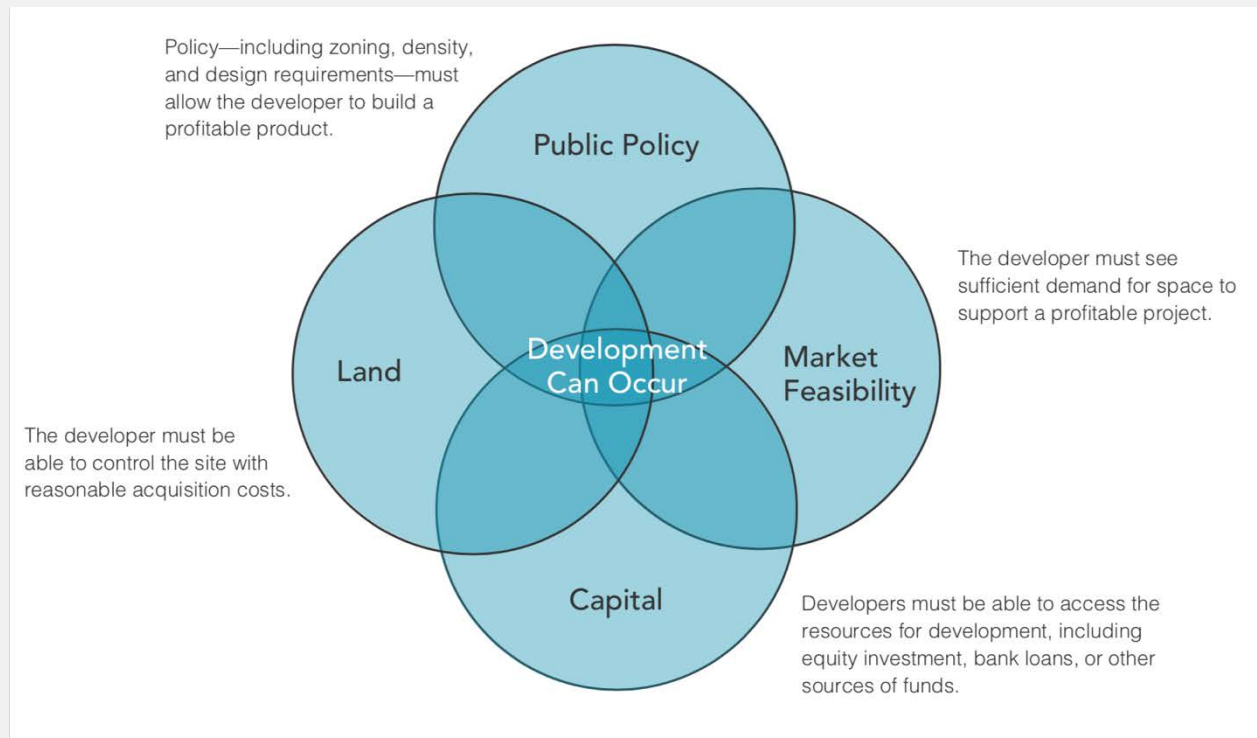
public/private development agreements, foundation grants, down-payment assistance, rent assistance, land trusts, transportation or in-home care for disabled and elderly residents, and employer-based housing assistance.

## Partnerships

An effective strategy will require ongoing outreach, support, and coordination with organizations in the community to maximize the impact of the City’s actions. While these partners may not be able to offer direct funding, they can provide information and support for the City’s actions. For example, the City’s community-based organizations are already serving community members with diverse needs, and the City can work with them to understand up-to-date conditions in the community. Other partners include local and regional foundations (e.g., Oregon Community Foundation, Meyer Memorial Trust), community-based organizations (including Heart of the City and Wilsonville Community Sharing), large employers, the West Linn-Wilsonville School District, and Habitat for Humanity.

### FOUR NECESSARY FACTORS ALLOW NEW MARKET-RATE HOUSING

Understanding how market-rate development occurs is critical for understanding how housing policies and development incentives can be structured to work with the market to increase the supply of market-rate housing. The graphic below illustrates how four factors must intersect so that development can occur.



## 4. Implementation Actions

Community stakeholders and market research provided insights to the greatest needs and opportunities for equitable housing in Wilsonville. Throughout the process, the City asked its leaders and partners: **What are the actions we can take in the next few years to address these needs?**

This Plan identifies a set of **implementation actions** that can be initiated in the two years after Plan adoption and completed in the short-term. The actions in this section arose as the best opportunities for responding to immediate needs while also establishing a system for the City to continue its work for the long term.

The Council also identified a set of **actions requiring further exploration** that necessitate additional research and community discussions and were not prioritized for immediate implementation. These actions may be considered again in the future as more equitable housing is achieved and new needs arise.

Over the course of four meetings, Wilsonville City Council narrowed its list of potential actions to a discrete list of **implementation actions** that have been prioritized for near-term implementation. The project team also vetted the possible implementation actions with the Task Force and Planning Commission.

*Please refer to Appendix D for a complete list of actions considered in the process.*

### Exhibit 2. Overview of Equitable Housing Actions

<b>1. Implementation Actions</b> <i>High-priority actions the City plans to initiate within two years of strategic Plan adoption.</i>	<b>2. Actions Requiring Further Exploration</b> <i>High-priority actions that require further research and community discussions for the City to determine how or if it will pursue in the near-term.</i>
1A: Explore Implementation of Transit-Oriented Development (TOD) at City-owned Wilsonville Transit Center Property 1B: Incorporate Equitable Housing Needs into Middle Housing Planning 1C: Define Equitable Housing Approaches in New Urban Growth Areas 1D: Create Housing Tax Abatement Programs to Achieve Housing Diversity and Affordability 1E: Facilitate Connections to Partners and Housing Resources through City Liaison	2A: Secure Land for Development of Affordable and Equitable Housing 2B: Modify Parking Requirements, Which May Reduce Housing Costs 2C: Explore Tactics to Reduce the Impact of Systems Development Charges on Affordable Housing 2D: Partner with Community Land Trusts 2E: Explore Homeownership Support Programs 2F: Explore Housing Preservation Tax Abatement 2G: Support Local Home Repair Programs 2H: Assess Accessibility and Visitability Standards or Incentives

The actions in the Plan correspond to the seven policy objectives detailed on page 12, which were developed by City Council at the start of the project in summer 2019. These objectives drew from adopted policies and priorities, stakeholder input, and feedback from the Planning Commission and Equitable Housing Task Force.

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These objectives provide guidance to the City as it tracks progress on Plan implementation. Exhibit 3 cross-references the Plan’s policy objectives and actions.

### Exhibit 3. Actions by Policy Objective

		1. Diverse Housing Types	2. Partnerships	3. Homeownership	4. Reduced Displacement	5. Accessible Locations	6. Expand Subsidized Housing Stock	7. Social Equity
1A	Explore Implementation of Transit-Oriented Development (TOD) at City-owned Wilsonville Transit Center Property	■	■			■	■	■
1B	Incorporate Equitable Housing Needs into Middle Housing Planning	■		■		■		■
1C	Define Equitable Housing Approaches in New Urban Growth Areas	■	■			■	■	■
1D	Create Housing Tax Abatement Programs to Achieve Housing Diversity and Affordability	■	■			■		
1E	Facilitate Connections to Partners and Housing Resources through City Liaison		■	■	■			■
2A	Secure Land for Development of Affordable and Equitable Housing		■	■		■		■
2B	Modify Parking Requirements, Which May Reduce Housing Costs	■	■			■		
2C	Explore Tactics to Reduce the Impact of Systems Development Charges on Affordable Housing		■				■	
2D	Partner with Community Land Trusts		■	■			■	■
2E	Explore Homeownership Support Programs			■	■			■
2F	Explore Housing Preservation Tax Abatement		■		■			■
2G	Support Local Home Repair Programs			■	■			■
2H	Assess Accessibility and Visitability Standards or Incentives	■						■

The following section details the five key actions for the first year after adoption of the Strategic Plan, providing information about why the action is important and what stakeholders said about the action. It also includes an order-of-magnitude assessment of each action’s potential impact (a qualitative assessment of people served or units developed) and administrative requirement, referencing the following key.

Key:	Potential Impact	Administrative Requirements
	◆◆◆ High	◆◆◆ Relatively low administrative requirements, mostly policy setup
	◆◆ Medium	◆◆ Moderate administrative effort
	◆ Low	◆ Substantial staff time and program setup required

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## 1A: Explore Implementation of Transit-Oriented Development (TOD) at City-owned Wilsonville Transit Center Property

### Summary

The City-owned property at the Wilsonville Transit Center is the City's main opportunity to promote TOD with affordable and/or workforce housing. Potential support could include development/permitting incentives or a public-private partnership that would provide development or infrastructure subsidies in exchange for fulfillment of community goals. The parking lot adjacent to the development site currently has 399 spaces. Many of those spaces are not utilized during the day and overnight parking is permitted but rare, so one opportunity in the development program is the ability to share parking between the park and ride and the development.

The City is interested in completing a Development Opportunities Study and Prospectus to understand development possibilities and constraints, clarify objectives for site development, and compile materials that the City can use as it conducts outreach with potential developers.



Source: City of Wilsonville

### Rationale

The Wilsonville Transit Center is one of the City's limited opportunities to provide true transit-oriented development within the community. Given City ownership of the site, it is also an opportunity to provide affordable housing through land write downs for nonprofit affordable housing development.

### Policy Objectives

1 (Diversity of Unit Types), 2 (Partnerships), 5 (Accessible Locations), 6 (Expand Subsidized Housing Stock), 7 (Social Equity)

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**Summary of Stakeholder Feedback** This is a near-term opportunity with potential high-impact. Affordable housing developers are interested in exploring this opportunity. The Planning Commission and Task Force were supportive, but expressed concerns about the lack of parks and open spaces near the site to support families. In addition, the site is not well connected to the multimodal transportation network. More work would be needed to clarify target demographics that would be appropriate at the site.

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**Potential Impact** ◆◆◆ Control of land is one of the key sources of local government leverage for housing development. The Wilsonville Transit Center property presents an opportunity for transit-oriented affordable housing, especially given the existing parking that could be available to serve housing units.

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**Administrative Effort** ◆◆ Requires development of partnership agreement with developer

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**Applicable Geographies** Single-site

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**Partners** Nonprofit developers, Tri-Met, State of Oregon, Metro, Clackamas County

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**Potential Funding Sources** Land write-down, Metro Bond, Federal Transit Administration (FTA) funding, Metro TOD Grant Program. If the City is interested in pursuing Metro Affordable Housing Bond funding for this project, any technical work will need to be expedited to match up to the release of bond funds through the second Notice of Funding Available through the Housing Authority of Clackamas County (expected in 2022).

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**Next Steps**

**1. Complete Development Opportunities Study (DOS)**  
 The DOS will explore the following questions:

- What are Council’s goals for site’s development? How can the City balance its financial goals, housing goals, and livability goals (access to open space, multimodal transportation, etc.)?
- What are the market conditions for development at this site?
- What are the constraints for the site, including any considerations related to environmental features, transportation impacts, access to open spaces, utility connections, etc.
- Given limited parks and recreational space near the site, what population could the site best serve? What mix of unit types best meets that population’s needs?
- How many housing units could the site accommodate under existing zoning?
- How can the City best position the site for Metro Bond funding? Does that include confirming desired income tiers and unit types (e.g. two bedroom units) that conform with the Clackamas County Housing Authority’s Local Implementation Strategy for the site?
- Given current market conditions and the site's context, should the development program include ground-floor retail?
- Would having one residential site near the WES station lead to other property owners being interested in redevelopment of their sites as residential? What are some opportunities?
- What disposition alternatives should the City explore?

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## 2. Outreach with Developers

The outcome of the DOS exercise will be a site prospectus that will provide potential development partners and funders with information about the site and the City's objectives for development. The City should consider convening a mix of affordable housing developers and for-profit developers to (1) help understand opportunities and barriers and (2) build interest.

## 3. Research Funding Options

Questions regarding funding include:

- What are possible funding sources for development, including regional, state, and federal sources?
- What is the Housing Authority looking for in potential bond-funded projects? The next round of funding for the Metro bond will likely be in 2022, which gives the City time to complete due diligence and reach out to partners. In tandem with conversations with developers, Wilsonville staff should reach out to the Housing Authority to discuss their evaluation criteria, potential complementary tools, and potential funding options.
- What can the City do to make this site more attractive for those funding sources?

## 4. Solicitation Process

The final near-term implementation step will be to define a process for soliciting interest from affordable housing developers.

- Determine funding resources or incentives that could be applied.
  - Refine Council goals for the site, based on feedback from outreach.
  - Market and Release RFP for the site. The RFP should include information on the following: the site's development context (environmental, infrastructure, zoning, etc.), potential advantages, market analysis results to date, development objectives, potential partnership and public investment details, and the submission and evaluation process.
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## 1B: Incorporate Equitable Housing Needs in Middle Housing Planning

### Summary

Oregon HB 2001 requires that local jurisdictions adopt zoning code regulations or comprehensive plan amendments to permit middle housing types in all areas that are zoned for residential use and allow for detached single-family dwellings. Middle Housing is considered “missing” because many cities’ zoning codes disallowed this type of housing in the postwar period. Middle housing encompasses housing types that fall between single-family development and larger multiunit apartment buildings, such as duplexes, triplexes, and townhomes.

These changes will allow a diversity of unit types throughout Wilsonville, but the City will need to assess its own plans for future planning areas for Frog Pond as well as the restrictions in each of its existing neighborhoods. The City could explore implementation actions beyond HB 2001’s requirements, such as code changes to encourage accessibility or design options to promote affordability.

Wilsonville’s unique circumstances require a creative approach to implementing the HB 2001 requirements. Most of the City’s established neighborhoods are in planned unit developments, and a majority of planned housing units are located in large master plan areas with a variety of housing types. The City of Wilsonville is spearheading a project that will ensure that tools are in place to support the development of a range of housing types. As part of this project, the City will complete the following activities:

1. **Public outreach and education:** public events, a public engagement website, and a memo for duplex and middle housing design based on community inputs.
2. **Updating plans and codes:** review of density limits and other codes, revision of Frog Pond West master plan, and updated zoning code amendments. This will include an analysis of how zoning code requirements may affect the affordability of housing.
3. **Developing architectural standards:** research of architectural standards and architectural renderings.
4. **Reviewing and updating infrastructure plans:** projection of infrastructure needs, revision of Frog Pond West infrastructure plan, and citywide infrastructure update recommendations.
5. **Funding infrastructure:** analysis of various public service charge and permitting process options.

This action will intersect with **Action 1C**, which includes approaches for equitable development in newly master planned areas.

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### Rationale

The City will explore design standards and incentives to further expand the housing variety in Wilsonville. Not all residential communities have explicitly considered housing variety in previous planning efforts. Now there is an opportunity to address equitable housing concerns related to HB 2001.

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### Policy Objectives

1 (Diversity of Unit Types), 3 (Homeownership), 5 (Accessible Locations), 7 (Social Equity)

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<b>Summary of Stakeholder Feedback</b>	There is interest in a broader variety of housing types, including starter homes and middle housing types, but the ability to incorporate those housing types into existing neighborhoods requires further study.
<b>Potential Impact</b>	◆◆ Changes are expected to happen incrementally. Some neighborhoods will likely see more of a diversity of development proposals than other neighborhoods, depending on building age, location, and other factors. When combined with financial incentives, these changes could have a greater impact on development feasibility for middle housing types.
<b>Administrative Effort</b>	◆◆ The City will explore potential amendments to the Development Code through a public process, adopt any Development Code changes that emerge from that process, and then review proposals through the existing development review process.
<b>Applicable Geographies</b>	Citywide, with a focus on Frog Pond
<b>Partners</b>	DLCD, Metro
<b>Potential Funding Sources</b>	DLCD grant, other regional funding sources, General Fund
<b>Next Steps</b>	<ul style="list-style-type: none"><li>● Understand state rulemaking around HB 2001 and implications for current master plans.</li><li>● Assess to what degree the statewide requirements affect an area that has a master plan.</li><li>● Identify regulatory barriers to duplex and middle housing development and needed updates for regulatory compliance.</li><li>● Discuss possible financial, design, or other regulatory incentives for missing middle housing, and whether to target to specific geographies. Prior to the passage of HB 2001, other communities have used the following approaches to encourage middle housing outside:<ul style="list-style-type: none"><li>○ <b>Incentives for internal conversions</b>, including alternative paths to code compliance, implementing exemptions to SDCs for internal conversions, reductions or waivers of off-street parking requirements.</li><li>○ <b>Zoning code and regulatory approaches that incent middle housing development</b>, such as modifications to development and design standards in the base zone, density bonus options, the creation of new zoning designations, or the implementation of an overlay zone.</li><li>○ <b>Financial incentives</b>, such as a middle housing property tax abatement or SDC waivers.</li></ul></li><li>● Resources to start with include:<ul style="list-style-type: none"><li>○ <b>Making Room: Housing for a Changing America. 2018. AARP.</b> <a href="https://www.aarp.org/makingroom">https://www.aarp.org/makingroom</a></li><li>○ <b>Sightline Institute's</b> research on affordable housing incentives and attitudes. <a href="https://www.sightline.org/">https://www.sightline.org/</a></li></ul></li></ul>

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## 1C: Define Equitable Housing Approaches in New Urban Growth Areas

<b>Summary</b>	As part of the master planning requirements for Frog Pond East and South, the City will establish goals or targets for accessibility to services/amenities, unit types, and unit affordability levels. The targets for affordability levels (number of units and depth of affordability for those units) should be reasonably achievable, allowing for sufficient market rate development to support key infrastructure investments. This approach will provide a methodology and framework that can be applied in other growth areas beyond Frog Pond.
<b>Rationale</b>	Integrating housing units for low-income and subsidized housing residents into market rate development buildings and neighborhoods can encourage greater community stability, safety, and access to opportunity for vulnerable populations.
<b>Policy Objectives</b>	1 (Diversity of Unit Types), 2 (Partnerships), 5 (Accessible Locations), 6 (Expand Subsidized Housing Stock), 7 (Social Equity)
<b>Summary of Stakeholder Feedback</b>	The City has already developed broad goals for housing types in the Frog Pond Area Plan. Developing additional policies for affordability may require additional technical analysis.
<b>Potential Impact</b>	◆◆ By establishing targets ahead of master planning efforts, the City can work with stakeholders to achieve those targets.
<b>Administrative Effort</b>	◆ Requires staff time and stakeholder engagement to establish goals/targets.
<b>Applicable Geographies</b>	Frog Pond East and South, other future urban growth areas
<b>Partners</b>	Metro, affordable and market-rate housing developers
<b>Potential Funding Sources</b>	N/A
<b>Next Steps</b>	<p><b>At Start of Master Planning Process:</b> Develop policy guidance to guide master planning. The City can consider the following:</p> <ul style="list-style-type: none"> <li>• Determine the range of units affected by a potential affordability target policy, including rent-restricted units, ownership units, accessory dwelling units, and units by size.</li> <li>• Determine a range for depth of affordability for those units.</li> <li>• Provide guidance on how the City should further refine these policies, including stakeholder engagement with property owners, developers, renters, communities of color, and potential funders and composition of any oversight or advisory committees.</li> <li>• Understand community design implications, including providing a specific focus on maintaining access to amenities for affordable units and integrating those units into the overall master plan design.</li> </ul> <p><b>During Master Planning Process:</b></p> <ul style="list-style-type: none"> <li>• Define policies: Identify the City’s targets for affordability levels and number of units that meet those affordability levels in the master plan</li> </ul>

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area. The target should be provided in a range to allow flexibility to be responsive to changing market dynamics, funding sources, and partner interests.

- Identify specific properties that could play a role in achieving the Master Plan targets.
  - Explore how the affordability targets interact with the Master Plan and use mix, the location of amenities, infrastructure provision, and the implementation and funding plan.
  - Determine potential changes to impact fee assessments and conduct infrastructure funding analysis.
  - Directly engage nonprofit and for profit affordable housing developers.
-

## 1D: Create Housing Tax Abatement Programs to Achieve Housing Diversity and Affordability

### Summary

Communities can support housing production and encourage preservation of housing affordability by providing a partial property tax exemption on increased property value for qualified developments.

The City will analyze the available options to determine which are most appropriate to and viable in Wilsonville. Through a multifamily tax exemption, a jurisdiction can incent diverse housing options in urban centers lacking in housing choices or workforce housing units. There are several additional abatement programs authorized at the state level that the City could evaluate. Each targets a slightly different type of market rate and/or affordable housing unit. Potential programs include:

#### **Vertical Housing Development Zones (VHDZ):**

While ground floor retail is desirable in high-density, amenity-rich areas, the additional expense and regulatory requirements that result often make projects infeasible. Providing ground floor retail can help to increase access to services and amenities in a neighborhood. VHDZ incents multi-story mixed-use development by offering a partial property tax exemption for 10 years to developments that include housing as well as non-residential use (e.g. retail on the ground floor), with a larger tax exemption for higher density developments. A tax exemption can help to increase development feasibility for projects that might not otherwise pencil. *Key Takeaway: This program could be useful in specific, geographically-limited areas like Villebois and Town Center.*

#### **Multiple Unit Property Tax Exemption (MUPTE, sometimes called MULTE):**

A flexible program that can be used to incent multifamily housing with particular features or at particular price points by offering qualifying developments a partial property tax exemption for 10 years. Though the state enables the programs, each city has an opportunity to shape the program to achieve its goals by controlling the geography of where the exemption is available, application process and fees, program requirements, criteria, and program cap. An important implementation consideration is the need to monitor compliance over the course of the abatement. The City could implement one or more of the following program types:

- **Encouraging middle housing rental development** by establishing a program that would be available for small-scale development, such as duplexes, cottage cluster housing, and other unit types. The City would establish eligibility criteria related to tenure, number of units on site, and unit size but would not require detailed income reporting. Such a program could be administered on a per-unit basis, which would allow small-scale developers and property owners to access it, but could increase the City's level of effort for administration.
- **Supporting rent-regulated affordable projects** that are not eligible for the City's existing nonprofit exemption (e.g. projects developed by for-profit developers) but still have monitoring required by state or federal funds.

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- **Supporting workforce housing projects.** The City could offer a citywide program for housing that is affordable to households making up to some specific income level (e.g., 80% or 100% of AMI). If the affordability threshold is relatively close to current market rents, the City could limit the rent the developer could charge but not require income certification for tenants.
- **Preserving the affordability of existing housing** (see Action 2F). A program focused on housing preservation would help to maintain Wilsonville's limited supply of low cost market rate housing units and ensure that they remain affordable over time. Such an abatement program would decrease displacement risk, and would help to address the City's social equity objective (Objective 7).

*Key Takeaway: A citywide program with multiple uses would likely be the most effective program in encouraging affordable housing at multiple scales.*

## **Low Income Rental Housing Exemption:**

This program provides a 20-year, renewable property tax exemption for rental housing for low-income households (60% of AMI and below). Housing need not be owned or operated by a nonprofit entity; if it is not, only housing built after the program is adopted is eligible. The exemption is limited to adopting jurisdiction's taxes unless there is sufficient support from overlapping taxing districts. It requires that savings be passed on to tenants through rent reductions. *Key Takeaway: Because the full savings must be passed through to residents, the exemption does not provide a sufficient incentive to encourage new housing production by improving feasibility or reducing costs for the developer.*

## **Nonprofit Low Income Rental Housing Exemption:**

This program provides a simplified way for affordable housing owned and operated by a nonprofit to qualify for a property tax exemption. *Key Takeaway: The City already provides an abatement to nonprofit affordable housing developers.*

## **Temporary exemption for newly rehabilitated or constructed multiunit rental housing:**

This program incents development or rehabilitation of multifamily rental housing with rents affordable to households with an annual income at or below 120% of AMI citywide through a full property tax abatement for no more than 10 years. The program is most useful when a city is interested in encouraging all multifamily development, even above the median income. *Key Takeaway: Given the City's interest in prioritizing affordable development, the MUPTE program is a more suitable program unless the City is interested in providing an abatement to almost any new multifamily housing development project.*

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**Homebuyer Opportunity Limited Tax Exemption (HOLTE):**

The purpose of this program is to encourage homeownership among low- and moderate-income families. It provides a 10-year property tax exemption for the structural improvements of a new or rehabilitated single-unit housing, but not the land value. Available for properties valued at no more than 120% of the median sales price. Allows each city to determine its own income and owner-occupancy requirements. Eligible building types include single-family housing units, multifamily homeownership units (e.g. condos and townhomes), and manufactured housing. *Key Takeaway: This program could provide a powerful incentive for affordable homeownership, but would require close coordination with other overlapping taxing districts.*

A more detailed comparison of the available programs is included in **Appendix E.**

<b>Rationale</b>	Tax abatements can substantially contribute to the feasibility of both market-rate and regulated units. Saving on operational costs contributes to greater net operating income, which is important in determining project value and subsequently the development feasibility. By reducing ongoing operating costs for housing through a housing tax abatement, the City could help to incent developers to include affordable units as part of larger development projects.
<b>Policy Objectives</b>	1 (Diversity of Unit Types), 2 (Partnerships), 5 (Accessible Locations)
<b>Summary of Stakeholder Feedback</b>	Developers consider this tool highly impactful. This would require more research about which abatements to explore.
<b>Potential Impact</b>	◆◆ Or ◆◆◆ An abatement can be an important incentive to enable new development; more research into the abatements that work best for Wilsonville is needed (see next steps).
<b>Administrative Effort</b>	◆ Market and policy analysis plus stakeholder outreach (including outreach to overlapping taxing districts) is required to evaluate and adopt options. Ongoing administration depends on the program, and can include processing applications, managing agreements, and monitoring compliance.
<b>Applicable Geographies</b>	Zone specific: Vertical Housing (Villebois, Town Center), MUPTE (core or transit-oriented housing for market-rate housing)  Citywide: MUPTE (with affordability restrictions), HOLTE, Temporary exemption for newly rehabilitated or constructed multiunit rental housing
<b>Partners</b>	Other taxing jurisdictions
<b>Funding Required</b>	N/A. Foregone revenue
<b>Next Steps</b>	<ul style="list-style-type: none"> <li>• Explore the following implementation considerations:             <ul style="list-style-type: none"> <li>○ How much revenue would the City be willing to forgo on an annual basis? Does the City want to limit the number of abatements provided?</li> <li>○ How can the City best assess the benefit it receives in exchange for the abatement?</li> </ul> </li> </ul>

# ATTACHMENT 1

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- How would the City evaluate and select projects that would receive the abatement?
  - Would the City be interested in leading an effort to abate its own taxes, in addition to working with other taxing jurisdictions to seek abatement of their taxes, to encourage deeper levels of affordability?
  - Determine City goals for how many units can receive an abatement.
  - How would the City accommodate reporting requirements?
  - How does the City weigh the temporary (up to 10 years) loss of tax revenue against the potential attraction of new investment to targeted areas?
  - Is there a threshold at which the City would end the program, such as after certain number of units receive the abatement?
  - Identify specific geographies where specific abatements would be most effective.
  - Conduct a financial analysis of the expected cost to the City and other taxing jurisdictions and potential program impact.
  - Reach out to overlapping taxing districts to gauge support for the City's priority program(s). To extend the exemption to all taxing districts, the City must secure support (in the form of a resolution) from governing boards representing at least 51% of the total combined rate of taxation levied on the property.
  - If the City ultimately decides to implement MUPTE, the City must adopt the provisions of ORS 307.600 to 307.637 by resolution or ordinance. The City must designate a specific area if MUPTE will be applied to market-rate housing; for housing subject to affordability restrictions, the City can designate the entire city for the exemption.
  - Prior to passing an ordinance or resolution to adopt MUPTE, the City must hold a public hearing to determine whether qualifying housing would otherwise be built or preserved without the benefit of the exemption (most cities do this per project). The City must also establish standards and guidelines to consider applications and make decisions, including setting eligibility criteria.
  - Adopt the selected tax abatement(s) by resolution, including specifying any local parameters and definitions required for the abatement in question.
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## 1E: Facilitate Connections to Partners and Housing Resources through City Liaison

<b>Summary</b>	<p>The City would designate a point person to serve as a resource for community members and interested housing stakeholders. That staff person would:</p> <ul style="list-style-type: none"> <li>• Help to implement Strategic Plan implementation actions.</li> <li>• Conduct ongoing outreach with the County, Metro, development community, community-based organizations, and service providers.</li> <li>• Connect prospective homeowners, renters, and people experiencing homelessness with the array of resources available through other partners. The City does not expect to be able to offer its own housing services, including homeless services, in the near-term.</li> <li>• Create and maintain the online One Stop Shop that would include a directory of housing-related resources on the City’s website for community members, key stakeholders, and interested developers. See City of Milwaukie’s One Stop Shop for an example: <a href="https://www.milwaukieoregon.gov/housingaffordability">https://www.milwaukieoregon.gov/housingaffordability</a>).</li> </ul>
<b>Rationale</b>	Achieving lasting implementation of the Strategic Plan requires focused attention. The Housing Liaison would be able to track current conditions, build relationships with local stakeholders, support renters, maintain information on the website, and help to implement the Plan.
<b>Policy Objectives</b>	2 (Partnerships), 3 (Homeownership), 4 (Prevent Displacement), 7 (Social Equity)
<b>Summary of Stakeholder Feedback</b>	The City could provide resource referrals, but it is not the City’s role to provide the resources (i.e. renter support, landlord counseling). The City lacks information for interested housing developers.
<b>Potential Impact</b>	◆ to ◆◆ Focused attention on implementation can help to advance Council’s priorities. In addition, this staff person could increase the City’s exposure to potential funding partners, including regional, state, and private players.
<b>Administrative Effort</b>	◆ to ◆◆ Requires staff allocation.
<b>Applicable Geographies</b>	Citywide
<b>Partners</b>	Clackamas County, Metro, State, nonprofit/for profit developers, nonprofit organizations
<b>Funding Required</b>	General fund
<b>Key Considerations</b>	<ul style="list-style-type: none"> <li>• This staff person could either be a full-time housing liaison, or the responsibilities could be folded into another staff role.</li> </ul>
<b>Next Steps</b>	<ul style="list-style-type: none"> <li>• Determine needed staffing levels and designate staff person.</li> <li>• Develop work plan, which includes the creation of online one stop shop, stakeholder engagement, and Plan implementation.</li> <li>• Monitor engagement and partnership development.</li> </ul>

## 5. Tools Requiring Further Exploration

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### 2A: Secure Land for Development of Affordable and Equitable Housing

<b>Summary</b>	The City could consider developing a program to position its current land holdings for future housing development, and to buy and hold land for future development opportunities. This supports affordable housing by reducing or eliminating land cost from development. The City has a number of properties in its portfolio that could serve as housing opportunity sites, including the Public Works/Police/Community Center property and the Wilsonville Transit Center.
<b>Policy Objectives</b>	2 (Partnerships), 3 (Homeownership), 5 (Accessible Locations), 7 (Social Equity)
<b>Summary of Stakeholder Feedback:</b>	There is an overall favorable opinion, especially among potential developers who were concerned about lack of available land for infill development. This action requires more research about potential funding sources, strategy execution, and target properties.
<b>Potential Impact</b>	◆◆◆ Control of land is one of the key sources of local government leverage for housing development.
<b>Administrative Effort</b>	◆◆ Requires development of a land banking or acquisition strategy that includes a funding source. For properties the City already owns, the administrative effort is minimal.
<b>Key Considerations</b>	<ul style="list-style-type: none"> <li>• This is an important tool to use in “down market” conditions, when land prices decrease or property owners are more willing to sell land due to tax implications. The City and Metro have more patient money than many private developers.</li> <li>• Depending on the City’s goals, it could look for private foundation and government grants.</li> <li>• Key challenges for land acquisition include reliably identifying future areas of gentrification before prices go up, developing the resources necessary to purchase the land, creating mechanisms for easy land transfer and removing the liability associated with holding land.</li> </ul>
<b>Next Steps</b>	<ul style="list-style-type: none"> <li>• Inventory City and publicly-owned property.</li> <li>• Determine the viability of a policy that prioritizes surplus property for housing development. Such a policy would not stipulate that all surplus property will or can be development for housing, but that the City must at least evaluate a parcel’s potential for housing before selling the property or using it for another purpose.</li> </ul>

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- Explore the feasibility of a City-led effort to work with partners, including regional land banks, to optimize the use of City-owned land. This could include a parcel-by-parcel development opportunity study or a set of conversations with potential development partners about the opportunities and challenges for each parcel.
- Identify the sources of funding the City has to deploy, and how the City could leverage those funds with outside funding.
- Conduct an analysis of potential acquisition opportunities.
- Consider the role of the Metro housing bond in helping to fund affordable housing projects on City-owned parcels.

# ATTACHMENT 1

## 2B: Modify Parking Requirements, Which May Reduce Housing Costs

**Summary**

Parking requirements can have an adverse impact on land and development costs, leading to an increase in housing costs. In some communities, there are areas where the required parking is considerably more excessive than the need. This is especially true as areas transition to support more people traveling by transit, carpool, bicycle and walking/rolling. Parking that is developed but rarely used consumes a lot of land and resources.

Some communities have helped to increase development feasibility by looking more closely at their parking policies, including shared parking policies, minimum parking requirements, and comprehensive parking plans and strategies for commercial districts such as Wilsonville’s Town Center.

Reducing parking requirements for regulated affordable housing can allow more housing units to be built on a given site, especially when paired with density bonuses, and can reduce the cost of building surface parking, which costs roughly \$5,000 per space. Regulated housing for people who are disabled or elderly, and those that are close to regional transit, typically have lower levels of car ownership and needs for parking. There is potential to limit this to subsidized units, areas with better transit access, or provide a case-by-case review depending on the project parameters.

<b>Policy Objectives</b>	1 (Diversity of Unit Types), 2 (Partnerships), 5 (Accessible Locations)
<b>Summary of Stakeholder Feedback</b>	There is split agreement on this action. Some stakeholders are in favor and others oppose. This requires more research and discussion.
<b>Potential Impact</b>	◆◆ For some projects, especially affordable housing projects, a reduction in parking requirements can mean greater feasibility.
<b>Administrative Effort</b>	◆◆ Requires stakeholder outreach and staff time to develop standards.
<b>Key Considerations</b>	Given that much of Wilsonville does not have easy access to frequent transit service, parking is going to continue to be needed for nearly all housing development. This is more likely to benefit regulated affordable housing developments which truly have less need for parking than market rate housing.
<b>Next Steps</b>	<ul style="list-style-type: none"> <li>• Discuss potential parking requirement reductions with key stakeholders, including nonprofit and for profit housing developers.</li> <li>• Determine eligibility requirements, including how much of a parking reduction would be appropriate for affordable housing units.</li> <li>• If the City decides to move forward, draft the amendments, provide opportunities for public comment, and bring them forward for hearings.</li> </ul>

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## 2C: Explore Tactics to Reduce the Impact of Systems Development Charges on Affordable Housing

<b>Summary</b>	<p>Systems Development Chargers (SDCs) can have an impact on the feasibility of a housing project. Some cities make changes to their SDC schedules to incent more affordable housing types, while others provide reductions or waivers to projects that meet specific program criteria. Many programs have specific requirements that eligible projects must include a share of affordable units. This reduces the cost to build affordable housing and can allow affordable housing developers to produce units more cost-effectively, particularly in new urban growth areas. Potential avenues for the City to explore for eligible projects that meet City criteria include:</p> <ul style="list-style-type: none"> <li>• Tying SDCs to the overall size of housing unit (potentially regardless of number of fixtures or size of infrastructure).</li> <li>• Delaying collection of SDCs and/or time of investment.</li> <li>• Offering reductions or waivers on SDCs or permit fees, which reduces the cost to build those types of housing.</li> </ul>
<b>Policy Objectives</b>	2 (Partnerships), 6 (Expand subsidized housing stock)
<b>Summary of Stakeholder Feedback</b>	This could be an effective tool to bridge the feasibility gap. Developers consider these tools highly impactful.
<b>Potential Impact</b>	◆◆◆ Developers working in Wilsonville have stated that SDCs have a big impact on project costs, even though Wilsonville’s SDCs are comparable to the regional average. This make waivers a valuable incentive; however, the City cannot waive SDCs collected by the County or special districts without prior approval. The City must balance its affordable housing goals with its ability to pay for infrastructure to support new housing.
<b>Administrative Effort</b>	◆ to ◆◆ Depends on program criteria and ongoing monitoring required.
<b>Key Considerations</b>	<ul style="list-style-type: none"> <li>• What projects would be eligible? Would it be projects that are not already subject to monitoring and compliance regulations, or should the City limit it to projects with state or federal funding and projects to be owned/operated by nonprofits?</li> <li>• How long of an affordability restriction would the City want to impose?</li> <li>• If the City were to exempt affordable housing from SDCs or permit fees and not subsidize from another source, how big of a reduction to permit and/or SDC revenue can the City sustain?</li> <li>• Are there other funding sources the City could identify to fill the gap? CET funds? Other?</li> </ul>
<b>Next Steps</b>	<ul style="list-style-type: none"> <li>• Conduct an analysis of funding implications, including what revenue sources are needed to subsidize foregone revenues from reducing or waiving SDCs.</li> <li>• Coordinate among City staff and policymakers to identify desired project eligibility.</li> </ul>

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## 2D: Explore Partnerships with a Community Land Trust

**Summary**

Wilsonville faces a lack of affordable homeownership options for middle-income households. From 2015 to 2019, just 10% of homes in Wilsonville sold for under \$300,000. One potential option to bridge the gap would be to partner with a Community Land Trust (CLT), which can make homeownership affordable through a shared equity approach. A qualified family, with the assistance of the CLT, purchases a home at a reduced price that they can afford. The CLT attaches a deed restriction that requires the family to “pay it forward” when they sell the home to another qualifying family. The deed restriction prescribes a formula for future resale prices and equity recapture to ensure that the homes remain affordable for future residents in perpetuity while helping the current homeowner build wealth. The CLT serving the Portland region and other areas of the state is Proud Ground. Proud Ground estimates that \$100,000 to \$120,000 is needed to subsidize a new home affordable at 60% to 80% AMI in Wilsonville; if purchasing an existing home, subsidy equivalent to about 20% of value of home is needed.

The City would be unlikely to manage a CLT itself. Instead, the City could support a CLT subsidy in several ways, including land write-downs, permit fee/SDC waivers and outright subsidy.

For more information on home prices in Wilsonville, see **Appendix A: Housing Market Research Report** (page 18).

<b>Policy Objectives</b>	2 (Partnerships), 3 (Homeownership), 4 (Prevent Displacement), 6 (Affordable Housing Stock), 7 (Social Equity)
<b>Summary of Stakeholder Feedback</b>	There are few entry-level homes that would be affordable to first-time homebuyers in Wilsonville. The City should do more to support homebuyers with modest incomes.
<b>Potential Impact</b>	◆◆◆ A supply of affordable, entry-level homes is one of the critical missing pieces in Wilsonville’s array of housing options.
<b>Administrative Effort</b>	◆ This action will require staff time to meet with Proud Ground and coordinate possible partnerships. Proud Ground’s model works with either subsidies/land that support the construction of new affordable homes or subsidies that make the acquisition of existing homes affordable to first time homebuyers.
<b>Key Considerations</b>	<ul style="list-style-type: none"> <li>• What funding sources are available to support CLT homes?</li> <li>• Are there homes on the market, perhaps during a post-COVID-19 recession, that are for sale at a reduced price that would make excellent candidates for City-subsidized land trust homes? Could the City partner with Proud Ground on an acquisition strategy for distressed home sales?</li> <li>• How can the City require or incent developers to work with Proud Ground? For example, could the City work with Proud Ground to partially subsidize some homes in a new development so that they become CLT homes?</li> <li>• Are there city-owned parcels that are suitable for new development? If city-owned land is in an area with concentrated poverty or low transit access, can it be swapped for another parcel?</li> </ul>

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## Next Steps

- Contact Proud Ground, which has expressed interest in working with Wilsonville and has CLT homes throughout Clackamas County.
- Identify funding opportunities to support permanently affordable homeownership through a CLT.

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## 2E: Explore Homeownership Support Programs

<b>Summary</b>	Homeownership is key to wealth building and is strongly supported by stakeholders and City leadership. Advancing this action will also interact with and help to advance many of the other actions. For example, SDC waivers and tax abatements can be structured to help encourage homeownership product and increasing access to homeownership is a key tool for reducing displacement.
<b>Policy Objectives</b>	3 (Homeownership), 4 (Reduced Displacement), 7 (Social Equity)
<b>Summary of Stakeholder Feedback</b>	There are few entry-level homes that would be affordable to first-time homebuyers in Wilsonville. More support for homebuyers is desired.
<b>Potential Impact</b>	◆ to ◆◆ The amount of impact depends on the program pursued, the level of financial support the City could provide, and the strength of the partnerships developed through these efforts.
<b>Administrative Effort</b>	◆ to ◆◆ Depends on program parameters and City involvement.
<b>Key Considerations</b>	<ul style="list-style-type: none"> <li>• Does the City have funding capacity available to support homeownership programs?</li> <li>• How can the City best develop a partnership with other entities working to encourage affordable homeownership opportunities?</li> </ul>
<b>Next Steps</b>	<p>Conduct outreach with potential partners to determine the City's role, potential new programs the City could develop, and potential impact. The City could provide the following:</p> <ul style="list-style-type: none"> <li>• <b>Education on Home Ownership Preparation.</b> Help first-time homebuyers learn the basics about the home buying process in classes taught by experienced professionals who specialize in helping first-time homebuyers. Special topics on HOAs can be included. <i>Potential Partners: The City could coordinate with existing organizations such as the Portland Housing Center to facilitate this training or develop its own program.</i></li> <li>• <b>Alternative Funding Sources for Down Payment and Mortgage Assistance.</b> Expand financing options to low-income and middle-income households who plan to purchase a home. Down payment assistance is the quickest way to help households access the homeownership market. While this approach does not lead to the home being permanently affordable, it is an efficient way to help individual qualified households. <i>Potential Partners: Clackamas County Housing Authority, nonprofit organizations.</i></li> </ul>



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- **Partnership with local nonprofits.** Work with Proud Ground or Habitat for Humanity to develop affordable homeownership projects, especially if there is publicly-owned land available or other incentives (e.g., a waiver of Systems Development Charges). Connect renters interested in home ownership to these local nonprofits for assistance with the home purchasing process. Investment needed to help homebuyers purchase an existing home in the Portland region is about 20% of value of home. In Wilsonville, this may be higher because the city's housing stock is newer and more expensive. *Potential Partners: Proud Ground, Habitat for Humanity.*
- **A Homebuyer Opportunity Limited Tax Exemption Program.** The purpose of this program is to encourage homeownership among low- and moderate-income families. The tax exemption can be granted for up to 10 years for the value associated with property improvements, but not the land value. Eligible building types include single-family housing units, multifamily homeownership units (e.g. condos and townhomes), and manufactured housing. Please see **Appendix D** for more information. *Potential Partners: Clackamas County and other taxing jurisdictions, as applicable.*
- **Financial and logistical support for voluntary sale of manufactured home communities to resident groups as resident-owned communities and to nonprofits or a housing authority as permanently affordable housing.** These models of ownership provide stability, predictability, and affordability for residents. The communities are acquired at market value from willing sellers with financing and incentives from Oregon Housing and Community Services, private lenders, and various grant sources. *Potential Partners: OHCS, foundations, Clackamas County Housing Authority.*

## 2F: Explore Housing Preservation Tax Abatement

**Summary**

As suggested in Action 1D, the City could explore the creation of a tax abatement program specifically targeted toward existing low-cost market rate rental properties to reduce potential displacement of tenants living in those properties. The City would use the Multiple Unit Property Tax Exemption Program (MUPTe) with a set of program parameters targeted toward preservation.

MUPTe is a flexible program that can be used to incent multifamily housing with particular features or at particular price points by offering qualifying developments a partial property tax exemption for 10 years. Though the state enables the programs, Wilsonville can shape the program to achieve its preservation goals by controlling the geography of where the exemption is available, application process and fees, program requirements, criteria, and program cap. One important implementation consideration is the need to monitor compliance over the course of the abatement.

Statute allows for MUPTe to be used for existing multiple-unit housing that is or becomes subject to an affordability agreement with a public agency. This means that the City could offer the tax abatement authorized under MUPTe in exchange for signing an agreement with a public agency (such as the local Housing Authority or another affordable housing provider) to regulate rents. Because the statute is flexible about the nature of the affordability agreement, it could be structured to limit the annual increase in rents or to require a reduction based on the value of the tax abatement. The City could require that participating property owners invest in renovations in order to qualify, but this is not required under statute. ECONorthwest has been exploring a similar preservation-focused tax abatement in the City of Scappoose. Possible options include:

- **Rehabilitation emphasis:** Make renovations an eligibility requirement, with a required investment amount that is proportional to (and less than) the value of the tax abatement to the property owner. Require that participating property owners prioritize investments in health and safety improvements first, and then improvements for energy efficiency, universal accessibility, etc. Limit the rate of rent increases for the duration of the tax abatement (e.g., 2% or less).
- **Rent reduction emphasis:** Do not require renovations, but require that rents be reduced in proportion to the tax abatement, with a limit on the rate of increase year-to-year.

<b>Policy Objectives</b>	2 (Partnerships), 4 (Reduce Displacement), 7 (Social Equity)
<b>Summary of Stakeholder Feedback</b>	Residents are concerned about the potential for displacement, given rising rents in the community.
<b>Potential Impact</b>	◆◆ Or ◆◆◆◆ An abatement can be an important incentive to ensure affordability; more research into the abatements that work best for Wilsonville is needed.

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## Administrative Effort

- ◆ Policy analysis plus outreach with overlapping taxing districts and existing property owners is required to evaluate and adopt options. Ongoing administration depends on the program, and can include processing applications, managing agreements, and monitoring compliance.

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## Key Considerations

- For either option described above, the affordability agreement should require rent restrictions but not income qualification in order to avoid creating administrative burden for the property owner and to ensure that existing residents would be able to remain.
- For enforcement, participating property owners could be required to submit current rent rolls and provide written notice to all tenants of the affordability agreement with contact information to report any potential violations.
- Since income qualification would not be necessary, the City could in theory establish affordability contracts directly with property owners. This would require some additional administrative effort, but much less than income certification.

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## Next Steps

- Explore implementation considerations:
  - Would the City's program focus on goals of rent reduction, unit rehabilitation, or another goal?
  - Are affordable housing providers willing to partner on implementation of affordability restrictions for preservation projects? If providers are unwilling to take on this role, consider whether City staff can administer a preservation program like the one described above. If the City is willing to take this on, staff may need additional support to create the program?
  - How would the City find eligible property owners and market the program?
  - How would the City evaluate and select projects that would receive the abatement?
  - How much revenue would the City be willing to forgo on an annual basis? Does the City want to limit the number of abatements provided? How does the City weigh the temporary (up to 10 years) loss of tax revenue against the potential attraction of new investment to targeted areas?
  - How can the City best assess the benefit it receives in exchange for the abatement?
  - Would the City be interested in leading an effort to abate its own taxes and work with other taxing jurisdictions to seek abatement of their taxes as well, to encourage deeper levels of affordability?
  - How would the City accommodate reporting requirements?
  - Is there a threshold at which the City would end the program, such as after a certain number of units receive the abatement?
- Conduct a financial analysis of the expected cost to the City and other taxing jurisdictions and potential program impact.

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## 2G: Support Local Home Repair Programs

<b>Summary</b>	<p>A home repair program would provide grants to lower income and fixed income homeowners who may be struggling with their home’s maintenance needs. Such a program would help to stabilize households and reduce displacement, including households in manufactured housing.</p> <p>Catalyst Partnerships NW, based out of Beaverton, already operates a home repair program that has benefitted Wilsonville residents by connecting homeowners with volunteers from local faith organizations including Grace Chapel and Community of Hope Lutheran Church. Catalyst Partnerships NW mobilizes volunteers to provide home repairs and remodeling services for elderly, disabled, and under-resourced homeowners. The group is funded through tax-deductible donations. The City could help to support such a program by providing direct grant funding, helping to the organization pursue grants, and offering City resources and organizational support.</p>
<b>Policy Objectives</b>	3 (Homeownership), 4 (Reduced Displacement), 7 (Social Equity)
<b>Summary of Stakeholder Feedback</b>	Members of the task force were especially supportive of programs to reduce displacement and support community partnerships.
<b>Potential Impact</b>	◆ to ◆◆ Impact would focus on existing homeowners, especially older residents and those with limited mobility. The level of impact depends on the amount of funding that the City could provide.
<b>Administrative Effort</b>	◆ to ◆◆ Depends on program parameters and City involvement.
<b>Key Considerations</b>	<ul style="list-style-type: none"> <li>• Does the City have funding capacity available to support a home repair program?</li> <li>• How can the City best develop a partnership with Catalyst Partnerships NW or other groups?</li> </ul>
<b>Next Steps</b>	<ul style="list-style-type: none"> <li>• Conduct outreach with potential partners to determine the City’s role.</li> <li>• Determine City’s capacity to fund projects, provide in-kind support, or identify potential program participants.</li> </ul>

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## 2H: Assess Accessibility and Visitability Standards or Incentives

<b>Summary</b>	“Visitability” describes a set of home design standards that address accessibility needs of visitors with mobility impairments. The three principles of visitability are at least one zero-step entrance, wide doorways and hallways for clear passage, and at least one bathroom with wheelchair access on the main floor. The City of Wilsonville can adopt new design codes or grant incentives for developments with visitability standards.
<b>Policy Objectives</b>	1 (Diverse Housing Types), 7 (Social Equity)
<b>Summary of Stakeholder Feedback</b>	Through the library kiosk, <i>Let’s Talk, Wilsonville!</i> website, and renter survey, many residents expressed a desire to see more one-level homes. This speaks to the need for more accessible homes that can accommodate people with mobility challenges.
<b>Potential Impact</b>	◆ The City’s initiative to consider the needs of all ages and abilities could be a welcome change for the residents. The new standards could apply to new construction or to building retrofits (which would increase the impact).
<b>Administrative Effort</b>	◆◆ or ◆◆◆ The City Council can propose and adopt the three principles of the visitability standards relatively quickly. More staff time will be required for creating incentives associated with visibility standards.
<b>Key Considerations</b>	<ul style="list-style-type: none"> <li>• Is visitability a concern for current and future residents?</li> <li>• Are there existing design or space limitations for enhancing visitability (i.e., on-site stormwater mitigation, narrow lots)?</li> <li>• How might additional requirements or incentives for accessibility add to development costs and increase rents and sales prices?</li> <li>• Would small, accessible cottage homes be a viable housing type to meet accessibility needs, especially affordable homeownership?</li> <li>• What do households with accessibility needs want in a single level affordable home?</li> <li>• Are there any creative ways to make affordable and accessible apartments, infill duplexes, and accessory dwelling units?</li> <li>• How does Wilsonville’s topography limit to ability for accessible homes, often leading to the need for stairs in site design?</li> </ul>
<b>Next Steps</b>	<ul style="list-style-type: none"> <li>• Disseminate information on visitability standards among policymakers.</li> <li>• Review the State’s Affordable Housing Standards, which provides accessibility requirements for affordable homes.</li> <li>• Through HB 2001 implementation (Action 1B), explore the design approaches like stacked duplexes, where first floor is the more accessible unit.</li> <li>• Reach out to other communities for guidance, such as the City of Milwaukie, which has adopted a Cottage Cluster Code with developer incentives.</li> <li>• Identify Development Code sections that need to be amended.</li> </ul>

## 6. Steps for Implementation

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In the coming years, implementing the Plan will require the City to balance and coordinate its pursuit of actions, funding, and partnerships with its other policy and programmatic priorities. This section outlines an implementation process that will improve success with advancing this Plan's near-term actions while building momentum toward the larger goal of achieving housing equity.

### Develop and Assign Work Programs

After the Plan's adoption, the City will move towards implementing the Plan's actions. Doing so will require detailed work programs, assignments of staff to complete analysis and initiate conversations with stakeholders, and meetings with Clackamas County and other partners to identify potential partnership opportunities. Implementation of some actions will require dedicated staff time and budget, which the Plan accounts for in Action 1E through the creation of a housing liaison position.

### Explore Funding Tools

This Plan outlines five implementation actions for near-term implementation and eight actions for further exploration. Many of these actions will require on-going funding for implementation. As outlined on page 13, there are a number of funding programs that could support these actions, most of which are not locally controlled. In the near-term, City Council and staff should:

- **Explore the creation of a Construction Excise Tax:** Based on City Council direction, the City will begin this effort by evaluating the potential for creating a Construction Excise Tax in the first year of implementation (see **Appendix C**). The CET is a locally controlled and implemented tool that generates revenue from building construction specifically to support affordable housing program implementation.
- **Track Metro Housing Bond:** The next round of funding will be available for the Metro Affordable Housing Bond in 2022. The City should complete the necessary analysis and stakeholder conversations to best position itself to compete for these funds on target projects, including the potential transit-oriented housing development at the Wilsonville Transit Center (Action 1A).

Carrying out the actions outlined in this Plan will require the City to continually review potential sources of funding to carry out its implementation actions. The City will explore other funding sources as each action requires, and as opportunities for partnerships and grants arise.

## Involve the Community

The City will continue engaging the community in this work, seeking input regarding the nature of housing challenges as the economy evolves. The City will pay particular attention to those community members who experience housing inequities, including lower-income renters, communities of color, and people with disabilities. These community members will be best positioned to inform the City's next set of actions beyond those identified in this Plan.

As implementation activity continues, the City may realize efficiencies through establishing an ongoing equitable housing advisory committee composed of service providers, employers, real estate professionals, and community members. Through the proposed housing liaison identified in Action 1E, the City should maintain an open line of communication to understand evolving needs and how the City can best respond to those needs.

## Build Partnerships

Many partners and funders seek to improve access to equitable and affordable housing in the Portland region. Stakeholders include nonprofit housing developers, Metro, Clackamas County, community-based organizations, school districts, tenant's rights organizations, land trusts and other nonprofits focused on increasing access to home ownership, the State of Oregon (especially Oregon Housing and Community Services), and others. Wilsonville staff will conduct outreach with these organizations to understand their roles in meeting Wilsonville's housing needs and finding joint funding opportunities.

## Develop Indicators

Priorities for implementation will evolve over time, as actions are completed and Wilsonville's needs change. Tracking the City's progress towards implementing the Plan is important to determine whether the activities the City is implementing have the desired impacts and to inform future updates to this strategy with key trend data. To keep Plan implementation on track, the City will identify a limited set of indicators that are based on available data and most likely to express how well the City's actions are improving conditions for those who experience housing inequities. Additional indicators will be identified to track the progress of individual actions as they are implemented.

The City will track equitable housing activities and information about these indicators in a new section of its Annual Housing Report. In the 2021 Annual Housing Report, the City will establish a baseline evaluation of potential indicators as a "learning laboratory" that will be used to track progress toward equitable outcomes. The indicators used in the annual report may change over time, especially if new data become available or market conditions change.

Exhibit 4 shows potential indicators that the City could track through its Annual Housing Report process. Determining the exact indicators will (1) require additional research into availability of data and (2) additional discussions with City leaders and the community to make

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sure the indicators can adequately gauge equitable housing progress. The City will use the list in Exhibit 4 as a starting point for its research.

## Exhibit 4. Potential Indicators for Future Exploration

Policy Objective	Potential Indicators
1. Greater availability of a diversity of housing types for a full range of price points to serve the community.	Number and type of new homes produced and total within the city over time - location, tenure, size, sale price/asking rent, accessibility/visitability (measure TBD), and unit type
2. Increased partnerships with nonprofit and for-profit housing developers.	Number of properties or units acquired by City, County, or nonprofit partner
	Permits issued for nonprofit developments
3. New and expanded affordable homeownership opportunities, especially for first-time homebuyers.	Mortgage applications and denials, including by race and ethnicity
	Home purchases by transaction type – cash vs. mortgage by type (conventional, FHA, VA, etc.)
	Share of homebuyers receiving assistance (e.g. down payment assistance)
4. Reduced risk of housing displacement.	Share of rent-burdened residents
	Number of requests County receives for tenant assistance from the Wilsonville zip code (211 data)
5. Targeted housing opportunities in areas with access to services and public transit.	Number of new market-rate and affordable homes in ½ mile proximity/10 to 15 minute walk to daily shopping, medical services, and transit services
6. Maintenance and expansion of quality subsidized affordable housing stock.	Number, location, and expiration date of regulated affordable units with change in units provided over time
	Land use regulations adopted with incentives for regulated affordable units
7. Implementation of all housing policies through a lens of social equity and inclusion.	Neighborhood integration over time by income, household demographics, and sales prices/rents
	Share of racial and ethnic diversity as compared to County and region

*NOTE: Proposed performance measures will require additional discussion to confirm them as well as how to integrate data collection and analysis into ongoing staff work flow. Potential data sources include City of Wilsonville, Clackamas County Assessor's Office, Home Mortgage Disclosure Act, the U.S. Census American Community Survey, 211, Regional Land Information System, Oregon Housing and Community Services, and proprietary sources (e.g., Costar and Property Radar).*



## Assess, Align, Update

As conditions change and the City makes progress towards its goals, the City Council should revisit and update the Plan on a periodic basis. Key questions that Council can consider in its assessment include:

- Is there a need to reprioritize the actions, based on changing conditions or the results of research into indicators?
- Should some of the actions move from the “Explore” category to the “Implement” category?
- Are additional actions needed to address new or changing conditions?
- Is staff capacity sufficient to meaningfully advance the key strategies?
- What benefits has the City seen from its efforts to date? Are the City’s residents, and especially its lower-income residents and communities of color, seeing a return on the investments that the City has made?

In the coming months, the City will have additional information about how the process of updating this Plan can be in alignment with newly-required housing planning work. House Bill 2003, passed in the 2019 legislature, created new requirements for cities to regularly update their Housing Needs Analysis (HNA) and in conjunction, create a Housing Production Strategy. Wilsonville is scheduled to complete its next HNA in 2023 with its first Housing Production Strategy to follow in 2024.

While this document will certainly give Wilsonville a head start in meeting these requirements, rulemaking for the new Housing Production Strategy is still proceeding as of May 2020, and the specific requirements for that document are not known. Guidelines and requirements for the Housing Production Strategy will become clearer over the initial two-year implementation period of this Plan. This will create an opportunity to use the update process to scope how to address any additional requirements for the Housing Production Strategy the City will undertake in 2024. The City will align future updates of this document with timing of Housing Needs Analysis updates and the specific requirements for Housing Production Strategies.

## Appendices

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- A. Housing Market Research Report
- B. Stakeholder Outreach Process and Themes
- C. Construction Excise Tax Implementation Roadmap
- D. All Actions Evaluated
- E. Property Tax Abatements for Housing in Oregon

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<sup>1</sup> Walkerly and Russel, September 2016, accessed online at:  
[https://ssir.org/articles/entry/what\\_the\\_heck\\_does\\_equity\\_mean](https://ssir.org/articles/entry/what_the_heck_does_equity_mean)

<sup>2</sup> Andersson, Fredrik, John C. Haltiwanger, Mark J. Kutzbach, Giordano E. Palloni, Henry O. Pollakowski, and Daniel H. Weinberg. "Childhood Housing and Adult Earnings: A Between-Siblings Analysis of Housing Vouchers and Public Housing," National Bureau of Economic Research, 2016.

<sup>3</sup> Tract-level CHAS 2012-2016, Tables 1, 8, 9, compiled by Metro's Data Research Center.  
<https://www.huduser.gov/portal/datasets/cp.html>

<sup>4</sup> Fernald, Marcia, Ed., "The State of the Nation's Housing 2013," Joint Center for Housing Studies of Harvard University, 2013, <http://www.jchs.harvard.edu/sites/jchs.harvard.edu/files/son2013.pdf>.

<sup>5</sup> ECONorthwest analysis using methodology from the following paper: Chakrabarti, Ritashree, and Junfu Zhang. *Unaffordable housing and local employment growth*. No. 10-3. Federal Reserve Bank of Boston, 2010.

<sup>6</sup> Wright, Bill, Keri Vartanian, Grace Li, and Maggie Weller, "Health in Housing: Exploring the Intersection Between Housing & Health Care," The Center for Outcomes Research & Education, Providence Health & Services, 2016, [https://oregon.providence.org/~media/Files/ Providence%20OR%20PDF/core\\_health\\_in\\_housing\\_full\\_report\\_feb\\_2016.pdf](https://oregon.providence.org/~media/Files/ Providence%20OR%20PDF/core_health_in_housing_full_report_feb_2016.pdf).

<sup>7</sup> Desmond, Matthew and Gershenson, Carl, "Housing and Employment Insecurity among the Working Poor." *Social Problems*, Volume 63, Issue 1, 1 2016, Pages 46–67, <https://doi.org/10.1093/socpro/spv025>

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## Appendix A: Housing Market Research Report

*This memorandum was part of the presentation materials for the September 2019 Task Force and Planning Commission meetings*

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# City of Wilsonville

## Housing Market Research Report

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August 2019

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For over 40 years ECONorthwest has helped its clients make sound decisions based on rigorous economic, planning, and financial analysis. For more information about ECONorthwest: [www.econw.com](http://www.econw.com).

ECONorthwest prepared this report for the City of Wilsonville. It received substantial assistance from Communitas, LLC and Commonworks Consulting as well as Kim Rybold at the City of Wilsonville. Other firms, agencies, and staff contributed to other research that this report relied on.

This project is partially funded by a Metro 2040 Grant. That assistance notwithstanding, ECONorthwest is responsible for the content of this report. The staff at ECONorthwest prepared this report based on their general knowledge of housing economics, and on information derived from government agencies, private statistical services, the reports of others, interviews of individuals, or other sources believed to be reliable. ECONorthwest has not independently verified the accuracy of all such information, and makes no representation regarding its accuracy or completeness. Any statements nonfactual in nature constitute the authors' current opinions, which may change as more information becomes available.

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3	What will Wilsonville’s future population look like?.....	7
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6	Conclusion .....	26

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# 1 Purpose and Context

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As housing affordability declines in Wilsonville, community members have expressed concern about being displaced or having to move out of the city in search of more affordable rental and homeownership opportunities elsewhere. A number of community members have testified before the Wilsonville City Council about how the large and sudden rent increases threaten community members' housing stability.

To address the community's housing needs now and in the future, the City of Wilsonville has identified the need to establish a roadmap toward a more equitable housing system. Generally speaking, equitable housing means more people are able to find a home that meets their needs for location, price, and household needs. In the midst of a regional housing crisis, Wilsonville is poised to design a strategy that expands opportunities and access for more people to enjoy the quality of living in the city.

The purpose of this Housing Market Research Report is to synthesize background information on the current housing market to support decision making as the City develops its Equitable Housing Strategic Plan. In particular, the report focuses on housing affordability issues and identifies the types of housing that the City should plan for in the future. This analysis draws heavily on the Wilsonville Baseline Housing Needs Assessment, completed as a component of the Clackamas County Regional Housing Needs Analysis in 2019. Based on research and stakeholder outreach the team will conduct throughout Summer 2019, the Task Force and City Council identify which types of programs and policies are relevant to promoting equitable housing in Wilsonville.

The remainder of this document is organized into five sections:

2. Who lives in Wilsonville today?
3. What will Wilsonville's future population look like?
4. What are the current housing conditions in Wilsonville?
5. What types of housing will future residents need?
6. Conclusion

## What is equitable housing?

Equitable housing goes beyond simple affordability. It aims to ensure all people have housing choices that are diverse, high quality, physically accessible, and reasonably priced, with access to opportunities, services, and amenities.

This broad definition includes choices for homes to buy or rent that are accessible across all ages, abilities, and incomes and convenient to everyday needs, such as transit, schools, childcare, food, and parks.

Equitable housing also represents a system that accounts for the needs of households with low income and communities of color, recognizes a history of housing discrimination, and complies with current state and federal fair housing policy.

*Source: Metro*



## 2 Who lives in Wilsonville today?

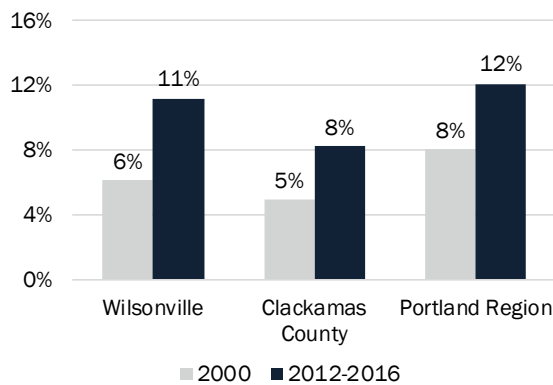
Wilsonville has grown quickly, and with that growth has come changing demographics and an increasing need for the City’s leadership to focus on existing and future housing needs. From 2014 to 2019, Wilsonville saw a 15% increase in population and an 11% increase in housing units.<sup>1</sup> According to a recent article in the Portland Business Journal, Wilsonville ranks third in the entire state of Oregon in five-year population growth.<sup>2</sup>

### Demographics have changed over the last 20 years.

**Wilsonville’s Latinx community is expanding.** Between 2000 and 2016, the Latinx population in Wilsonville increased by about 2,000 people, almost doubling from a share of 6% to 11% of the population. Over the same period, the County and Portland Region saw slower growth in this population group. The growth rate of Wilsonville’s Latinx population was greater than the growth rate of Wilsonville’s population overall.

**Exhibit 1. Share of Latinx Population, Wilsonville, Clackamas County, Portland Region, 2000 to 2012-2016, 2012-2016**

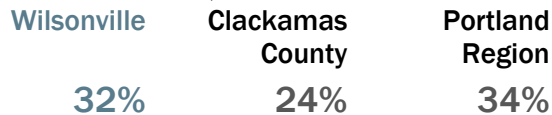
Source: U.S. Census Bureau, 2012-2016 ACS Table.



**Millennials are a large proportion of Wilsonville residents.** In 2012-2016, 32% of Wilsonville’s population was between 20 and 40 years old. This is more similar to the share within the Portland region than in Clackamas County.

**Exhibit 2. Population between 20 and 40 years of age, Wilsonville, Clackamas County, Portland Region 2012-2016**

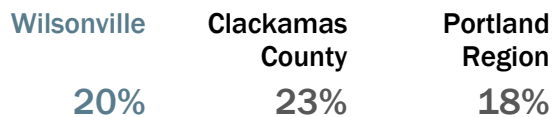
Source: U.S. Census Bureau, 2012-2016 ACS Table.



**Aging Baby Boomers are a small, but important population segment in the city.** In 2012-2016, 20% of Wilsonville’s population was over 60 years old. This is a greater share than the Portland region.

**Exhibit 3. Population over 60 years of age, Wilsonville, Clackamas County, Portland Region 2012-2016**

Source: U.S. Census Bureau, 2012-2016 ACS Table.



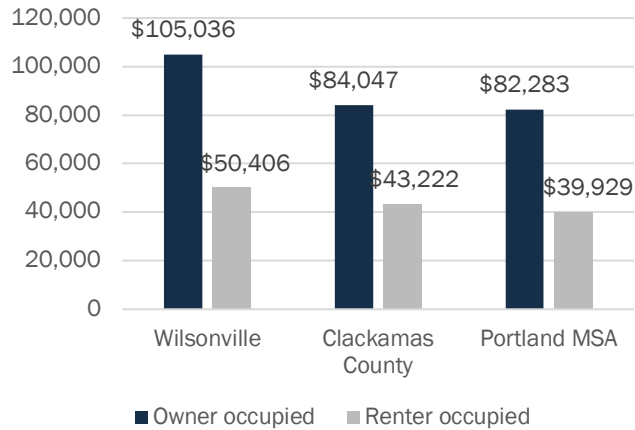
## Incomes for owner households are generally higher than renter households.

The median household income for renters, just \$50,000, is less than half the median for homeowners, over \$105,000.

While average incomes in Wilsonville are higher than in the rest of the County and metro area, the magnitude of difference in income between renters and homeowners is similar.

**Exhibit 4. Median Household Income by Tenure, 2012-2016**

Source: U.S. Census Bureau, 2012-2016 ACS Table B25119.

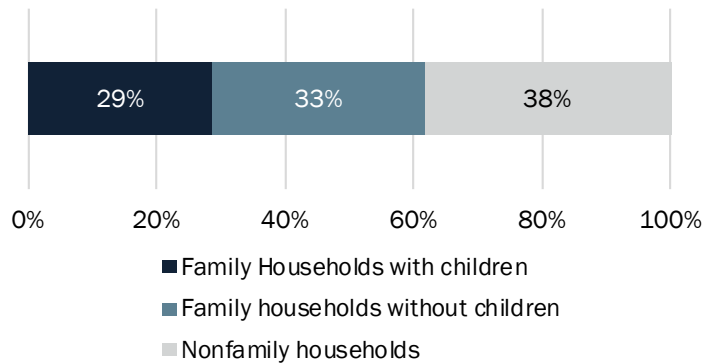


## Incomes vary by family type.

The majority of households in Wilsonville are family households. Per the Census, “Family households consist of two or more individuals who are related by birth, marriage, or adoption, although they also may include other unrelated people. Nonfamily households consist of people who live alone or who share their residence with unrelated individuals.”<sup>3</sup>

**Exhibit 5. Family and Non-Family Households, Wilsonville, 2012-2016**

Source: U.S. Census Bureau, 2012-2016 ACS Table B25119.

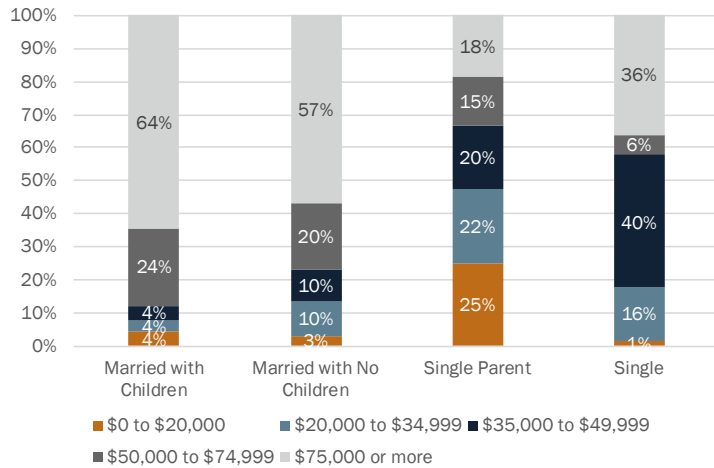


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Of all family types, single parent households in Wilsonville have some of the lowest incomes compared to the amount of housing they need. Two thirds of single parent households have less than \$50,000 in household income per year.

**Exhibit 6. Household Income by Family Type, Wilsonville, 2012-2016**

Source: U.S. Census Bureau, 2012-2016 ACS

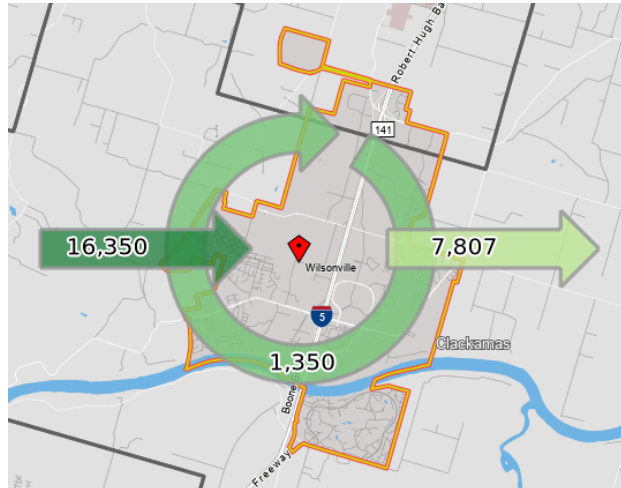


## Most Wilsonville residents commute elsewhere to work.

As of 2015<sup>4</sup>, about 85% of employed residents leave Wilsonville for work, while over 16,000 workers come to Wilsonville from other communities.

**Exhibit 7. Commuting Patterns in Wilsonville.**

Source: U.S. Census Bureau, Center for Economic Studies, On The Map, 2015.



## Many children attending Wilsonville schools are economically disadvantaged.

There are several schools in Wilsonville with a large share of economically disadvantaged students, which the Oregon Department of Education defines as students eligible for free and reduced price lunch.<sup>5</sup> In 2016-2017, a family of four qualified for free lunches with a household income of \$31,590, and reduced price lunches with a household income of \$44,955.

### Exhibit 8. Share of Economically Disadvantaged Students (per Oregon Department of Education) in Wilsonville Schools.

Source: Oregon Report Card 2016-2017.  
<https://www.wlww.k12.or.us/domain/95> and Free and Reduced Price Meal Income Guidelines for School Year 2016-2017  
<https://www.ode.state.or.us/wma/nutrition/snp/memos/nsip-income-guidelines.pdf>

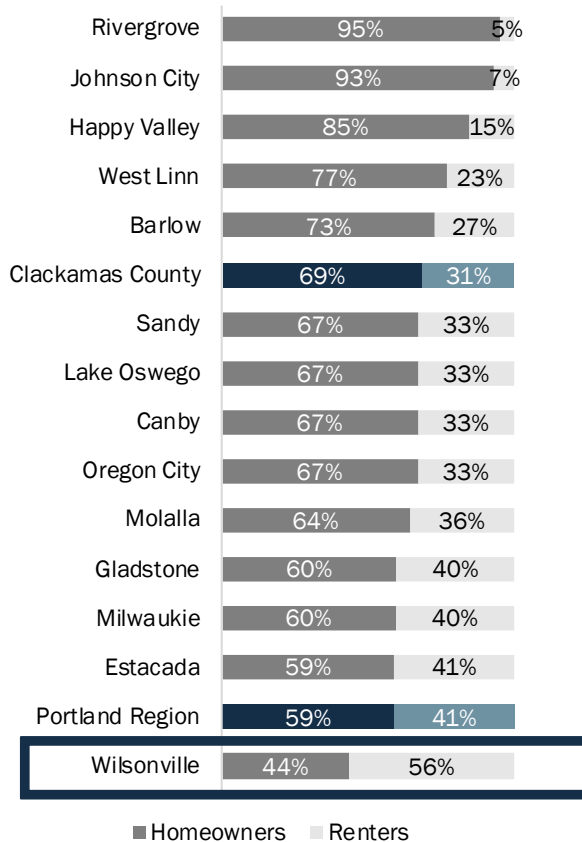
- Arts and Technology High School – 54%
- Boeckman Creek Primary School – 33%
- Boones Ferry Primary School – 40%
- Lowrie Primary School – 21%
- Wilsonville High School – 21%
- Inza Wood Middle School – 30%

## The majority of Wilsonville households rent their homes.

In Wilsonville, over half of households rent their homes. In 2012-2016, about 56% of Wilsonville’s households were renters and 44% were homeowners. In every other major city in Clackamas County, the majority of households are homeowners.

### Exhibit 9. Housing Tenure, Wilsonville and cities within Clackamas County, 2012-2016

Source: U.S. Census Bureau, 2012-2016 ACS Table B25032.

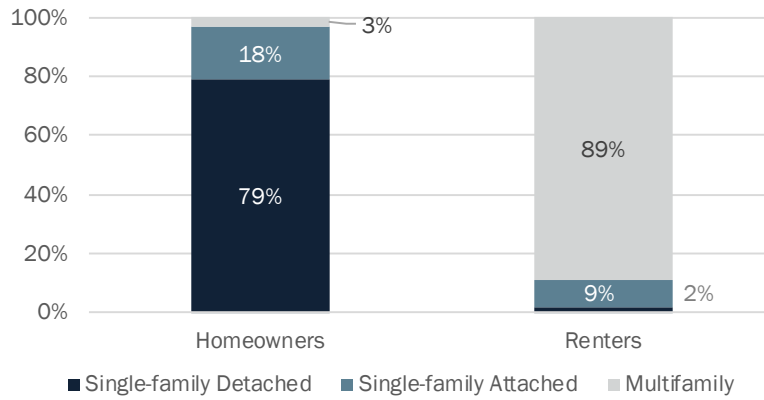


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**In Wilsonville, homeowners mostly live in single-family houses, while renters mostly live in apartment buildings.**

**Exhibit 10. Housing Tenure by Housing Type, Wilsonville and Cities within Clackamas County, 2012-2016**

Source: U.S. Census Bureau, 2012-2016 ACS Table B25032.



# 3 What will Wilsonville’s future population look like?

**Wilsonville is expected to grow by over 3,000 new residents over the next 20 years.**

By 2040, Wilsonville is projected to see a 14% increase over the 2019 population. Wilsonville is expected to add 3,373 people in about 1,752 households between 2019 and 2039. In recent years, however, the City has grown faster than Metro forecasts, with annual housing growth surpassing the forecasted growth in each of the past five years (15% population growth from 2014 to 2018).<sup>6</sup> If this trend continues, population and household growth would likely surpass this estimate before 2039.

**Exhibit 11. Forecast of Population Growth, Wilsonville UGB, 2019–2039**

Source: Metro population forecast, 2015.

<b>23,492</b> Residents in 2019	<b>26,865</b> Residents in 2039	<b>3,373</b> New residents, 2019-2039	14% increase 0.7% AAGR
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Note: This forecast does not account for expected growth that may come as a result of the City’s recent UGB expansion in Frog Pond East and South and the 2019 adoption of the Town Center Plan.<sup>7</sup>

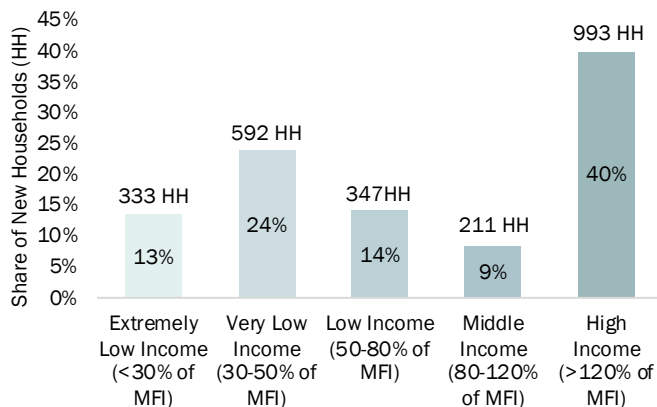
**About half of new households in Wilsonville are forecast to be low income.** These households will need affordable housing options.

This is similar to Clackamas County as a whole, where 47% of households are expected to be low income (with household incomes less than 80% of MFI).<sup>8</sup>

**Exhibit 12. Future New Households in Wilsonville, by Median Family Income (MFI) for Clackamas County (\$81,400), 2019 to 2039**

Source: U.S. Department of Housing and Urban Development. U.S. Census Bureau, 2012-2016 ACS Table 19001.

The percentages used below are based on current household income distribution, assuming that approximately the same percentage of households will be in each market segment in the future.



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Recent forecasting work from the Portland State University Population Research Center and Metro points to the following trends over the planning period. Since specific estimates for Wilsonville are not available, we used Clackamas County, Portland Region, or Portland MSA trends:

- **More middle-aged Millennials.** Wilsonville currently has a larger share of Millennials than the County. The Population Research Center at PSU estimated future age cohorts by county. By 2040, Millennials will be between 40 and 60 years old. This generation is expected to grow from 23% of Clackamas County's population to 28% of the County's population. Family households in this age cohort are moving toward becoming "empty nesters" or multi-generation households.
- **A relatively constant share of people over the age of 60.** Between 2020 and 2040, the share of people over 60 years old is expected to stay relatively constant in Clackamas County, from 26% of the population to 27% of the population. However, Metro anticipates for the Portland MSA, the share of heads of households who are 65 and older will increase from 23% to 30% by 2038. Wilsonville will need to plan for a stable to growing share of older households.
- **An increasing share of Latinx households.** Metro's growth forecast projects an increase of about 329,000 new Latinx residents in the region by 2040. This represents 46% of all new residents in the region by that date, and a 116% growth in the share of Latinx residents over 2015.
- **Lower average household sizes.** Metro anticipates that the average household size for the seven-county metropolitan area is expected to drop from 2.6 people per household in 2018 to about 2.4 people per household in 2038. Today (and in 2038), almost two-thirds of households consist of one or two people.<sup>9</sup> This trend suggests an increased need for smaller housing types.
- **Increasing monthly housing costs.** In its regional Housing Needs Assessment, Metro forecasts that "average monthly housing costs for both owners and renters will continue to increase above historical levels, with the projected increases being particularly acute for owners."<sup>10</sup> Metro projects that household incomes will not increase as fast as housing costs, which means cost burdens will also increase, with new homeowners experiencing more significant increases than renters. This is because historic sales prices have outpaced growth in rents and household incomes, and this trend is expected to continue.<sup>11</sup> These results suggest that the need for additional entry-level ownership housing will continue to be strong.

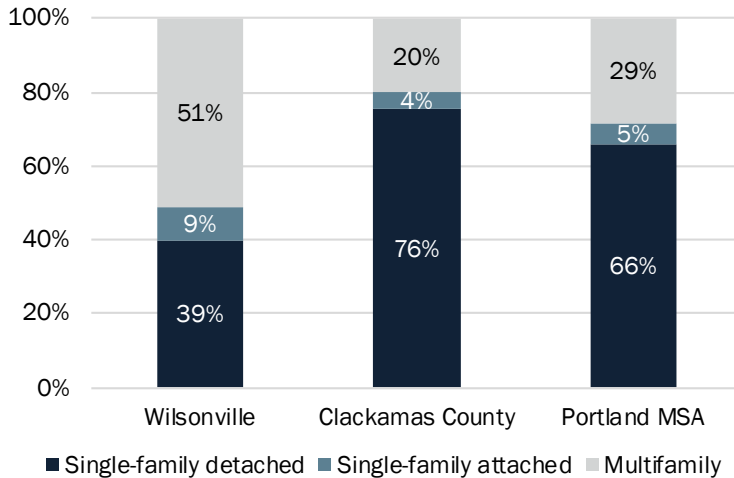
# 4 What are the current housing conditions in Wilsonville?

**Wilsonville has an even mix of multifamily and single-family homes.**

Wilsonville has a much larger proportion of multifamily homes than Clackamas County or the region as a whole. About half of all housing units in the city are located in multifamily buildings. Wilsonville also has a greater share of single-family attached units (like townhomes and duplexes) than Clackamas County or the region.

**Exhibit 13. Housing Mix in Wilsonville and Comparison Geographies, 2012-2016.**

Source: U.S. Census Bureau, 2012-2016 ACS Table B25024.



**Census Definitions for Housing Mix**

**Multifamily housing:** “residential buildings containing units built one on top of another and those built side-by-side which do not have a ground-to-roof wall and/or have common facilities (i.e., attic, basement, heating plant, plumbing, etc.)”

**Single-family attached:** “each must be separated from the adjacent unit by a ground-to-roof wall in order to be classified as a single-family structure. Also, these units must not share heating/air-conditioning systems or utilities.

Units built one on top of another and those built side-by-side that do not have a ground-to-roof wall and/or have common facilities (i.e., attic, basement, heating plant, plumbing, etc.) are not included in the single-family statistics

Source: United States Census Bureau. New Residential Construction Definitions. <https://www.census.gov/construction/nrc/definitions/index.html>



**Until recently, the housing mix for new development has been evenly split between multifamily and single-family homes.**

**Historically, housing construction in Wilsonville has included multifamily units, single-family attached homes (townhomes), and single-family detached homes, with more units overall in apartments and townhomes.** Between 2000 and 2012, Wilsonville permitted 2,862 housing units, two-thirds of which (1,892) were multifamily or single-family attached units.<sup>12</sup> These new developments include market-rate apartments and townhomes, senior living (both assisted and independent), and subsidized affordable housing (including some designated for seniors or others for people of all ages with disabilities). Most new home construction between 2014 and 2017 has been in the Villebois neighborhood, which is required to build about one third of the units as multifamily housing. Some of these units must come with affordability requirements under the City’s development agreement with the State of Oregon, which allowed the former state hospital to be converted into a mixed-income neighborhood.<sup>13</sup>

Wilsonville’s development code characterizes attached single-family units as multifamily: “Dwelling, Multiple Family: Three or more attached dwelling units located on a single tax lot. In the Village zone, such use also includes stacked flats or townhouses”

*Source: City of Wilsonville*

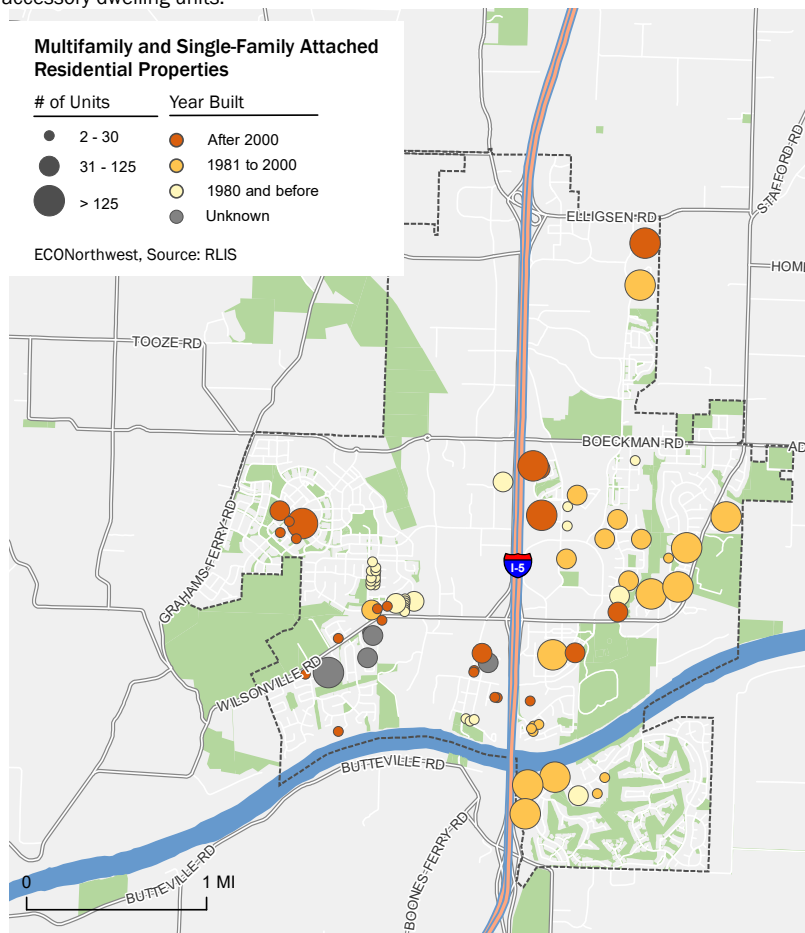
**However, more single-family homes have been built in recent years.** The construction of additional single-family units has helped to balance the city’s overall housing inventory, which has been weighted towards multifamily homes. In 2016 and 2017, no multifamily units were permitted. In 2018, 70% of permits approved were for single-family homes, including attached and detached rowhomes, and 30% were for multifamily units.<sup>14</sup>

## Wilsonville’s multifamily and single-family attached housing stock is well-distributed across the city, and close to services.

Metro’s Regional Land Information System (RLIS) data shows where the distribution of multifamily and single-family attached units are in the city. Exhibit 14 shows where multifamily units—both ownership and rental buildings—are located in Wilsonville as well as the age and relative size of each complex. Much of Wilsonville’s multifamily housing stock is concentrated near the Town Center, where the majority of housing was built between 1981 and 2000. Town Center has a concentration of services, shops, and amenities. Newer multifamily and single-family attached housing development is concentrated in Villebois and several complexes in the core of Wilsonville.

### Exhibit 14. Distribution of Multifamily and Single-Family Attached Residential Units, Wilsonville, 2019

Source: Metro RLIS. Note: RLIS data includes multifamily unit types as well as single-family attached types like townhomes, duplexes, and accessory dwelling units.



## The city has a limited stock of subsidized affordable housing.

**About 11% of Wilsonville residents live in subsidized housing.** As of 2018, Wilsonville had 449 subsidized, affordable units in 12 developments. The majority of these units are reserved for families; two developments are reserved for seniors. The subsidies and affordability regulations for these units come from programs such as the low-income housing tax credit and the City’s tax abatement. These units serve residents making between 30% and 60% of area median income. Exhibit 15 shows the total number of subsidized units in Wilsonville as of 2018.

### Exhibit 15. Government-Subsidized Affordable Housing, Wilsonville, 2018

Source: Oregon Housing and Community Services. Note: Two of these developments are accessible to residents through referral only (Rain Garden and Renaissance Court). This is because they serve residents with specific needs.

Development Name	Total Units	Total Affordable Units	Population Served
29875 SW Montebello Dr	1	1	Family
29885 SW Montebello Dr	1	1	Family
Autumn Park	143	140	Family
Beaver State - Montebello	50	41	Family
Charleston Apts	52	52	Family
Creekside Woods	84	44	Senior
Duck Country - Wilsonville Heights	24	24	Family
Hearthstone	5	5	Low income
Montecino	34	34	Family
Rain Garden	29	29	Low income, Referral Only
Renaissance Court	20	20	Low income, Referral Only
Wiedemann Park Apts	58	58	Senior
<b>Totals</b>	<b>501</b>	<b>449</b>	

**Unregulated homes may be affordable to some renters, but prices are subject to market fluctuations.** In these homes, rents are subject to market conditions, which generally means they have been increasing. There are no Wilsonville-based policies in place to preserve their affordability or protect tenants from displacement if they cannot afford a rent increase levied by their landlords. However, Senate Bill 608 was passed in 2019 which includes the following provisions:

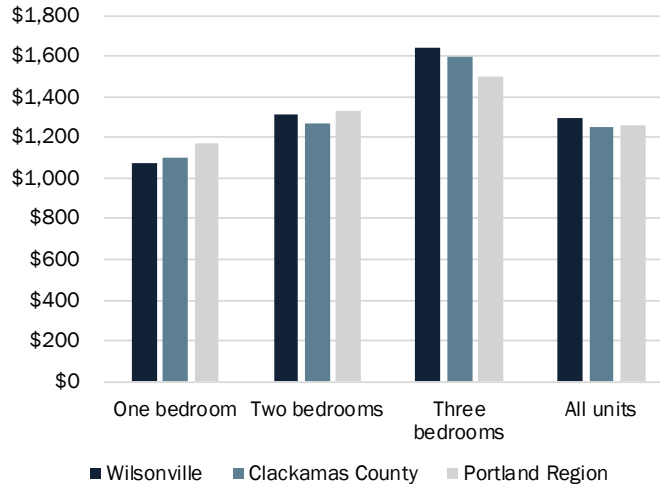
- Annual rent increases are limited to 7% plus the Consumer Price Index for the past 12 months. This applies to buildings over 15 years old.
- No-cause evictions are now limited to one of these four reasons:
  - Sale of the home to a new owner who will move-in
  - If the landlord or a family member will move-in
  - To address a significant repair or renovation of the unit
  - If the rental will no longer be used for residential use<sup>15</sup>

## Wilsonville’s multifamily rental housing market trends mirror the Portland region.

On average, rents for one-bedroom units in Wilsonville are less than Clackamas County or the region, while larger units have similar or slightly higher rents than those in Clackamas County and the region.

**Exhibit 16. Apartment Rents, by Bedroom Count, Wilsonville, Clackamas County, Portland Region, 2018.**

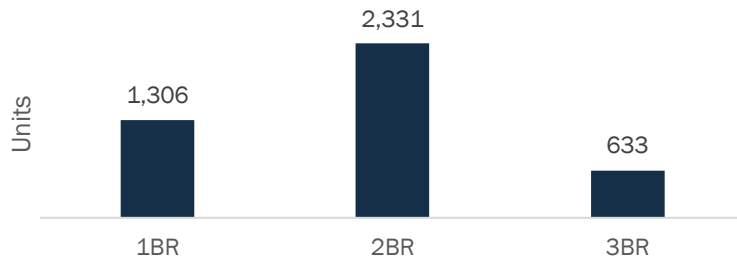
Source: CoStar.



Most multifamily rental housing units in the city are smaller one and two-bedroom units. Of 4,270 housing units in Wilsonville, about 31% have one bedroom, almost 55% have two, and only 15% have three.

**Exhibit 17. Housing Unit Size, Wilsonville. 2019.**

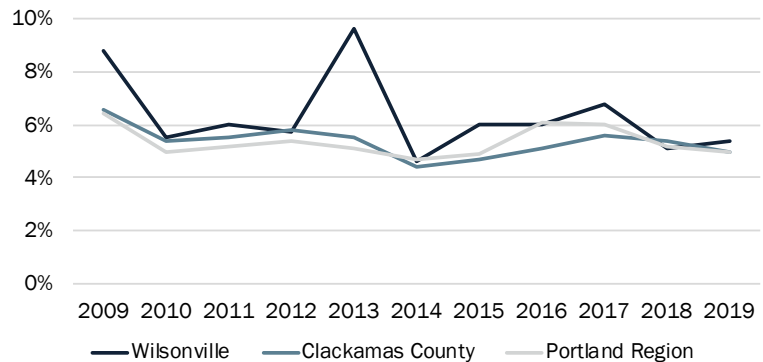
Source: CoStar



Multifamily vacancies in Wilsonville are average for the region. After some volatility during the recession, vacancy rates have settled at 5.4% in 2019, mirroring trends in the region, with vacancy rates of 5% for the Portland MSA and 4.8% for Clackamas County.

**Exhibit 18. Multifamily Vacancy Rates in Wilsonville and Comparison Geographies, 2009-2019.**

Source: CoStar

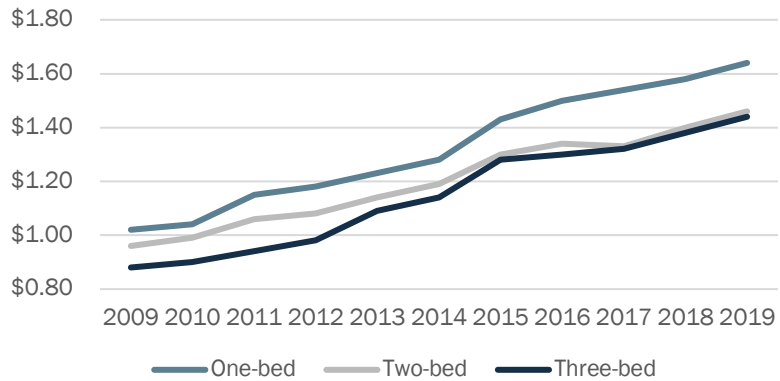


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Apartment rents per square foot have been rising at similar rates across unit sizes. While one-bedroom apartments are still more expensive on a per square foot basis than larger units, the prices are rising at similar rates as for two- and three-bedroom apartments.

**Exhibit 19. Wilsonville Apartment Rents per Square Foot, by Bedroom Count.**

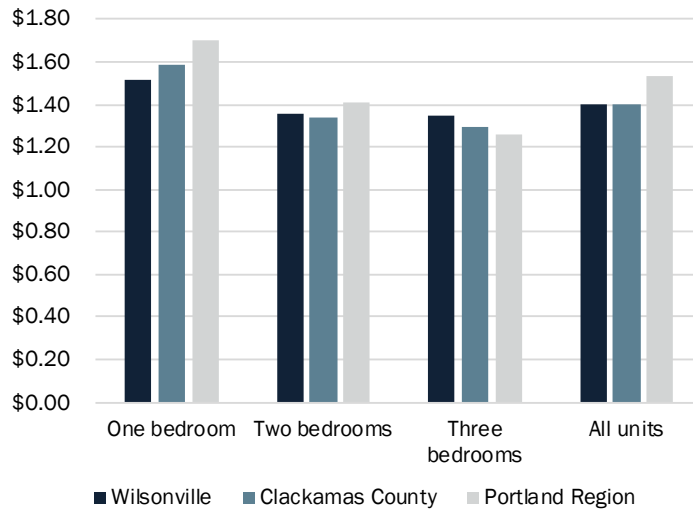
Source: CoStar.



Rents for Wilsonville's one bedroom units are less expensive than the County or region, while three bedroom units are more expensive.

**Exhibit 20. Apartment Rents Per Square Foot, by Bedroom Count, Wilsonville, Clackamas County, Portland Region, 2018.**

Source: CoStar.

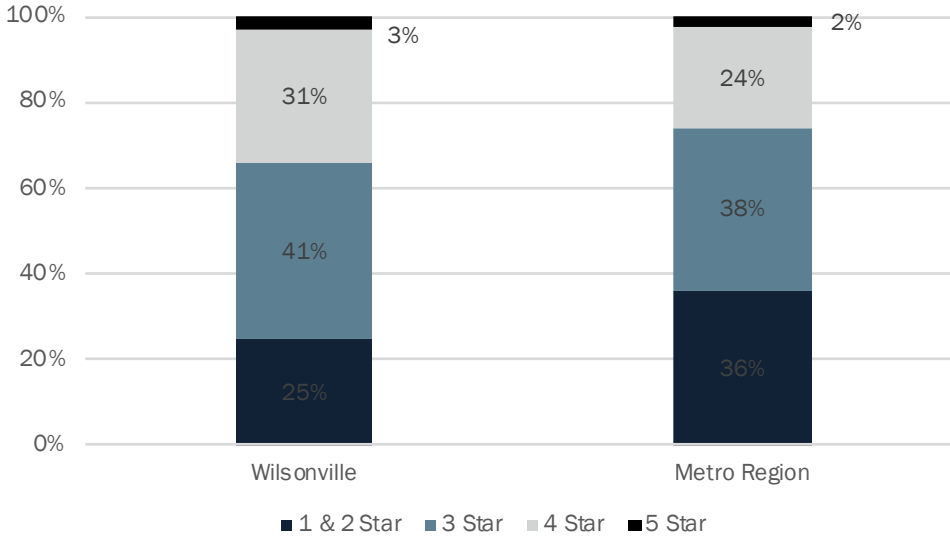


## Wilsonville’s multifamily housing stock is relatively high-quality compared to the region.

According to CoStar—a multi-national commercial real estate information company—over one-third of Wilsonville’s multifamily housing stock is high-quality, compared to only one-quarter in the Portland region. This difference is mostly explained by the city’s relative lack of housing that CoStar<sup>16</sup> rates as lower-tier.

**Exhibit 21. Costar Quality Ratings for Multifamily Buildings in Wilsonville and Metro Region housing.**

Source: CoStar.



Wilsonville’s higher quality multifamily housing stock results in higher rental prices compared with communities with a greater share of low-cost market rate rentals. On the other hand, Wilsonville may be less likely to see as much repositioning of its multifamily housing stock. This is the result of investors buying low-cost apartment complexes, making improvements, and increasing the rents at higher than average market rates.

## Many residents cannot afford their housing costs.

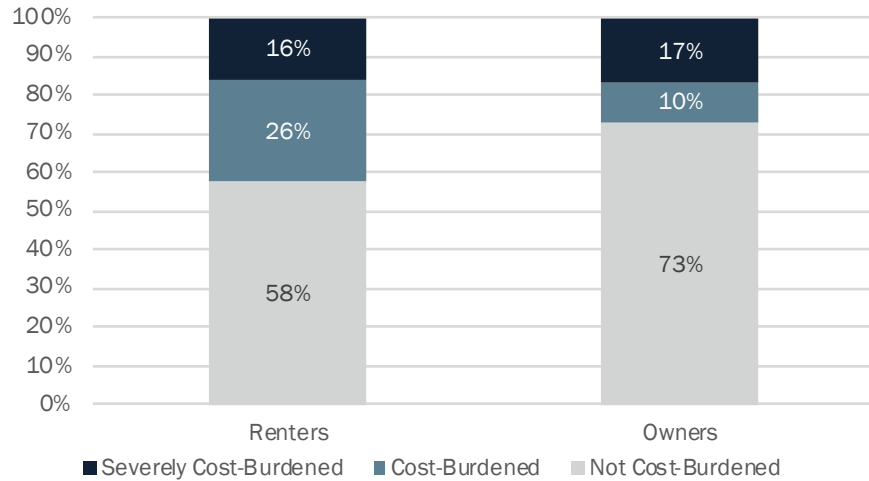
Many residents are paying more than 30% of their income on housing. Almost a quarter (23%) of all households in Wilsonville are cost-burdened, defined as spending more than 30% of their income on housing costs. Renters are particularly impacted: 42% are cost-burdened or extremely cost-burdened (spending more than 50% of their income on housing costs).

Low-income households are particularly likely to be cost-burdened.

Cost burden is a particularly pressing issue amongst renters. Disparities in income between current residents who rent and own their homes exacerbate the issue of housing cost burden, as renters have less income to begin with and are also paying too much of these limited resources on housing costs.

**Exhibit 22. Housing Cost Burden in the City of Wilsonville by Tenure, 2012-2016**

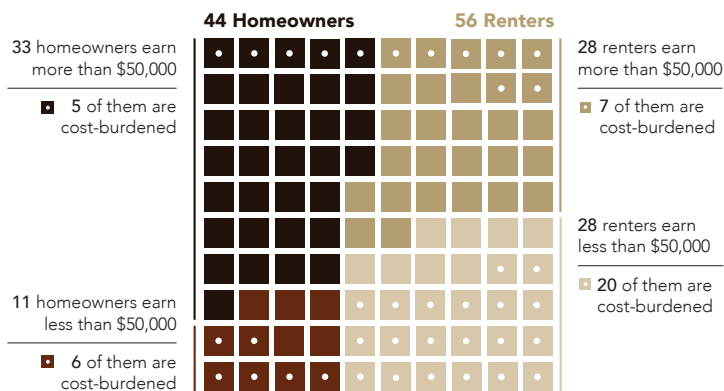
Source: U.S. Census Bureau, 2012-2016 ACS Table B25091 and B25070.



Almost **8 of 10 households** that earn less than \$50,000 per year in Wilsonville are cost-burdened.<sup>17</sup>

**Exhibit 23. Illustration of Cost Burden if all of Wilsonville's Households were 100 Residents**

Source: U.S. Census Bureau, 2012-2016 ACS Table S2503.



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**Rents are relatively less affordable in Wilsonville than in Clackamas County.**

When comparing household incomes to the median rent, Wilsonville's rental housing stock is relatively more expensive than the county as a whole.

**A household can start to afford Wilsonville's median rents at about 70% of Wilsonville's median household income (\$44,167).**

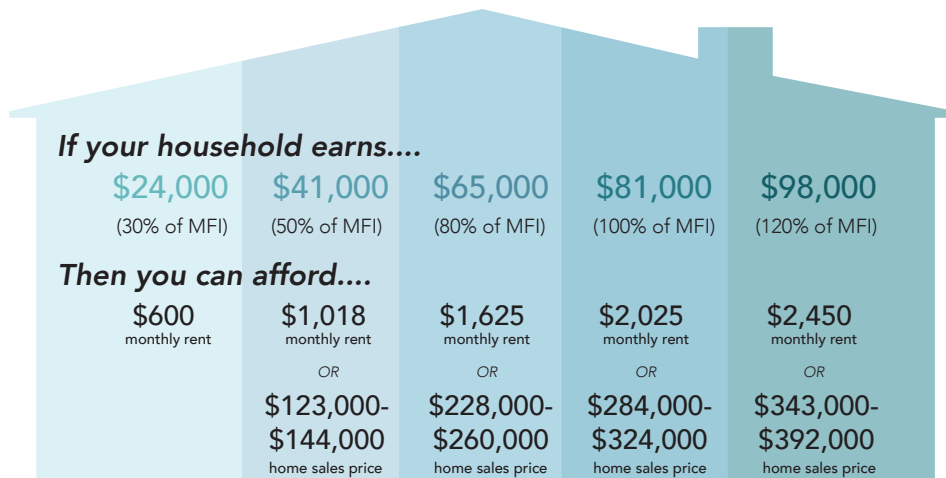
**A household can start to afford Clackamas County's median rents at about 61% of County median household income (\$41,349).**

**Low-income households have very few options for either homeownership or rental.** Exhibit 24 provides an overview of what households at different incomes can afford in terms of monthly rent or home sales price. It also provides examples of annual salaries for different job types that fall into each income bracket.

Wilsonville's residents are dissatisfied with the availability of reasonably-priced housing. The City's 2018 Community Survey concluded that only 38% of residents rated the availability of affordable quality housing as excellent or good, down from 47% in 2014.

**Exhibit 24. Financially Attainable Housing, by Median Family Income (MFI) for Clackamas County (\$81,400), Clackamas County, 2018**

Source: U.S. Department of Housing and Urban Development 2016. U.S. Census Bureau, 2012-2016 ACS Table 19001, Bureau of Labor Services, Portland MSA, 2018, Note: MFI is Median Family Income, determined by HUD for Clackamas County.



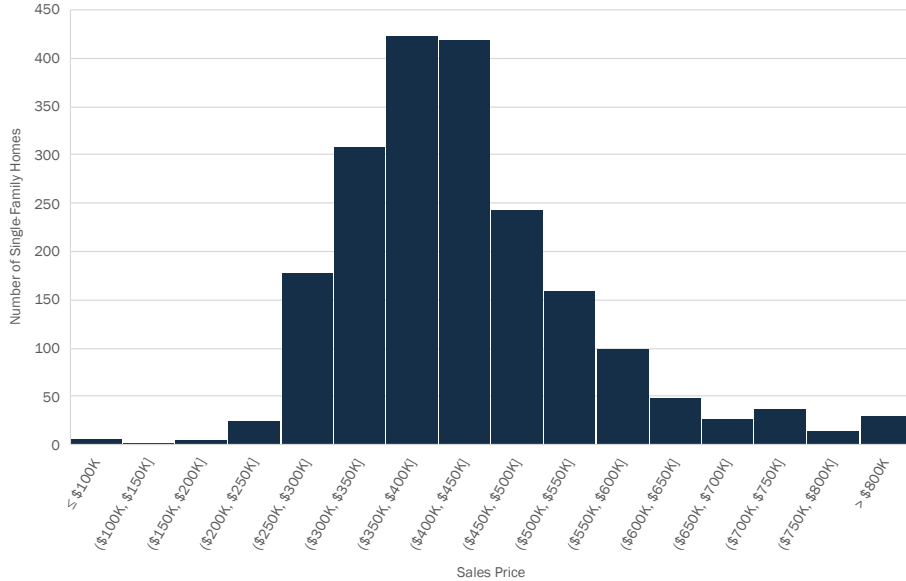


# Homeownership is out of reach for many of Wilsonville’s current residents.

In the past five years, Wilsonville saw few single-family homes sell below \$300,000. Just 10% of homes sold for under \$300,000.

**Exhibit 25. Single-Family Home Sales Price Distribution, Wilsonville, 2015-2019**

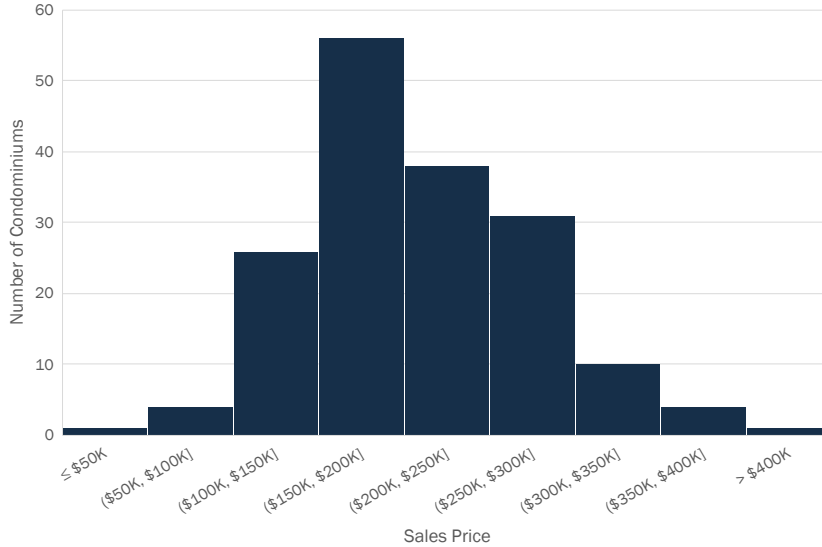
Source: Oregon Metro, Taxlots data, 2015-2019. N = 2,034. Includes single-family detached and attached housing types.



Condominiums had somewhat lower sales prices, with most selling for under \$300,000. However, there were only 171 sales of condos over the past five years.

**Exhibit 26. Condominium Sales Price Distribution, Wilsonville, 2015-2019**

Source: Oregon Metro, Taxlots data, 2015-2019. N = 171



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A family making the median income for a renter household (\$50,406) could afford homes valued between about \$221,000 to \$252,000 (based on a range of financing assumptions).

However, the median home sales price in the city was almost double, at \$454,500, in February 2019.<sup>18</sup>

**A household can start to afford the median home sales price (\$454,500), at:**

**Wilsonville:**  
**185%**  
of Wilsonville's  
median household income  
(\$116,550).

**Clackamas County:**  
**152%**  
of County  
median household income  
(\$105,000).

In addition to high home sales prices, there are ongoing costs of homeownership. Most residential neighborhoods in Wilsonville have an homeowners association (HOA), which levies fees that can add to housing costs. An HOA is an organization in a subdivision, planned community or condominium that makes and enforces rules for properties. Those who purchase a house within an HOA's jurisdiction become members and must pay dues. These costs can add hundreds of dollars to monthly housing costs.

## Wilsonville has few starter homes, which means would-be homeowners may be renting for longer.

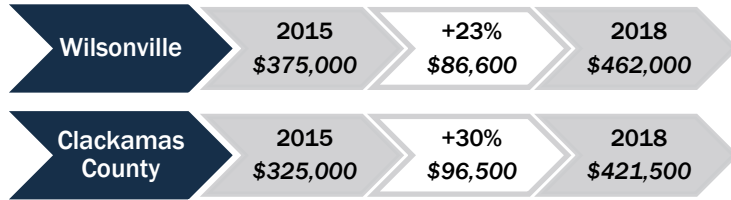
Homeownership is generally out of reach for most first-time buyers. The median housing sales price in September 2018, \$462,000, indicates that few entry-level homes are available for sale in Wilsonville. Prospective homeowners are likely renting for a longer period of time, perhaps bypassing the starter home stage and seeking instead to buy a “forever” home. This can be due to the many costs of acquiring a home, primarily the down payment and closing costs.

**The average home in Wilsonville costs 31% more than what the average household can afford.<sup>19</sup>**

Despite high home costs in Wilsonville, prices are increasing at a slower rate than in the County. From 2015 to 2018, the median home price increased only 23% in Wilsonville compared to 30% in Clackamas County.

### Exhibit 27. Median Home Prices in Wilsonville and Clackamas County, 2015-2018.

Source: Property Radar.



An entry-level home, or starter home, is a home accessible to a first-time homebuyer, often smaller and on the less expensive side of the market. Trulia defines a starter home as one priced in the lowest third of the local market, which in Wilsonville's case is up to about \$350,000 as of 2019. Typically, starter homeowners trade up to a bigger home in about five years.

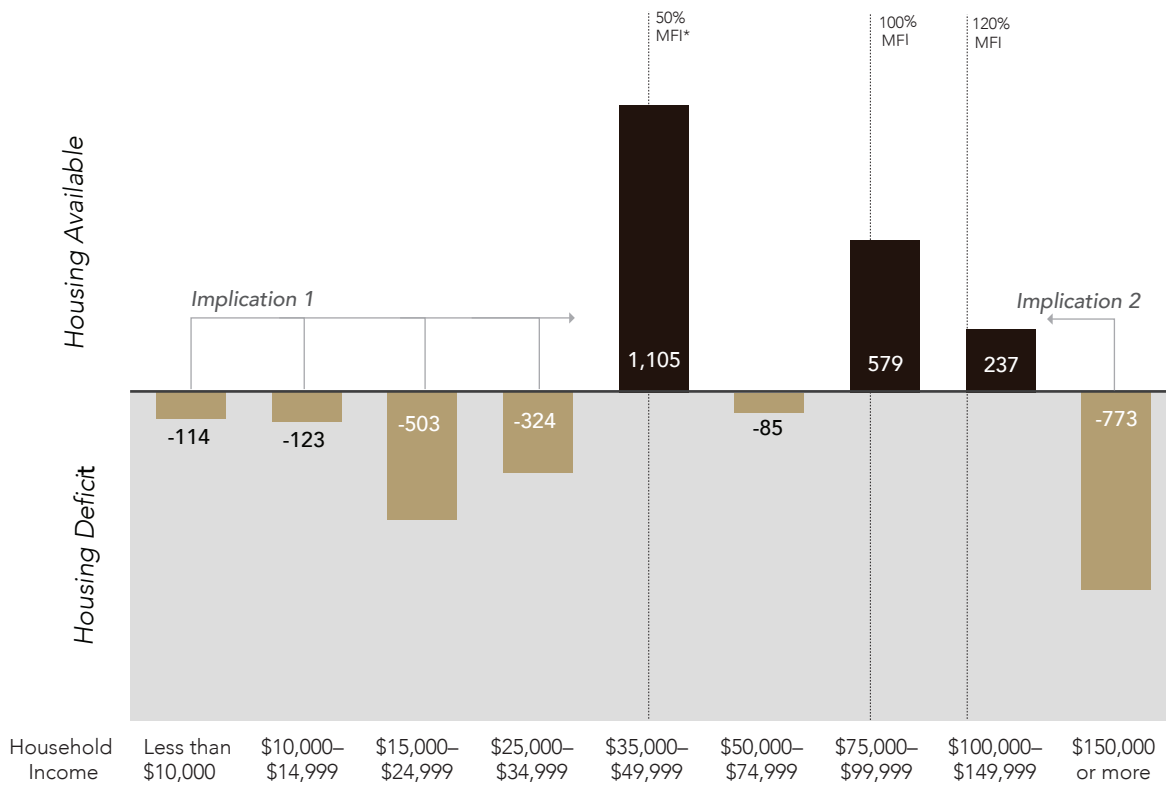
## Overall, there is little housing affordable to those at the low end of the income spectrum.

Wilsonville currently has a deficit of housing for households earning less than \$35,000. The housing types that Wilsonville has a deficit of are more affordable housing types such as apartments, duplexes, tri and quad-plexes, manufactured housing, and small, clustered single-family detached housing (e.g. cottages).

Exhibit 28 compares the number of households by income level with the number of units affordable to those households in cities within Clackamas County. Many lower-income households are living in expensive homes because of a deficit in units that they can afford (**Implication 1**). On the other end of the spectrum, some higher-income households are spending less than they could afford on housing, either because of preference, the timing of when they started renting or owning their home, or because of a lack of high-end housing stock (**Implication 2**). The pattern is similar for low-income households in Clackamas County.<sup>20</sup>

### Exhibit 28. Housing Costs and Units by Income Level, All Households, Wilsonville, 2018.

Source U.S. Census Bureau, 2012-2016 ACS. Note: MFI is Median Family Income, determined by HUD for the Portland MSA.



## 5 What types of housing will future residents need?

### In the future, Wilsonville will need a wider range of housing types and price points.

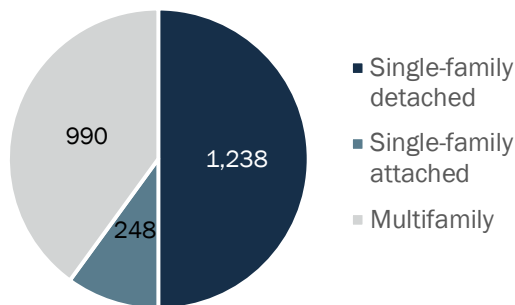
Over the next 20 years, the city will need a **wide range of housing types** and **housing that is affordable to households at all income levels** to accommodate an estimated 3,373 new residents by 2039. This conclusion is consistent with housing need in other cities in Clackamas County, the Portland Region, and most cities across the state.

This need largely originates in above-described demographic changes, where **Baby Boomers**, **Millennials**, and **Latinx families** will be increasingly important groups seeking housing. All three groups seek **affordable housing options, but may have different requirements for unit types and sizes**. Housing needs and preferences change for households in predictable ways over time, such as with changes in marital status, age, and size of family. However, income is the biggest driver of housing type choice. Both single-family attached and multifamily units will likely appeal to the growing demographic groups because they are less expensive and easier to maintain than single-family detached homes.

**It is projected that Wilsonville will have demand for 2,476 new dwelling units over the next 20 years, and Wilsonville has land capacity for 2,377 units over that same period (not including the recently expanded UGB area of Frog Pond South and East).<sup>1</sup>**

**Exhibit 29. Forecast of demand for new dwelling units, Wilsonville Planning Area, 2019 to 2039**

Source: Calculations by ECONorthwest



<sup>1</sup> The HNA's forecast for Frog Pond East and South is based on Metro Ordinance 18-1427<sup>1</sup> which says Wilsonville must plan for a minimum of 1,325 dwelling units in Frog Pond East and South. However, this area was not included within the HNA's housing growth in the forecast for Wilsonville Planning Area because this UGB expansion was not yet acknowledged by the Land Conservation and Development Commission at the time of publication.

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## Exhibit 30. Implications for Future Housing Types from Increased Population Growth and Demographic Changes

Source: Population Research Center and ECONorthwest.

Future Trends	What could this mean for future housing types?
<b>A growing city.</b>	<ul style="list-style-type: none"> <li>To accommodate these new households, an average of 124 new units will need to be built each year.</li> </ul>
<b>More middle-aged Millennials.</b>	<ul style="list-style-type: none"> <li>Homeownership rates for Millennials will increase as they continue to form their own households.</li> <li>There will likely be increased demand for relatively affordable housing types, including ownership and rental types, over the next 20 years.</li> <li>Some older Millennials with families may become empty nesters who need smaller units. Others may want housing to accommodate a three-generation family.</li> </ul> <p><i>Source: Clackamas County HNA (page 54 and page 315)</i></p>
<b>A relatively constant share of people 60+.</b>	<ul style="list-style-type: none"> <li>The aging of the Baby Boomers may have a smaller impact in Wilsonville than in some cities in the County because Wilsonville has a smaller share of people over 60 years of age.</li> <li>The city will be affected by retirement and changing housing needs of seniors as their households get smaller and their lifestyles change.</li> <li>While most Baby Boomers prefer to stay in their current homes as long as possible, some Baby Boomers may choose to downsize into smaller homes and seek homes where they can age in place (often single-story with easy access to services and amenities).</li> <li>Due to health or other issues, some Baby Boomers may become unable to stay in their current homes and will choose to live in multigenerational households or assisted-living facilities (at various stages of the continuum of care).</li> </ul> <p><i>Source: Clackamas County HNA (page 53 and page 315)</i></p>
<b>A steady or increasing share of Latinx households.</b>	<ul style="list-style-type: none"> <li>Continued growth in Latinx households will increase need for larger units (to accommodate larger, multigenerational households) and relatively affordable housing.</li> </ul> <p><i>Source: Clackamas County HNA (page 316)</i></p>

The key finding from the data above is that Wilsonville will need to continue to offer a diverse array of housing types, at a range of price points. Given decreases in average household sizes and a stable to increased share of older households, there will be more demand for smaller, attached housing types and multifamily housing.

## Wilsonville has diverse housing types and is planning for a mix of unit types in its growth areas.

Much of the current residential growth in Wilsonville is taking place in the Villebois neighborhood on the west side of I-5, but a handful of other smaller pockets of development are under construction as well. Primary future growth areas for the community include the Frog Pond and Town Center Planning Areas, which are both on the east side of I-5.

This section summarizes information from the Clackamas County Baseline Housing Needs Analysis (2019) and the Wilsonville Baseline Housing Needs Analysis (2019), which is included in Appendix A.

### Key Growth Areas

#### Frog Pond

Development of Frog Pond, an area designated to transition from rural to urban development, will take time, given the need to extend utilities and build infrastructure to serve houses. Engineering and construction plans for Frog Pond West are underway, with an expectation that the first homes will be available starting in 2019. Frog Pond West will include mostly single-family detached housing types, with some single-family attached units. The rest of the Frog Pond Area—Frog Pond South and East—is expected to contain some attached housing and cottage clusters, with the majority of the Frog Pond Area planned for single-family detached housing. Timing for moving forward on Frog Pond South and East is not entirely known, but, following master planning of this area, it is expected that building of the first homes in the area will not likely begin until after 2024.<sup>21</sup> Ultimately, infrastructure extensions, market response to Frog Pond West, and overall housing demand will determine the timing for Frog Pond South and East.

The forecast for Frog Pond East and South is based on Metro Ordinance 18-1427, which says Wilsonville must plan for a minimum of 1,325 dwelling units in Frog Pond East and South. However, the Baseline HNA for Wilsonville did not include Frog Pond East and South housing growth in the forecast for Wilsonville Planning Area because this UGB expansion has not yet been acknowledged by the Land Conservation and Development Commission.

#### Town Center

The Wilsonville Town Center area is already built, but there is a newly adopted plan that anticipates infill and redevelopment of much of the area that could result in up to 880 new units within a 20-year timeframe. Almost all of the new housing in the Town Center is expected to be attached single family or multifamily housing, much of which will be co-located with retail and office uses in modern, mixed-use buildings. Timing for the infill and redevelopment will be determined by private property owners, their business plans, and market demand for a more urban living experience in the center of Wilsonville.

#### Villebois

On the west side of the city, Villebois is a mixed-use community that contains single-family detached housing, single-family attached housing, duplexes, row houses, multifamily housing, and cluster housing. Villebois will be nearing full build-out in the next few years.

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## Other Neighborhoods

Infill may be possible in some areas outside of Villebois, the Town Center, and the UGB expansion areas. There could be an opportunity for accessory dwelling units, but most neighborhoods are planned developments with Covenants, Conditions, and Restrictions that could make infill more challenging.

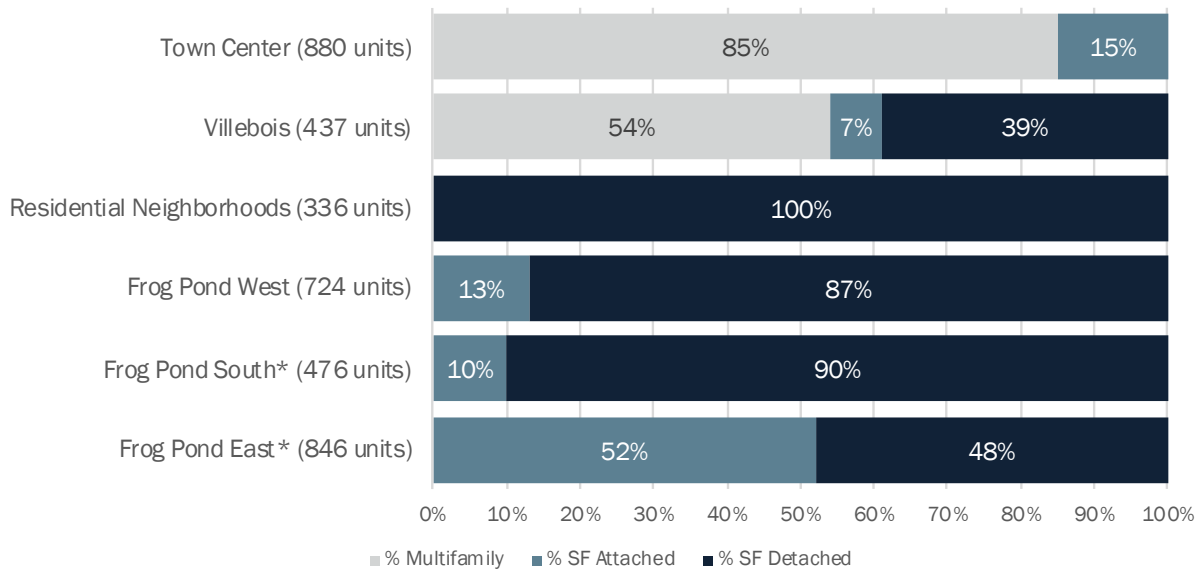
## Summary of Capacity by Neighborhood

In 2019, the City of Wilsonville received a baseline Housing Needs Analysis as part of a broader project to assess housing needs across Clackamas County (for details, see Appendix A). It is expected that most new homes will be built in the existing neighborhoods of Villebois and Town Center, and the new Frog Pond West growth area. The analysis also assumes that vacant residential land in other existing Residential Neighborhoods will be built, at historical densities, over the next 20 years.<sup>22</sup> Exhibit 31 provides a graphical summary of the capacity within Wilsonville planning areas that was included in the Housing Needs Assessment.

### Exhibit 31. Summary of Estimated Capacity and Housing Mix within Wilsonville Planning Areas, 2019 to 2039

Source: Buildable Lands Inventory; Frog Pond Concept Plan (2015), Wilsonville Staff, Calculations by ECONorthwest.

Note: Capacity matches demand in Villebois, Town Center, and Frog Pond West. Land in Residential Neighborhoods includes vacant and partially vacant land. For this housing market research report, we have added in calculations for Frog Pond South and East. For a map of these areas, see page 4 of Appendix A: Wilsonville Baseline Housing Needs Analysis.



\* Not included in Baseline HNA Calculations.



## 6 Conclusion

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This housing market research report provides a compendium of information to City leadership to support future decision making for the Equitable Housing Strategic Plan. The analysis found that the City has proactively planned for a mix of housing types across its planning areas, but increasing rents and home sales prices in the Portland region continue to exacerbate affordability in Wilsonville. The City is expected to grow by over 3,000 people in the next 20 years, many of whom will be interested in diverse, affordable housing types. These issues point to a need for a proactive roadmap toward achieving more equitable housing now and into the future.

The Plan will build on this base of information to identify implementation actions that the City should take to address current housing issues and plan for future housing. In future phases of the work, the City should take the following considerations into account:

- **Affordability Considerations.** Housing prices are a regional issue that also must be addressed at the local scale. Many residents in the city are paying more than 30% of their income towards housing. This is especially true for lower income renters. Contributors to development costs such as parking requirements, on-site amenities, extending water and sewer lines into new growth areas, and escalating construction costs have significant implications as to what housing types get built and where the rent or sales price needs to be set. Similarly, residents' incomes are not keeping pace with rising housing costs. Many residents who would like to own a home struggle to save enough to cover down payment and closing costs, and avoid being cost-burdened by the mortgage payment, insurance and property taxes, and monthly homeowners association fees.
- **Unit Type Considerations.** The demographic changes that Wilsonville will see over the next 20 years point to a need for planning a broad range of housing types for owners and renters with a wide range of price points. This conclusion is consistent with housing need in other cities in Clackamas County, the Portland Region, and most cities across the state. Compared to the rest of the county, Wilsonville has done a commendable job of promoting a diversity of housing types in the past, but recent trends point to a growing production of single-family detached units. Going forward, Wilsonville will need to continue to ensure a range of housing types are developed, such as small single-family detached housing (e.g., small-lot single-family and cottage clusters), townhouses, duplexes and quad-plexes, and apartments. Wilsonville is planning for these housing types in areas like Villebois and Town Center. However, in the Town Center, it will take time before market conditions improve for mixed-use multifamily development and the implementation of the Town Center Plan. The Frog Pond Planning Area includes new single-family attached types, which will meet an important need among future residents. Going forward, Wilsonville will need to ensure that these plans and their goals are fully implemented.

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- **Access to Services, Amenities, and Transit.** Given Wilsonville’s relatively small size, much of Wilsonville’s housing is within easy reach of services, amenities, and transit. However, new planning areas are located farther from the city’s core and existing city services and amenities. Frog Pond West is planned to develop as predominately single-family detached neighborhoods, without the addition of retail amenities or services. The Town Center is the city’s commercial core with unrealized capacity to develop into a dynamic, amenity-rich center that could appeal to growth populations – Millennials, Baby Boomers, and Latinx populations.
- **Structural Considerations.** Finally, Metro notes that “Equitable housing also represents a system that accounts for the needs of households with low income and communities of color, recognizes a history of housing discrimination, and complies with current state and federal fair housing policy.”<sup>23</sup> ECONorthwest and its partners will be conducting stakeholder outreach to uncover findings related to the structural gap – how welcome do people feel in Wilsonville’s housing market? What kinds of barriers to people have in getting financing or making a security deposit? Have people encountered discrimination when looking for or locating in a home? Addressing these structural issues is important to achieving a balanced plan that meets the needs of Wilsonville’s diverse residents.

The Equitable Housing Strategy Plan should seek to address each of these considerations. The consultant team will use the research along with findings from the stakeholder outreach to develop a set of implementation actions in the final Equitable Housing Strategic Plan.

## Appendix

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### Appendix A: Wilsonville Baseline HNA

This memorandum serves as Wilsonville’s preliminary baseline HNA, as an update to the HNA completed by the City in 2014.

# ATTACHMENT 1

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<sup>1</sup> 2018 Wilsonville Annual Housing Strategy

<sup>2</sup> Geigerich, Andy. "List Leaders: These are Oregon's 15 fastest-growing cities." Portland Business Journal. May 13, 2019. <https://www.bizjournals.com/portland/news/2019/05/13/list-leaders-these-are-oregons-15-fastest-growing.html>

<sup>3</sup> Current Population Survey Definitions. United States Census Bureau.

<https://www.census.gov/programs-surveys/cps/technical-documentation/subject-definitions.html>

<sup>4</sup> U.S. Census Bureau. 2019. LEHD Origin-Destination Employment Statistics (2002-2015). Washington, DC: U.S. Census Bureau, Longitudinal-Employer Household Dynamics Program, accessed on June 20, 2019 at <https://onthemap.ces.census.gov>. LODES 7.3. The latest Census data available on commute patterns are from 2015.

<sup>5</sup> The Oregon Department of Education Child Nutrition Programs provides income guidelines by household size for free and reduced price meals for students in schools. In 2016-2017, students qualified for free lunch at the following income levels: 2 people (\$20,826), 3 people (\$26,208), 4 people (\$31,590). Students qualified for reduce lunch prices at the following income levels: 2 people (\$29,637), 3 people (\$37,296), 4 people (\$44,955).

<sup>6</sup> 2018 Wilsonville Annual Housing Report.

[https://www.ci.wilsonville.or.us/sites/default/files/fileattachments/community\\_development/page/29051/housing\\_report\\_pdf\\_version.pdf](https://www.ci.wilsonville.or.us/sites/default/files/fileattachments/community_development/page/29051/housing_report_pdf_version.pdf)

<sup>7</sup> Wilsonville Housing Needs Assessment, 2019.

<sup>8</sup> Clackamas County Baseline Housing Needs Assessment, 2019. Page 73.

<sup>9</sup> [https://www.oregonmetro.gov/sites/default/files/2018/12/03/2018\\_UGR-summary-11282018\\_v2pdf.pdf](https://www.oregonmetro.gov/sites/default/files/2018/12/03/2018_UGR-summary-11282018_v2pdf.pdf)

<sup>10</sup> Portland Region Housing Needs Assessment.

<https://www.oregonmetro.gov/sites/default/files/2018/12/04/Appendix5A-HousingNeedsAnalysis.pdf>

<sup>11</sup> Clackamas County Baseline Housing Needs Assessment, 2019.

<sup>12</sup> Wilsonville Residential Land Study

<sup>13</sup> Villebois Village Master Plan.

[https://www.ci.wilsonville.or.us/sites/default/files/fileattachments/planning/page/84681/villebois\\_village\\_master\\_plan.pdf](https://www.ci.wilsonville.or.us/sites/default/files/fileattachments/planning/page/84681/villebois_village_master_plan.pdf)

<sup>14</sup> 2018 Wilsonville Annual Housing Report

<sup>15</sup> <https://olis.leg.state.or.us/liz/2019R1/Downloads/MeasureDocument/SB608/Introduced>

<sup>16</sup> The CoStar Building Rating System provides a national rating for buildings. Properties are evaluated and rated using a 5-star scale based on the characteristics of each property type, including: architectural attributes, structural and systems specifications, amenities, site and landscaping treatments, third party certifications and detailed property type specifics. More information on CoStar's website:

[https://www.costar.com/docs/default-source/brs-lib/costar\\_buildingratingsystem-definition.pdf?sfvrsn=12a507a4\\_2](https://www.costar.com/docs/default-source/brs-lib/costar_buildingratingsystem-definition.pdf?sfvrsn=12a507a4_2)

<sup>17</sup> 2018 Wilsonville Annual Housing Report.

<sup>18</sup> Redfin, Property Radar.

<sup>19</sup> 2018 Wilsonville Annual Housing Report.

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<sup>20</sup> Clackamas County Baseline Housing Needs Assessment, 2019. See Exhibit 67 on page 75.

<sup>21</sup> In addition to the capacity in the areas mentioned above, Frog Pond East and South are new additions to the Metro Urban Growth Boundary with housing expectations defined in Metro's growth boundary (refer to Metro Ordinance 18-1427 at <http://rim.oregonmetro.gov/Webdrawer/Record/558717>). The growth decision says Wilsonville must plan for a minimum of 1,325 dwelling units in Frog Pond East and South. However, as of June 2019, this UGB expansion has not yet been acknowledged by the State of Oregon Land Conservation and Development Commission. Therefore, ECONorthwest has not included Frog Pond East and South housing growth in the forecast for Wilsonville.

<sup>22</sup> Assumption for future mix is based on requirements from OAR 660.007. OAR 660-007-0030(1) requires "(1) Jurisdictions other than small developed cities must either designate sufficient buildable land to provide the opportunity for at least 50 percent of new residential units to be attached single family housing or multiple family housing or justify an alternative percentage based on changing circumstances. Factors to be considered in justifying an alternate percentage shall include but need not be limited to: (a) Metro forecasts of dwelling units by type; (b) Changes in household structure, size, or composition by age; (c) Changes in economic factors impacting demand for single family versus multiple family units; and (d) Changes in price ranges and rent levels relative to income levels. (2) The considerations listed in section (1) of this rule refer to county-level data within the UGB and data on the specific jurisdiction."

<sup>23</sup> "Opportunities and Challenges for Equitable Housing." Metro. 2016.

<https://www.oregonmetro.gov/sites/default/files/2016/01/28/EquitableHousingReport-20160122.pdf>



DATE: June 27, 2019  
 TO: Miranda Bateschell, City of Wilsonville  
 FROM: Beth Goodman and Sadie DiNatale, ECONorthwest  
 SUBJECT: WILSONVILLE BASELINE HOUSING NEEDS ANALYSIS

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Clackamas County is developing a Housing Needs Analysis (HNA).<sup>1</sup> The purpose of the HNA is to provide information to the County about Clackamas County's housing market and to provide a basis for updating the County's housing policies. The project also provides participating cities in Clackamas County with a baseline housing needs analysis.

This memorandum serves as Wilsonville's preliminary baseline HNA, as an update to the HNA completed by the City in 2014.<sup>2</sup> The City can use the information in the Clackamas County HNA and the information in the City's baseline housing needs analysis as the basis for developing a full housing needs analysis. The preliminary HNA provides information to staff and decision makers about the characteristics and conditions of the city's housing market and serves as a starting point for further evaluation of the city's housing needs and housing policies.

## Organization of this Memorandum

The contents of this memorandum include the following sections:

- Buildable Lands Inventory Results
- Baseline Housing Forecast
- Baseline Assessment of Residential Land Sufficiency
- Conclusions

In addition, Appendix B of the Clackamas County HNA provides the factual basis for the analysis in the baseline housing needs analysis.

## Buildable Land Inventory Results

This section provides a summary of the residential buildable lands inventory (BLI) for the Wilsonville planning area, which includes the city limits and the Frog Pond West area. This buildable land inventory analysis complies with statewide planning Goal 10 policies that govern planning for residential uses. This section presents a summary of vacant and partially vacant land in Wilsonville that excludes land with constraints that limit or prohibit

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<sup>1</sup> This project is funded through a grant from the Oregon Department of Land Conservation and Development (DLCD).

<sup>2</sup> *Wilsonville Residential Land Study: Technical Report*, May 2014, ECONorthwest

development, such as slopes over 25% or floodplains. **The full results of the Buildable Land Inventory and the methodology are presented in detail in Appendix A.**<sup>3</sup>

Wilsonville has 1,920 acres of residentially zoned land. Exhibit 1 shows that Wilsonville has 186 unconstrained vacant acres in designations that outright allow housing, including in Town Center. About 46% of Wilsonville’s unconstrained buildable residential land is vacant and 54% are in tax lots classified as partially vacant.

Note: Residential Neighborhood is Frog Pond West and Village is Villebois.

**Exhibit 1. Unconstrained buildable acres in vacant and partially vacant tax lots by Plan Designation, Wilsonville city limits, 2019**

Source: ECONorthwest Note: The numbers in the table may not sum to the total as a result of rounding.

Generalized Plan Designation	Total buildable acres	Buildable acres on vacant lots	Buildable acres on partially vacant lots
<b>Residential</b>			
0-1 du/ac	3	0	3
2-3 du/ac	1	0	1
4-5 du/ac	6	0	6
6-7 du/ac	25	20	5
10-12 du/ac	20	18	1
16-20 du/ac	0	0	0
Residential Neighborhood	100	15	84
Village	24	24	0
<b>Town Center</b>			
Town Center	7	7	0
<b>Total</b>	<b>186</b>	<b>85</b>	<b>100</b>

<sup>3</sup> Appendix A of the Clackamas County Housing Needs Analysis provides an overview of the structure of the buildable land (supply) analysis based on the DLCD HB 2709 workbook “Planning for Residential Growth – A Workbook for Oregon’s Urban Areas,” which specifically addresses residential lands. Appendix A also discusses the buildable lands inventory methods and definitions, consistent with Goal 10/OAR 660-008.

Exhibit 2 shows buildable acres by size of parcels (e.g., acres in tax lots after constraints are deducted) for vacant and partially vacant land by Plan Designation. Of Wilsonville’s 186 unconstrained buildable residential acres, about 89% are in tax lots larger than one acre.

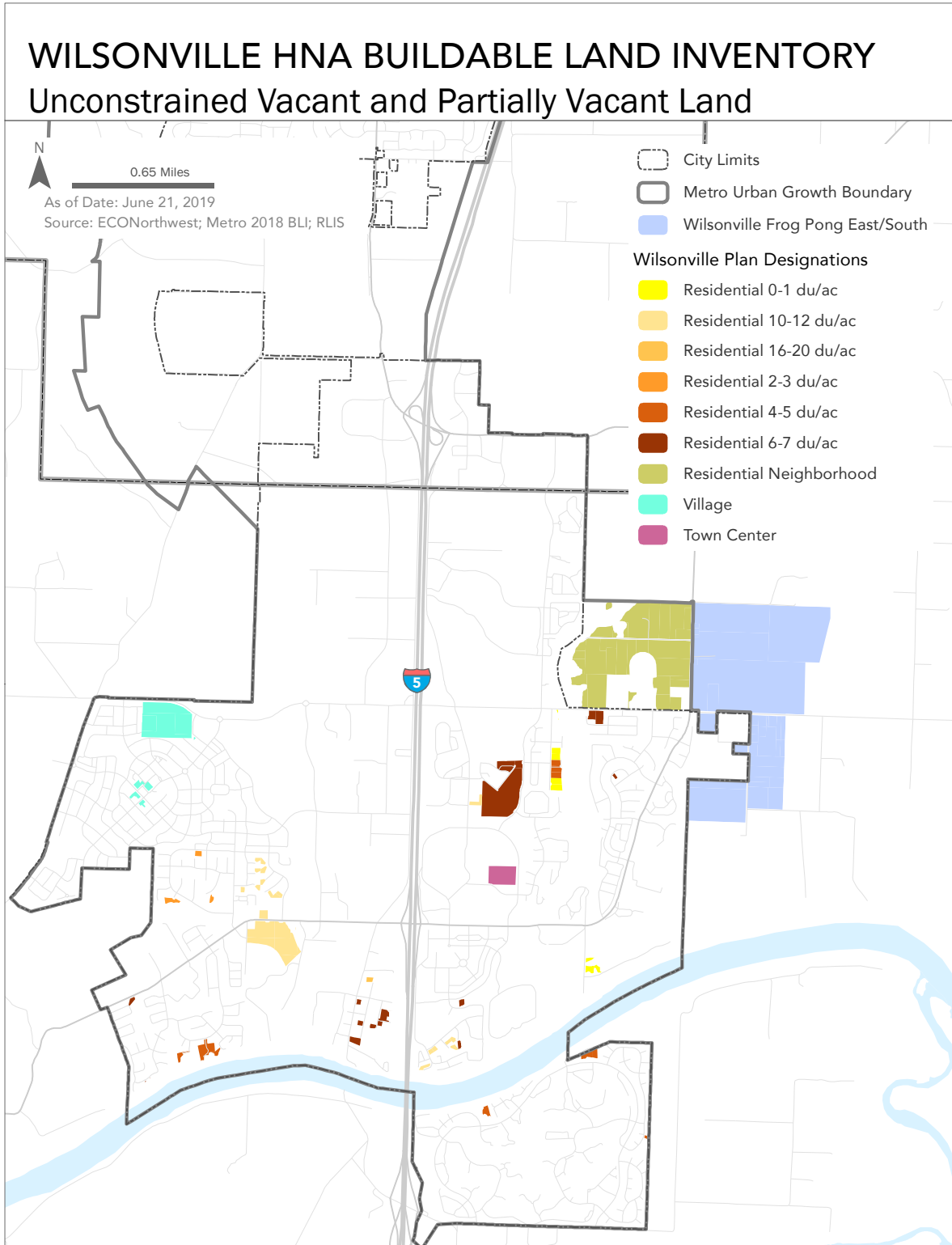
**Exhibit 2. Unconstrained buildable acres, by size of parcel, in vacant and partially vacant tax lots by Plan Designation, Wilsonville city limits, 2019**

Source: ECONorthwest Note: The numbers in the table may not sum to the total as a result of rounding.

Generalized Plan Designation	Total buildable acres	Buildable acres on vacant lots	Buildable acres on partially vacant lots
<b>Residential</b>			
0-1 du/ac	3	0	3
2-3 du/ac	1	0	1
4-5 du/ac	6	0	6
6-7 du/ac	25	20	5
10-12 du/ac	20	18	1
16-20 du/ac	0	0	0
Residential Neighborhood	100	15	84
Village	24	24	0
<b>Town Center</b>			
Town Center	7	7	0
<b>Total</b>	<b>186</b>	<b>85</b>	<b>100</b>

Exhibit 3 shows the results of Wilsonville’s BLI by plan designation and by plan designation and planned density range.

Exhibit 3. Vacant and Partially Vacant Residential Land by Plan Designation with Constraints, Wilsonville, 2019





Over the 20-year study period, some lots with existing development are likely to redevelop within new buildings. To account for the development capacity on these developed lots, Metro identifies a subset of developed lots as “redevelopable”. Metro has created two “filters” to identify lots with the potential to redevelop.<sup>4</sup>

- **Threshold Method.** This method identifies lots where redevelopment would result in a net increase of 50% more than the current number of units on the site. The method uses property value thresholds where it is economically viable for a lot to redevelop at this intensity. For suburban areas in the regional UGB the threshold is \$10 per square foot of property value for multifamily structures and \$12 per square foot for mixed use structures. If a lot’s current property value is below these thresholds, it is assumed to have the potential to redevelop.
- **Historic Probability Method.** This method determines the probability of a lot redeveloped based on a statistical analysis of lots that historically redeveloped within the region. The probability for each lot is multiplied by the total zoned capacity of the lot to determine the likely future residential capacity.

For the Wilsonville BLI, ECONorthwest used the estimate of redevelopable units on *developed* lots, as identified based on the Threshold Method, which is based on discussion with Metro staff. The analysis of redevelopment potential in Exhibit 4 does **not** take into account the City redevelopment plans for Town Center, as documented in the Town Center Plan, adopted in 2019.

**Exhibit 4. Potential redevelopment capacity by plan designation, Wilsonville city limits, 2019**

Source: ECONorthwest Note: The numbers in the table may not sum to the total as a result of rounding.

Generalized Plan Designation	Estimated Redevelopment Units
Residential 0-1 du/ac	-
Residential 2-3 du/ac	3
Residential 4-5 du/ac	18
Residential 6-7 du/ac	67
Residential 10-12 du/ac	282
Residential 16-20 du/ac	-
Village	664
Town Center	8
<b>Total</b>	<b>1,042</b>

<sup>4</sup> Oregon Metro. Appendix 2: Buildable Lands Inventory. November 21, 2018. [https://www.oregonmetro.gov/sites/default/files/2018/12/03/Appendix2-BuildableLandsInventory\\_12032018.pdf](https://www.oregonmetro.gov/sites/default/files/2018/12/03/Appendix2-BuildableLandsInventory_12032018.pdf)

Note, the capacity of partially vacant lots (where the lot could be further developed under current development standards without demolishing existing structures) is accounted for in the unconstrained buildable acres.

## Baseline Housing Forecast for 2019 to 2039

The purpose of Wilsonville’s housing forecast is to estimate future housing need in Wilsonville to provide the basis for additional analysis of housing need and discussions about housing policies.

The baseline housing needs analysis is based on: (1) Metro’s official population forecast for household growth in Wilsonville over the 20-year planning period, (2) information about Wilsonville’s housing market, and (3) the demographic composition of Wilsonville’s existing population and expected long-term changes in the demographics of Clackamas County. **This analysis pulls information about Wilsonville’s demographic and socioeconomic characteristics and housing market from Appendix B Housing Trends.**

### Forecast for Housing Growth

A 20-year household forecast (in this instance for 2019 to 2039) is the foundation for estimating needed new dwelling units. Metro forecasts growth of new households and this analysis assumes one household is equal to need for one dwelling unit. The forecast for Wilsonville Planning Area is based the following geographies:

- **Wilsonville city limits.** Wilsonville’s city limits will grow from 9,883 households in 2019<sup>5</sup> to 11,635 households in 2039, an increase of 1,752 households.<sup>6</sup> This forecast is based on Metro’s *2040 Household Distributed Forecast, 2016*. It also includes the household forecast for TAZ 973 (the Coffee Creek area) of 24 new households, based on *Metro’s 2040 TAZ Forecast, 2016*.<sup>7</sup>
- **Wilsonville’s Urban Growth Boundary expansion area.** Frog Pond West will grow from 40 households in 2019 to 754 households in 2039, an increase of 724 households.

<sup>5</sup> Metro’s 2040 Household Distributed Forecast shows that in 2015 the Wilsonville’s city limits had 9,553 households. The Metro forecast shows Wilsonville growing to 11,706 households in 2040, at an average annual growth rate of 0.82% for the 25-year period. Using this growth rate, ECONorthwest extrapolated the forecast to 2019 (9,869 households) and 2039 (11,611 households).

<sup>6</sup> This forecast is based on Wilsonville’s (city limits) official household forecast from Metro for the 2019 to 2039 period.

<sup>7</sup> Per Jim Cser: Metro’s *2040 Household Distributed Forecast, 2016* is based on the Portland State University city population estimates as of July 1, 2015. At the time of the forecast, TAZ 973 was not annexed into the city limits. Therefore, to account for annex today, ECONorthwest included the household forecast for TAZ 973 into the forecast for Wilsonville City limits.

The forecast for Frog Pond West is based on Metro’s 2040 TAZ Forecast, 2016, which is different from the *Frog Pond West Master Plan*.<sup>8</sup>

- **Frog Pond East and South.** The forecast for Frog Pond East and South is based on Metro Ordinance 18-1427<sup>9</sup> which says Wilsonville must plan for a minimum of 1,325 dwelling units in Frog Pond East and South. However, we do not include Frog Pond East and South housing growth in the forecast for Wilsonville Planning Area because this UGB expansion has not yet been acknowledged by the Land Conservation and Development Commission.

While the forecast in Exhibit 5 is a forecast for new households, we assume that each household will need a dwelling unit. The new 2,476 households in Exhibit 5 will result in a need for 2,476 new dwelling units in the Wilsonville Planning Area. Throughout the remainder of this memorandum, we refer to this growth as growth in dwelling units.

**Exhibit 5. Forecast for new households and dwelling units, Wilsonville Planning Area, 2019 to 2039**

Source: Metro’s 2040 Household Distributed Forecast, July 12, 2016. Metro’s 2040 TAZ Forecast (released November 6, 2015 and revised January 22, 2016). Calculations by ECONorthwest.

Variable	Wilsonville City Limits	Frog Pond West	Wilsonville Planning Area (Dwelling Units, 2019-2039)
Household Forecast 2019	9,883	40	9,923
Household Forecast 2039	11,635	764	12,399
<b>Total New Dwelling Units (2019-2039)</b>	<b>1,752</b>	<b>724</b>	<b>2,476</b>
<b>Annual Average of New Dwelling Units</b>	<b>88</b>	<b>36</b>	<b>124</b>

Wilsonville is forecast to grow by 2,476 new dwelling units over the 20-year period, with an annual average of 124 dwelling units.

<sup>8</sup> Metro’s 2040 TAZ Forecast (released November 6, 2015 and revised January 22, 2016) shows Frog Pond West (TAZ 976) had 22 households in 2015. The Metro forecast shows Frog Pond West growing to 878 households in 2040, at an average annual growth rate of 15.89% for the 25-year period. Using this growth rate, ECONorthwest extrapolated the forecast to 2019 (40 households) and 2039 (754 households).

<sup>9</sup> <http://rim.oregonmetro.gov/Webdrawer/Record/558717>

## Housing Units Needed

Exhibit 5 presented a forecast of new housing in Wilsonville planning area for the 2019 to 2039 period. This section determines the mix and density needed to meet State requirements (OAR 660-007) and meet the housing needs of Wilsonville residents.

The preliminary conclusion for Wilsonville is that, over the next 20 years, the need for new housing developed in Wilsonville will generally include a wider range of housing types and housing that is more affordable. This conclusion is consistent with housing need in other cities in Clackamas County, the Portland Region,<sup>10</sup> and most cities across the State. This conclusion is based on the following information, found in Appendix B:<sup>11</sup>

- Wilsonville’s housing mix is unlike Clackamas County’s in that over half of Wilsonville’s housing stock is multifamily housing. In the 2013-2017 period, 41% of Wilsonville’s housing was single-family detached, 8% was single-family attached, and 51% was multifamily. Between 2013 and 2017, Wilsonville issued building permits for 1,352 dwelling units, 99% of which were for single-family detached units.
- Demographic changes across the Portland Region (and in Wilsonville) suggest increases in demand for single-family attached housing and multifamily housing. The key demographic trends that will affect Wilsonville’s future housing needs are:
  - The aging of the Baby Boomers. In 2012-2016, 20% of Wilsonville’s population was over 60 years old. Between 2020 and 2040, the share of people over 60 years old is expected to stay relatively constant in Clackamas County, from 26% of the population to 27% of the population. The aging of the Baby Boomers may have a smaller impact in Wilsonville than in some cities in the County because Wilsonville has a smaller share of people over 60 years of age. The City will be affected by retirement and changing housing needs of seniors as their households get smaller and their lifestyles change. Some Baby Boomers may choose to downsize into smaller homes. Due to health or other issues, some Baby Boomers may become unable to stay in their current homes and will choose to live in multigenerational households or assisted-living facilities (at various stages of the continuum of care).
  - The aging of the Millennials. In 2012-2016, 32% of Wilsonville’s population was between 20 and 40 years old. Between 2020 and 2040, Millennials are expected to grow from 23% of Clackamas County’s population to 28% of the population, an increase of 5% in the share of the population. Homeownership rates for Millennials will increase as they continue to form their own households.

<sup>10</sup> The Portland Region is defined as all of Clackamas County, Multnomah County, and Washington County.

<sup>11</sup> Appendix B presents detailed demographic, socioeconomic, and housing affordability data. This section summarizes key findings from Appendix B for Wilsonville. For the most part, data sources included in these findings (and cited in Appendix B) derive from: United States Decennial Census, United States American Community Survey, Portland State University’s Population Research Center, Redfin, and Property Radar.

Wilsonville has a larger share of Millennials than the County. As a result, the City may have increased demand for relatively affordable housing types, for both ownership and rent, over the planning period.

- The continued growth in Latinx populations. From 2000 to the 2012-2016 period, the share of Wilsonville’s Latinx population increased from 7% of the population to 14%, an increase of 7% in the share of the population. At the same time, the share of Latinx increased by 3% in Clackamas County and 4% in the Portland Region. Continued growth in Latinx households will increase need for larger units (to accommodate larger, sometimes multigenerational households) and relatively affordable housing.
- Wilsonville’s median household income was \$63,097, about \$5,800 lower than Clackamas County’s median. Approximately 38% of Wilsonville’s households earn less than \$50,000 per year, compared to 35% in Clackamas County and 40% in the Portland Region.
- About 35% of Wilsonville’s households are cost burdened (paying 30% or more of their household income on housing costs).<sup>12</sup> About 42% of Wilsonville’s **renters** are cost burdened and about 27% of Wilsonville’s **homeowners** are cost burdened. Cost burden rates in Wilsonville are similar to those in the Portland Region.
- About 56% of Wilsonville’s households are renters, 89% of whom live in multifamily housing. Median rents in Wilsonville are \$1,127 per month, compared to the \$1,091 median rent for Clackamas County as a whole.

A household earning 100% of Wilsonville’s median household income (\$63,000) could afford about \$1,577 per month in rent, compared with the median gross rent of \$1,127. A household can start to afford Wilsonville’s median rents at about 70% of Wilsonville’s median household income. However, Wilsonville’s higher proportion of renters who are cost burdened signals housing affordability issues. This suggests that many households who are currently renting in Wilsonville have income below the median family income.

- Housing sales prices increased in Wilsonville over the last three years. From February 2015 to February 2019, the median housing sale price increased by about \$126,600 (39%), from \$328,000 to \$454,500.<sup>13</sup> At the same time, the median housing home sale price in Clackamas County increased by \$136,700 (46%), from \$298,000 to \$435,500. Median sales prices in Wilsonville were about \$19,000 or about 4% higher than the County average in February 2019.

A household earning 100% of Wilsonville’s median household income (\$63,000) could afford a home valued between about \$221,000 to \$252,000, which is less than the median

<sup>12</sup> The Department of Housing and Urban Development’s guidelines indicate that households paying more than 30% of their income on housing experience “cost burden,” and households paying more than 50% of their income on housing experience “severe cost burden.”

<sup>13</sup> Property Radar.

home sales price of about \$454,500 in Wilsonville. A household can start to afford Wilsonville's median home sale prices at about 185% of Wilsonville's median household income.

These factors suggest that Wilsonville continues to need a broad range of housing types with a wide range of price points. This includes providing opportunity for development of housing types such as: small single-family detached housing (e.g., small-lot single-family and cottages), townhouses, duplexes and quad-plexes, and apartments. Wilsonville is planning for these types housing types in areas like Villebois and Town Center.

Exhibit 6 shows a forecast for housing growth in the Wilsonville city limits during the 2019 to 2039 period. The projection is based on the following assumptions:

- Metro's official forecast for Wilsonville shows that the City will add 2,476 households over the 20-year period. Exhibit 5 shows that Metro's growth forecast results in 2,476 new dwelling units over the 20-year period.
- The assumptions about the mix of housing in Exhibit 6 are consistent with the requirements of OAR 660-007<sup>14</sup>:
  - **About 50% of new housing will be single-family detached**, a category which includes manufactured housing. According to 2013-2017 American Community Survey data from the U.S. Census, 41% of Wilsonville's housing was single-family detached.
  - **Nearly 10% of new housing will be single-family attached**. In 2013-2017, 8% of Wilsonville's housing was single-family attached.
  - **About 40% of new housing will be multifamily**. In 2013-2017, 51% of Wilsonville's housing was multifamily.

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<sup>14</sup> OAR 660-007-0030(1) requires "(1) Jurisdictions other than small developed cities must either designate sufficient buildable land to provide the opportunity for at least 50 percent of new residential units to be attached single family housing or multiple family housing or justify an alternative percentage based on changing circumstances. Factors to be considered in justifying an alternate percentage shall include but need not be limited to: (a) Metro forecasts of dwelling units by type; (b) Changes in household structure, size, or composition by age; (c) Changes in economic factors impacting demand for single family versus multiple family units; and (d) Changes in price ranges and rent levels relative to income levels. (2) The considerations listed in section (1) of this rule refer to county-level data within the UGB and data on the specific jurisdiction."

Wilsonville will have demand for 2,476 new dwelling units over the 20-year period, 50% of which are forecast to be single-family detached housing.

**Exhibit 6. Forecast of demand for new dwelling units, Wilsonville Planning Area, 2019 to 2039**

Source: Calculations by ECONorthwest.

Variable	Mix of New Housing Units (2019-2039)
<b>Needed new dwelling units (2019-2039)</b>	2,476
Dwelling units by structure type	
Single-family detached	
Percent single-family detached DU	50%
<b>equals Total new single-family detached DU</b>	1,238
Single-family attached	
Percent single-family attached DU	10%
<b>equals Total new single-family attached DU</b>	248
Multifamily	
Percent multifamily DU	40%
<b>Total new multifamily DU</b>	990
<b>equals Total new dwelling units (2019-2039)</b>	<b>2,476</b>

The forecast of new units does not include dwellings that will be demolished and replaced. This analysis does not factor those units in, but redevelopment potential in Wilsonville is explained in this document.

Exhibit 7 and Exhibit 8 allocate needed housing to generalized planning designations in Wilsonville. The allocation is based, in part, on the types of housing allowed in planned development ranges and in each plan designation.

Exhibit 7 shows:

- **Residential (PDR 1 through 6<sup>15</sup>)** land will accommodate single-family detached housing (including manufactured houses) and multifamily.
- **Village (V) Villebois** land will accommodate single-family detached housing, single-family attached housing, duplexes, row houses, multifamily housing, and cluster housing. Allocation (demand) matches capacity in Villebois.
- **Town Center** land will predominately accommodate multifamily housing with some single-family attached housing. Allocation (demand) matches capacity in Town Center, as described in the Town Center Plan.
- **Residential Neighborhood (RN) Frog Pond West** land will accommodate single-family detached housing (including manufactured houses), single-family attached housing, and duplexes. Allocation (demand) matches capacity in Frog Pond West.

<sup>15</sup> Wilsonville has no buildable land in PDR 7 (20+ du/acre).

**Exhibit 7. Allocation of needed housing by housing type and generalized planning designation, Wilsonville (city limits), 2019 to 2039**

Source: ECONorthwest.

Housing Types	Generalized Plan Designation				Total
	Residential	Village (Villebois)	Commercial (Town Center)	Residential Neighborhood (Frog Pond West)	
Dwelling Units					
Single-family detached	435	173	-	630	1,238
Single-family attached	-	30	124	94	248
Multifamily	-	234	756	-	990
Total	435	437	880	724	2,476
Percent of Units					
Single-family detached	18%	7%	0%	25%	50%
Single-family attached	0%	1%	5%	4%	10%
Multifamily	0%	9%	31%	0%	40%
Total	18%	18%	36%	29%	100%

Notes:

Per the City of Wilsonville, as of February 2019, outstanding development potential in **Villebois** (Village Zone and Comprehensive Plan designation) consists of the following assumed uses: 173 single family detached units, 30 row houses/single-family attached units, and 235 multifamily units (including apartments and stacked condominiums. Due to rounding, the allocation table shows 234 multifamily units.

Per Wilsonville Town Center Master Plan (March 2019),<sup>16</sup> potential future development in **Town Center** is 880 units (page 41, table 3.1). The City of Wilsonville indicated that Town Center will be predominately composed of multifamily housing with some single-family attached housing.

**Frog Pond West** planning area is located in transportation analysis zone (TAZ) 976, which is forecast to grow by 724 households/dwelling units between 2019 and 2039. The 2040 TAZ forecast for households is from Metro, released November 6, 2015 and revised January 22, 2016, which is different from the *Frog Pond West Master Plan*.

<sup>16</sup>

[https://www.ci.wilsonville.or.us/sites/default/files/fileattachments/planning\\_commission/meeting/packets/88931/ii.a.\\_town\\_center\\_plan\\_90\\_minutes.pdf](https://www.ci.wilsonville.or.us/sites/default/files/fileattachments/planning_commission/meeting/packets/88931/ii.a._town_center_plan_90_minutes.pdf)



**Exhibit 8. Allocation subset (Residential) of needed housing by housing type, Wilsonville (city limits), 2019 to 2039**

Source: ECONorthwest.

Housing Types	Residential						Total
	0-1 DU/Acre	2-3 DU/Acre	4-5 DU/Acre	6-7 DU/Acre	10/12 DU/Acre	16-20 DU/Acre	
Dwelling Units							
Single-family detached	-	-	207	208	20	-	435
Single-family attached	-	-	-	-	-	-	-
Multifamily	-	-	-	-	-	-	-
Total	-	-	207	208	20	-	435

Exhibit 9 shows an estimate of baseline densities for future development. If the City conducts a full HNA, the City may need to evaluate assumptions about future densities to determine whether the City is meeting the requirements of OAR 660-007 to provide opportunity for housing.

Exhibit 9 also converts between net acres and gross acres<sup>17</sup> to account for land needed for rights-of-way by plan ranges within Residential in Wilsonville, based on Metro’s methodology of existing rights-of-way.<sup>18</sup> Exhibit 9 uses the mathematical average of permitted housing density by planned development range informed the baseline density (with the exception of the 0-1 du/acre range, where we use one dwelling unit per acre). For example, the average density in the 2-3 du/acre range, will be 2.5 dwelling units per gross acre, in tax lots smaller than 0.38 acres as no land is needed for rights-of-ways based on Metro’s assumptions. In this planned development range, for lots between 0.38 and 1.0 acres, the future density will be 2.3 dwelling units per gross acre and for lots larger than 1.0 acres the future density will be 2.0 dwelling units per gross acre.

<sup>17</sup> OAR 660-024-0010(6) uses the following definition of net buildable acre. “Net Buildable Acre” “...consists of 43,560 square feet of residentially designated buildable land after excluding future rights-of-way for streets and roads.” While the administrative rule does not include a definition of a gross buildable acre, using the definition above, a gross buildable acre will include areas used for rights-of-way for streets and roads. Areas used for rights-of-way are considered unbuildable.

<sup>18</sup> Metro’s methodology about net-to-gross assumptions are that: (1) tax lots under 3/8 acre assume 0% set aside for future streets; (2) tax lots between 3/8 acre and 1 acre assume a 10% set aside for future streets; and (3) tax lots greater than an acre assumes an 18.5% set aside for future streets. The analysis assumes an 18.5% assumption for future streets.

**Exhibit 9. Future Housing Densities in Residential Accounting for land for rights-of-way, Wilsonville city limits, 2013 to 2017<sup>19</sup>**

Source: ECONorthwest. Note: DU is dwelling unit.

Plan Designation and Planned Development	Tax Lots Smaller than 0.38 acre			Tax Lots ≥ 0.38 and ≤ 1.0 acre			Tax Lots larger than 1.0 acre		
	Net Density (DU/net acre)	% for Rights-of-Way	Gross Density (DU/gross acre)	Net Density (DU/net acre)	% for Rights-of-Way	Gross Density (DU/gross acre)	Net Density (DU/net acre)	% for Rights-of-Way	Gross Density (DU/gross acre)
<b>Residential</b>									
0-1 du/ac	1.0	0%	1.0	1.0	10%	0.9	1.0	18.5%	0.8
2-3 du/ac	2.5	0%	2.5	2.5	10%	2.3	2.5	18.5%	2.0
4-5 du/ac	4.5	0%	4.5	4.5	10%	4.1	4.5	18.5%	3.7
6-7 du/ac	6.5	0%	6.5	6.5	10%	5.9	6.5	18.5%	5.3
10-12 du/ac	11.0	0%	11.0	11.0	10%	9.9	11.0	18.5%	9.0

**Housing Need by Income Level**

The next step in the housing needs analysis is to develop an estimate of need for housing by income and housing type. This analysis requires an estimate of the income distribution of current and future households in the community. Estimates presented in this section are based on (1) secondary data from the Census, and (2) analysis by ECONorthwest.

The analysis in Exhibit 10 is based on American Community Survey data about income levels of existing households in Wilsonville. Income is categorized into market segments consistent with HUD income level categories, using Clackamas County’s 2018 Median Family Income (MFI) of \$81,400. The percentages used in Exhibit 10 are based on current household income distribution, assuming that approximately the same percentage of households will be in each market segment in the future.

<sup>19</sup> The analysis of historical densities was housing developed between 2013 and 2017. The analysis of land in rights-of-way is based on analysis of existing development patterns and percentages of land in rights-of-way in 2018.

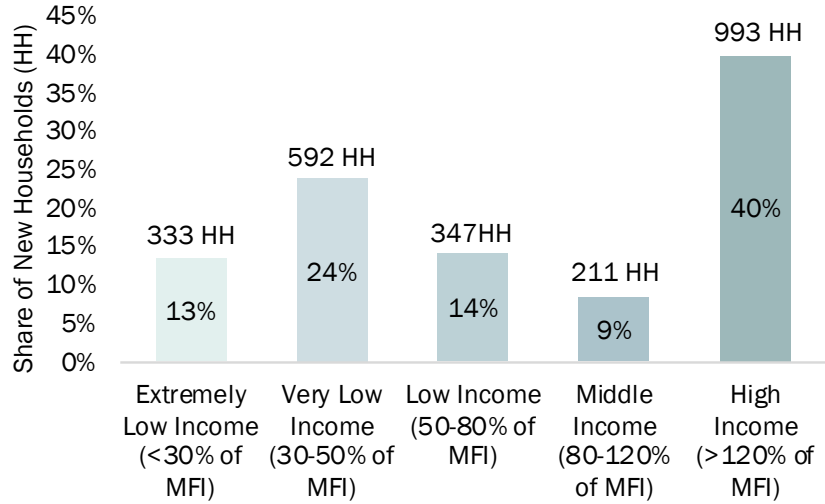
About 37% of Wilsonville's future households will have income below 50% of Clackamas County's median family income (less than \$40,700 in 2016 dollars) and about 23% will have incomes between 50% and 120% of the county's MFI (between \$40,700 and \$97,680).

This trend shows a substantial need for more affordable housing types, as well as housing types affordable to households earning more than 120% of MFI.

**Exhibit 10. Future (New) Households, by Median Family Income (MFI) for Clackamas County (\$81,400), Wilsonville, 2019 to 2039**

Source: U.S. Department of Housing and Urban Development. U.S. Census Bureau, 2012-2016 ACS Table 19001.

The percentages used in Exhibit 10 are based on current household income distribution, assuming that approximately the same percentage of households will be in each market segment in the future.



## Need for Government Assisted, Farmworker Housing, and Manufactured Housing

ORS 197.303, 197.307, 197.312, and 197.314 requires cities to plan for government-assisted housing, farmworker housing, manufactured housing on lots, and in manufactured home parks.

- **Government-subsidized housing.** Government-subsidies can apply to all housing types (e.g., single family detached, apartments, etc.). Wilsonville allows development of government-assisted housing in all residential plan designations, with the same development standards for market-rate housing. This analysis assumes that Wilsonville will continue to allow government housing in all of its residential plan designations. Because government assisted housing is similar in character to other housing (with the exception being the subsidies), it is not necessary to develop separate forecasts for government-subsidized housing.
- **Farmworker housing.** Farmworker housing can also apply to all housing types and the City allows for development of farmworker housing in all residential plan designations, with the same development standards as market-rate housing. This analysis assumes that Wilsonville will continue to allow this housing in all of its residential plan designations. Because it is similar in character to other housing (with the possible exception of government subsidies, if population restricted), it is not necessary to develop separate forecasts for farmworker housing.
- **Manufactured housing on lots.** Wilsonville allows manufactured homes on lots in residential zones. Wilsonville does not have special siting requirements for manufactured homes. Since manufactured homes are subject to the same siting requirements as site-built homes, it is not necessary to develop separate forecasts for manufactured housing on lots.
- **Manufactured housing in parks.** OAR 197.480(4) requires cities to inventory the mobile home or manufactured dwelling parks sited in areas planned and zoned or generally used for commercial, industrial, or high-density residential development. According to the Oregon Housing and Community Services' Manufactured Dwelling Park Directory,<sup>20</sup> Wilsonville has two manufactured home parks within the City, with 120 spaces.

ORS 197.480(2) requires Wilsonville to project need for mobile home or manufactured dwelling parks based on: (1) population projections, (2) household income levels, (3) housing market trends, and (4) an inventory of manufactured dwelling parks sited in areas planned and zoned or generally used for commercial, industrial, or high density residential.

- Wilsonville will grow by 2,476 dwelling units over the 2019 to 2039 period.

<sup>20</sup> Oregon Housing and Community Services, Oregon Manufactured Dwelling Park Directory, <http://o.hcs.state.or.us/MDPCRParcs/ParkDirQuery.jsp>

- Analysis of housing affordability shows that about 37% of Wilsonville’s new households will be Extremely-Low or Very-Low Income, earning 50% or less of the region’s median family income. One type of housing affordable to these households is manufactured housing.
- Manufactured housing in parks accounts for about 1.3% (about 120 dwelling units) of Wilsonville’s current housing stock.
- National, state, and regional trends since 2000 showed that manufactured housing parks are closing, rather than being created. For example, between 2000 and 2015, Oregon had 68 manufactured parks close, with more than 2,700 spaces. Discussions with several stakeholders familiar with manufactured home park trends suggest that over the same period, few to no new manufactured home parks have opened in Oregon.
- The households most likely to live in manufactured homes in parks are those with incomes between \$24,420 and \$40,700 (30% to 50% of MFI), which include 24% of Wilsonville’s households. However, households in other income categories may live in manufactured homes in parks.

The national and state trends of closure of manufactured home parks, and the fact that no new manufactured home parks have opened in Oregon in over the last 15 years, demonstrate that development of new manufactured home parks in Wilsonville is unlikely.

Our conclusion from this analysis is that development of new manufactured home parks in Wilsonville over the planning period is unlikely over the 2019 to 2039 period. It is, however, likely that manufactured homes will continue to locate on individual lots in Wilsonville. The forecast of housing assumes that no new manufactured home parks will be opened in Wilsonville over the 2019 to 2039 period. The forecast includes new manufactured homes on lots in the category of single-family detached housing.

- Over the next 20 years (or longer) one or both manufactured home parks may close in Wilsonville. This may be a result of manufactured home park landowners selling or redeveloping their land for uses with higher rates of return, rather than lack of demand for spaces in manufactured home parks. Manufactured home parks contribute to the supply of low-cost affordable housing options, especially for affordable homeownership.

While there is statewide regulation of the closure of manufactured home parks designed to lessen the financial difficulties of this closure for park residents,<sup>21</sup> the

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<sup>21</sup> ORS 90.645 regulates rules about closure of manufactured dwelling parks. It requires that the landlord must do the following for manufactured dwelling park tenants before closure of the park: give at least one year’s notice of park

City has a role to play in ensuring that there are opportunities for housing for the displaced residents. The City has ordinances that regulate closure of existing mobile and manufactured home parks that exceed State standards, requiring adequate notice of closure, definition and mitigation of social and economic impacts of the proposed closure, and provision of relocation and other assistance to park residents.

The City's primary roles are to ensure that there is sufficient land zoned for new multifamily housing and to reduce barriers to residential development to allow for development of new, relatively affordable housing. The City may use a range of policies to encourage development of relatively affordable housing, such as allowing a wider range of moderate density housing, designating more land for multifamily housing or removing barriers to multifamily housing development, using tax credits to support affordable housing production, developing an inclusionary zoning policy, or partnering with a developer of government-subsidized affordable housing. For example, Wilsonville incentivized development of affordable multifamily housing in the Creekside Woods development, to accommodate the former residents of the Thunderbird Mobile Home Park when the park closed.

## Baseline Assessment of Residential Land Sufficiency

This section presents an evaluation of the sufficiency of vacant residential land in Wilsonville to accommodate expected residential growth over the 2019 to 2039 period. This section includes an estimate of residential development capacity (measured in new dwelling units) and an estimate of Wilsonville's ability to accommodate needed new housing units for the 2019 to 2039 period, based on the analysis in the housing needs analysis.

### Capacity Analysis

The comparison of supply (buildable land) and demand (population and growth leading to demand for more residential development) allows the determination of land sufficiency.

There are two ways to calculate estimates of supply and demand into common units of measurement to allow their comparison: (1) housing demand can be converted into acres, or (2) residential land supply can be converted into dwelling units. A complication of either approach is that not all land has the same characteristics. Factors such as zone, slope, parcel size, and shape can affect the ability of land to accommodate housing. Methods that recognize this fact are more robust and produce more realistic results. This analysis uses the second approach: it estimates the ability of vacant residential lands within the city limits to accommodate new

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closure, pay the tenant between \$5,000 to \$9,000 for each manufactured dwelling park space, and cannot charge tenants for demolition costs of abandoned manufactured homes.

housing. This analysis, sometimes called a “capacity analysis,”<sup>22</sup> can be used to evaluate different ways that vacant residential land may build out by applying different assumptions.

**Wilsonville Capacity Analysis Results**

Exhibit 11 summarizes capacity in all of the areas of the Wilsonville Planning Area, based on the more detailed analysis shown in Exhibit 12 and Exhibit 13.

**Exhibit 11. Summary of capacity within areas of the Wilsonville Planning Area, 2019 to 2039**

Source: Buildable Lands Inventory; Calculations by ECONorthwest. Note: DU is dwelling unit.

Note: Capacity matches demand in Villebois, Town Center, and Frog Pond West.

Generalized Plan Designation	Capacity (Dwelling Unit)
Residential	336
Village (Villebois)	437
Town Center	880
Residential Neighborhood (Frog Pond West)	724
<b>Total</b>	<b>2,377</b>

The capacity analysis estimates the development potential of vacant Residential land by planned density range to accommodate new housing, based on the densities shown in Exhibit 9. Exhibit 12 shows that **Wilsonville’s vacant and partially vacant land in Residential has capacity to accommodate approximately 336 new dwelling units**, based on the following assumptions:

- **Buildable residential land.** The capacity estimates start with the number of buildable acres in residential Plan Designations that allow residential uses.
- **Assumed densities.** The capacity analysis in Exhibit 12 assumes development will occur at historical densities. Those densities were derived from the densities shown in Exhibit 9.
- **Average net density.** Exhibit 12 shows capacity and densities in gross density. OAR 660-007 requires that Wilsonville provide opportunity for development of housing at an overall average density of eight dwelling units per net acre. The average net density of

<sup>22</sup> There is ambiguity in the term *capacity analysis*. It would not be unreasonable for one to say that the “capacity” of vacant land is the maximum number of dwellings that could be built based on density limits defined legally by plan designation or zoning, and that development usually occurs—for physical and market reasons—at something less than full capacity. For that reason, we have used the longer phrase to describe our analysis: “estimating how many new dwelling units the vacant residential land in the UGB is likely to accommodate.” That phrase is, however, cumbersome, and it is common in Oregon and elsewhere to refer to that type of analysis as “capacity analysis,” so we use that shorthand occasionally in this memorandum.

buildable residential land in Exhibit 12 is 7.4 dwelling units per net acres and 6.2 dwelling units per gross acre.

**Exhibit 12. Estimate of residential capacity on unconstrained vacant and partially vacant buildable Residential land, Wilsonville city limits, 2019 to 2039**

Source: Buildable Lands Inventory; Calculations by ECONorthwest. Note: DU is dwelling unit.

Plan Designation and Planned Development Range	Tax Lots Smaller than 0.38 acre			Tax Lots ≥ 0.38 and ≤ 1.0 acre			Tax Lots larger than 1.0 acre			Total, combined	
	Build-able Acres	Density Assumpt. (DU/gross acre)	Capacity (Dwelling Units)	Build-able Acres	Density Assumpt. (DU/gross acre)	Capacity (Dwelling Units)	Build-able Acres	Density Assumpt. (DU/gross acre)	Capacity (Dwelling Units)	Build-able Acres	Capacity (Dwelling Units)
<b>Residential</b>											
0-1 du/ac	0	1.0	0	3	0.9	2	0	0.8	0	3	2
2-3 du/ac	0	2.5	0	1	2.3	1	0	2.0	0	1	1
4-5 du/ac	1	4.5	2	3	4.1	12	2	3.7	8	6	22
6-7 du/ac	1	6.5	4	2	5.9	11	22	5.3	116	25	131
10-12 du/ac	1	11.0	11	2	9.9	15	17	9.0	154	20	180
<b>Total</b>	<b>3</b>	<b>-</b>	<b>17</b>	<b>10</b>	<b>-</b>	<b>41</b>	<b>42</b>	<b>-</b>	<b>278</b>	<b>54</b>	<b>336</b>

Capacity in master plan areas (Exhibit 13) assumes that demand will match capacity in Town Center, Villebois, and Frog Pond West. Wilsonville’s capacity for dwelling units in Frog Pond West, Town Center, and Villebois totals 2,041 dwelling units.

**Exhibit 13. Estimate of residential capacity in Frog Pond West, Town Center, and Villebois 2019 to 2039**

Source: Conversations with the City of Wilsonville. Metro’s 2040 TAZ forecast for households (TAZ 976), released November 6, 2015 and revised January 22, 2016. Wilsonville Town Center Master Plan.

Area	Capacity (Dwelling Units)
<b>Residential Neighborhood (Frog Pond West)</b>	
Single-Family Detached	630
Single-Family Attached & Multifamily	94
<b>Town Center</b>	
Single-Family Detached	-
Single-Family Attached & Multifamily	880
<b>Village (Villebois)</b>	
Single-Family Detached	173
Single-Family Attached & Multifamily	264
<b>Total</b>	<b>2,041</b>
Single-Family Detached	39%
Single-Family Attached & Multifamily	61%



## Residential Land Sufficiency

The next step in the analysis of the sufficiency of residential land within Wilsonville is to compare the forecast for new housing by generalized plan designation (Exhibit 7) with the capacity of land by generalized plan designation (Exhibit 12 and Exhibit 13).

Exhibit 14 shows:

- Wilsonville has a **small surplus of capacity (3 dwelling units)** in the 0-1 du/ac and 2-3 du/ac planned development ranges.
- Wilsonville has a **deficit of capacity for 185 dwelling units in the 4-5 du/ac and 77 dwelling units in the 6-7 du/ac ranges**. Exhibit 8 shows that this deficit is for single-family detached housing types.
- Wilsonville has a **surplus of capacity of 160 dwelling units** in the 10-12 du/ac planned development range. The 2014 *Wilsonville Residential Land Study: Technical Report* assumed that about 10% of new housing in the 10-12 du/ac range would be single-family detached and the remainder single-family attached or multifamily. This analysis uses the same assumption. As a result, this 160 unit surplus will likely all be single-family attached and multifamily housing types.
- Wilsonville has **sufficient capacity** in the Village, Town Center, and Residential Neighborhood areas to accommodate expected growth

### Exhibit 14. Capacity to accommodate new housing with demand for new housing, Wilsonville city limits, 2019 to 2039

Source: Buildable Lands Inventory; Calculations by ECONorthwest. Note: Capacity matches demand in Villebois, Town Center, and Frog Pond West.

\*Note: The 10-12 du/ac planned development range includes capacity for 20 dwelling units of single-family detached housing.

Plan Designation and Planned Development Range	Capacity of Buildable Residential Land (Dwelling Units)	Demand for New Housing (Dwelling Units)	Comparison Capacity minus Demand (Dwelling Units)
Residential			
0-1 du/ac	2	0	2
2-3 du/ac	1	0	1
4-5 du/ac	22	207	(185)
6-7 du/ac	131	208	(77)
10-12 du/ac	180	20	160
Village (Villebois)	437	437	0
Commerical (Town Center)	880	880	0
Residential Neighborhood (Frog Pond West)	724	724	0

## Summary of Planned Housing Mix

Exhibit 15 shows the estimated housing mix based on the forecast for new housing. About 50% of new housing will be single-family detached and 50% will be single-family attached and multifamily. Exhibit 14 shows that Wilsonville has a deficit of land to accommodate 262 new dwelling units in areas planned as Residential (in the 4-5 du/ac and 6-7 du/ac ranges), all of which are expected to be single-family detached units.

### Exhibit 15. Estimated housing mix based on forecast of housing need

Source: Calculations by ECONorthwest.

Note: The type of attached and multifamily housing planned in Frog Pond West is single-family attached housing, not multifamily housing.

Generalized Plan Designation	Single-Family Detached	Single-Family Attached and Multifamily
Residential	435	-
Village (Villebois)	173	264
Commerical (Town Center)	-	880
Residential Neighborhood (Frog Pond West)	630	94
<b>Total Units</b>	<b>1,238</b>	<b>1,238</b>
<b>Percent of Total</b>	<b>50%</b>	<b>50%</b>

## Conclusions and Next Steps

The conclusions of the baseline HNA are:

- **Identify opportunities to address the housing deficits shown in Exhibit 14.** Wilsonville has a deficit of capacity (262 dwelling units) for single-family detached housing, resulting in a deficit of about 53 gross acres of suitable land for residential development. These deficits are in the planned density ranges for 4-5 du/ac and 6-7 du/ac. These deficit may be met through planning for new development in the Frog Pond South and Frog Pond East areas.
- **Work with Metro to better understand the analysis of redevelopment potential and ensure that the analysis makes sense in the context of Wilsonville’s housing market and planning context.** Metro assumes a substantial amount of redevelopment (shown in Exhibit 4) may occur in the Village designation (Villebois). Given that Villebois is still developing and that most development there is relatively new, the City should better understand what types of redevelopment that Metro expects to occur in Villebois. On the other hand, the redevelopment analysis shows little redevelopment potential in Town Center. Metro conducted the redevelopment analysis prior to the City’s completion of the *Town Center Plan*.
- **Evaluate changes in Wilsonville’s housing market since the *Wilsonville Residential Land Study: Technical Report* was completed in May 2014.** This report presented a HNA for Wilsonville. Since 2014, the housing market in Wilsonville has continued to change. Below is a brief summary of changes in Wilsonville’s housing market since completion of the 2014 Report. The City should evaluate changes since 2014 in more detail.
  - *Wilsonville is growing faster than the forecast in the 2014 Report*, which forecast growth of 3,749 new units over the 2014 to 2034 period, or about 187 new units per year. Between 2013 and 2017, Wilsonville issued permits for 1,352 new dwelling units or 338 new units per year. The forecast for new growth in the Wilsonville Planning area is for 123 new units per year, which is a considerably slower growth than the city has been experiencing.
  - *Wilsonville’s growth since 2013 has been mostly single-family dwelling units*, with 99% of the new 1,352 units permitted being single-family units, including single-family detached and single-family attached. The 2014 report shows that, between 2000 and 2012, 66% of the new units permitted were multifamily housing (1,892 units), with 34% (970 units) in single-family housing types.
  - *Housing sales prices continue to increase.* In 2012, the median sales price for housing in Wilsonville was \$290,000. By 2019, the median sales price was \$454,500, an increase of \$164,000 or 57%. This increase is consistent with increases in housing prices across Clackamas County and the Portland region.

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- *Rents also increased.* For the 2007-2011 period, the median gross rent was \$912 per unit. In the 2012-2016 period, gross rent increased to \$1,127, an increase of \$215 or 24%. This is consistent with increases in rent costs across Clackamas County and the Portland region.
  - *The landbase in Wilsonville has changed.* Villebois continued to build-out since 2014 and will be nearing build-out in the next years. Frog Pond West was brought into the city and the master plan was completed. If the rate of growth in Wilsonville continues, Frog Pond West will build-out early in the 2019 to 2039 planning period.
  - *Wilsonville continues to have a deficit of land for single-family housing.* Wilsonville has a deficit of land for 162 single-family detached dwelling units, shown in the 4-5 du/ac and 6-7 du/ac residential density ranges in Exhibit 14. These units could be accommodated in Frog Pond South and Frog Pond East. The Metro UGB has been expanded to include these areas but that expansion has not yet been acknowledged by DLCD.

Once these areas are acknowledged to be within the Metro UGB, Wilsonville should continue to planning work to bring these areas into the city limits and get land in these areas development ready. Given that Wilsonville continues to grow faster than Metro's forecasts, Wilsonville may need these areas to accommodate residential growth within the next five to ten years and maybe as soon as five to seven years if Wilsonville continues to grow at the rate the city did between 2013 to 2017.

## Appendix B: Summary of Stakeholder Input

This document provides an overview of stakeholder input and ideas for how to improve housing equity in Wilsonville. To understand the housing challenges in Wilsonville and possible solutions to them, the project team conducted a stakeholder engagement process with the following activities:

- Focus groups and interviews during summer 2019
- An informational kiosk at the Wilsonville Public Library in December 2019
- Online surveys and feedback forums on Let's Talk Wilsonville, the City's online public engagement platform from August to December 2019
- A survey of people living in rent-regulated affordable housing in December 2019

This appendix is composed of three parts:

- Part 1: Summary of Input on Equitable Housing
- Part 2: Summary of Input on Broader Social Equity Themes
- Part 3: Outreach Process and Key Findings for Each Outreach Activity

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## Part 1: Summary of Input on Equitable Housing

A few larger themes surfaced that helped shape the plan, summarized below:

- **Wilsonville’s rental market is bifurcated.** There is subsidized rental housing for lower income households and newer, more expensive developments, but little else in the middle. While stakeholders recognized that Wilsonville has a large share of multifamily units, the city lacks older market-rate rental housing that has “filtered” over time to become less expensive. The result is that the city’s rental market is perceived as being more similar to Lake Oswego and West Linn than to Milwaukie or Oregon City. Many people are paying more than they can afford for rental housing in the city.
- **For homeowners, housing affordability is seen as a key obstacle.** Wilsonville needs middle-income ownership housing most of all, including housing for residents earning 80% to 120% of area median income. Per the service providers in the focus group, the biggest challenge to homeownership that renters identified was finding a home that they could afford, especially for single-parent families and people of color. For existing homeowners, there is ongoing concern about HOA fees and property taxes driving up housing costs for themselves and for future residents. There are some resources to support existing homeowners, like home repair programs, but demand for support may be larger than the individual programs can address on their own.
- **There is a need for housing for people with mobility needs.** A key theme in the outreach was the need for single-level homes.
- **There is a perception that there is little land for infill housing development and some opportunities for the city to explore in new planning areas.** Those opportunities include (1) encouraging new housing types (like homes with accessory dwelling units (ADUs) in new residential neighborhoods) with incentives (e.g. tax abatements) and (2) an easier/clearer path for small and medium infill development. Developers also identified tools to support housing affordability that other communities have, but Wilsonville lacks.
- **Wilsonville has a strong and positive history of working with affordable housing developers.** The City’s active support is both valued and seen as being essential for future development to occur. Because of this positive relationship, nonprofit housing providers are willing and eager to consult with the City early on and lend their development knowledge and expertise to planning efforts.

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## Part 2: Summary of Input on Broader Social Equity Themes

Equity – a world in which all people have housing choices that meet their unique needs without racial and economic disparities – is a key component of a larger strategy of achieving greater equity. As part of the project team’s conversations with stakeholders, other themes related to equity emerged, not specific to housing. While most of the items below are not directly housing related and are therefore not appropriate to include as actions in a housing-focused strategy, they are a starting place for a more comprehensive approach to an equitable future for the City of Wilsonville. These insights informed the overall planning process, and also are fruitful feedback for future City of Wilsonville equity-planning initiatives.

### General Social Equity Themes

- Wilsonville would be well-served by a committee or body focused on issues of diversity and inclusion, to provide a forum for the City to more comprehensively address social equity across all of its functions and services.
- More social connections are needed for residents who do not have a community gathering space where they feel welcome.
- Service providers participating in a Summer 2019 focus group provided examples of some residents, including people experiencing homelessness and people of color, reporting that they had felt unwelcome in public spaces.
- It is important to promote inclusion within the community. As discussed at a high level at the February 2020 Planning Commission meeting, it is important to think about what would encourage people of color to move into Wilsonville, especially if there are not enough jobs for people with different skillsets.

### General Social Equity Ideas

- Develop a citywide equity strategy that incorporates a new approach to drive internal and external operations toward a more socially just and equitable community.
- Consider expanding representation on boards and commissions to increase diversity of backgrounds and views, including the Development Review Board and Planning Commission.
- Require future housing data collection and analysis (e.g. HNA, BLI, etc.) to include an equity-based group of people to provide input, feedback, and identify equity measures.
- Convene community-based organizations to determine how the City can best support them.
- Consider chartering a Human Rights Commission or similar organization that would encourage diversity, inclusivity, and celebration of Wilsonville’s many cultures.

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- Given the bifurcated housing market of subsidized housing and expensive homes, aiming for the inclusion of owner-occupied units at 80 to 120% of median income would be a great idea. Wilsonville needs middle-income housing most of all.
- Reach out to school district representatives to discuss possible partnerships related to equity training, new policies to promote inclusion, etc.
- Generate ideas for what actions the City could take to attract more people of color to the community.
- Ask each of the City's boards and commissions to spend part of a meeting in the next year talking about equity and how it could incorporate greater equity in its work. The City might consider creating a training toolkit that the boards and commissions could use to increase their understanding of equity and inclusion. Each group could list what it is doing now to promote equity and inclusion and identify two to three new actions it could take in the next year to bring greater equity and inclusion into its work. This could be repeated annually or biennially.

## Part 3: Outreach Process and Key Findings

### Focus Groups and Interviews

The project team conducted three focus groups with employers, nonprofit service providers in Wilsonville, and nonprofit affordable housing providers. The team also conducted ten interviews with for-profit developers and a representative from the real estate industry.

### Key Findings

- **Wilsonville's rental market is perceived as having newer, higher quality, more expensive developments with longer waitlists.** The market is perceived as being more similar to Lake Oswego and West Linn than to Milwaukie or Oregon City. The County gets fewer calls on discrimination/repairs/landlord-tenant issues from residents in Wilsonville. The City has a lot of amenities that make it an attractive place to build housing.
- **There is ongoing concern about HOA fees and property taxes driving up housing costs.**
- **Needed housing types:** Single-story units; smaller homes; triplex/duplexes; houses with ADUs; low-cost, single-room occupancy units for people transitioning into the area; roommate matching/homeshares.
- **Who needs help with housing:** single parents, single working adults, people with disabilities, seniors (people cannot age in place easily in Wilsonville).
- **There are not a lot of services for homeless people available locally.**
- **Like affordable rental housing, affordable homeownership projects require subsidy.** About \$100,000 to \$120,000 in subsidy is needed to build a new home affordable at 60% to 80% AMI; if purchasing an existing home, a buyer needs about 20% of value of home.



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The subsidy can come from several sources: land write-downs, permit fee/SDC waivers, outright subsidy, etc.

- **Affordability is a key issue for employers.** In a recent survey of the city’s employers, approximately 30% identified housing costs as a problem for local businesses.
- **The cost of housing presents challenges for those relocating from out of state.** Employers are challenged to find affordable, temporary housing for employees moving to the area. Those arriving in the area find housing costs to be out of line with their previous location. Many employers have to increase wages as a result.
- **Workers commuting to Wilsonville face increasing congestion** (especially shift workers). Some businesses mentioned having a difficult time retaining employees, partly due to transportation costs. Many would like to see increased transportation options for workers, such as regional transit connections and bike/walk options.
- **Employers do not have capacity to offer housing assistance** because they are increasing wages. Instead, employees (particularly lower-wage employees) are finding lower-cost housing in places like Salem, Keizer, Woodburn, Oregon City, Tualatin, and Canby.
- **Additional workforce housing and affordable student housing is needed** to help accommodate growing employment and student populations.
- **Developers working in Wilsonville find some of the City’s regulations to be onerous,** including the stormwater regulations and high SDC fees (though these are comparable to other areas). Many were complimentary of City staff but would like to see a less discretionary, streamlined review process. There has been public pushback on infill development due to density and parking concerns, which has led to increased carrying costs.
- **There is the perception that there is not a lot of land to accommodate new infill development.** Wilsonville is not on the radar for many infill developers given the lack of land for infill development, and the perception that Town Center is not yet “ready” for development.
- **The City could do a better job encouraging new housing types** (like homes with ADUs in new residential neighborhoods) with incentives (e.g. Vertical Housing Program) and an easier/clearer path for small and medium infill development.
- **Capacity for ADUs and infill development in most neighborhoods is unknown:** The majority of Wilsonville’s residential areas are covered under covenants and restrictions (CC&Rs) established by the original developers. The capacity for existing homes to add ADUs or infill on a large lot is unknown by the City and many property owners. New developments could add provisions for ADU development in the future, but there is no incentive for developers to deviate from writing CC&Rs to match the original plans.
- **Some developers referenced incentives that other communities provide:** SDC waivers for ADUs (Wilsonville has this provision in policy), Tigard’s Lean Code, tools for preserving affordability, and tools to reduce carrying costs.

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- **The list of developers working in Wilsonville is short.** Developers who might be a good fit for infill development in the Town Center or other areas are not familiar with the City's opportunities or potential incentives. While many developers are focusing attention on suburban markets, they remain interested in opportunities near good transit and existing services and retail. Infill developers are looking to partner with a city and would be open to an array of incentives. Supports could include land write-downs, SDC waivers, tax abatements, urban renewal support for infrastructure development, etc.
- **The City and County could have a closer working relationship, potentially through information sharing, relationship-building and formal agreements on County and other housing resources.** Information and referral linkages between the City and County regarding services for older adults are strong; what is needed is more actual onsite (in Wilsonville) delivery of County programs. More ongoing information sharing is needed about plans for the Metro Housing Bond, assistance for renters, housing authority programs, use and availability of federal housing assistance, and homelessness funding.
- **Wilsonville has a strong and positive history of working with affordable housing developers in the past.** For example, the City made land available, championed projects, and cleared a pathway toward a tax exemption for affordable units. This has solidified the City's good reputation among affordable housing developers.
- **A city's advocacy and support for affordable housing is key in making a project work.** Projects need champions on City Council, the Planning Commission, and among City staff to problem-solve development review projects and provide support for these projects at neighborhood meetings.
- **The Metro Affordable Housing Bond is a near-term opportunity to help fund affordable housing.** The City is receiving calls from affordable housing developers who might be interested in working in the city.
- **The City-owned site near the WES station could be a desirable Transit-Oriented Development site.** To make property near WES station viable, the City needs to: provide a clear path for land use review, write down land cost, provide goals for the project, and make site issues known.
- **Affordable housing developers like being involved early in process.** They are happy to share expertise and can even bring development team to talk about ideas for potential sites. Possible opportunities for tours and additional engagement.
- **Some see isolation among some residents.** More social connections are needed for residents who do not have a community gathering space. The city's parks are a wonderful asset and people feel safe there.

## Library Kiosk

In December 2019, the project team placed a kiosk survey board in the Wilsonville Public Library to gather resident input on what kind of housing Wilsonville needs most. The board was presented in English and Spanish to gather input from a wider range of residents who live

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in Wilsonville, focusing on residents who have not provided project feedback through other venues such as Let's Talk, Wilsonville!

In total there were over 320 votes, which ranked eight different potential housing types for Wilsonville. Participants could choose to place as many votes as they wanted. Every housing option received votes, and the top three choices were single-level homes where people can live their whole lives, smaller single-family homes, and homes with an accessory dwelling unit (ADU). Smaller homes were preferred more often than bigger single-family homes at a ratio of two to one. Co-housing, which ranked fifth, received higher interest than smaller apartments or live-work spaces; both of these options ranked last, with fewer votes overall.

## Most popular responses

- Single-level homes/accessibility was the most popular response
- Smaller homes (but not as much interest in smaller apartments); preferred to bigger homes by 2 to 1 ratio.
- Homes with an accessory dwelling unit

## Let's Talk Wilsonville Survey and Submitted Stories

The City of Wilsonville released a survey about equitable housing on its online open house platform, Let's Talk Wilsonville, in August 2019, and a quick poll in December 2019. In addition, website visitors could submit stories about their housing experiences in the city.

## Key Findings

- A total of 80 residents took the online survey. Respondents tended to be longtime residents (10+ years, 36%) or fairly new to the City (1-5 years, 39%). Renters were highly underrepresented, with 76% of respondents stating they owned their home.
- General takeaways from people who rent their homes:
  - Properties are seen as fairly well-maintained.
  - All but one respondent was at least somewhat stressed about the possibility of rent increases (79% responded yes).
  - The biggest challenge respondents identified to buying a home in Wilsonville is finding a home they can afford (68% of respondents).
- General takeaways from people who own their homes:
  - Affording maintenance needs is not generally a problem, but 88% of owners are at least somewhat stressed about affording overall monthly housing costs.
  - There is close to a 50/50 split on whether homes are suitable for aging in place. Multiple floors seem to be the biggest factor in this perception.
  - Less than half of owners (41%) think they could afford to buy a home in Wilsonville in today's market.
- Commute and schools were the top two choices of why people chose Wilsonville.

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- Respondents were split on whether there is an adequate variety of housing types in Wilsonville.
- Housing concerns are mixed:
  - Just under half of respondents indicated concerns about cost of housing and expressed a need for more affordable housing.
  - About one-third of respondents shared concerns around themes of quick growth, density, too many apartments, etc.
  - Other comments indicated that more unit types are needed in the City.
- A separate “quick poll” asked “Which of these ideas would most help ensure that people from different backgrounds, ages, ethnicities, incomes, and physical abilities have an opportunity to enjoy Wilsonville?” (*a total of 31 responses were recorded as of January 13, 2020*)
  - The most popular response was “encourage builders to construct more single-level homes with features that make independent living easier.” (31% of responses)
  - Other responses that garnered interest were:
    - Work with apartment owners to maintain housing for the long term and keep rents from increasing too rapidly (all types of apartments, not only “affordable housing”) (21% of responses)
    - Make it easier to build different types of homes – single detached homes, cohousing, townhomes, cottage clusters, apartments, mobile home parks (17% of responses)
- Themes of stories shared on Let’s Talk, Wilsonville!: (14 total submitted)
  - Lack of starter homes affordable for first time homebuyers
  - Increased cost of rent over time
  - More housing types needed
  - Little housing for working class
  - Need for more outreach and education on available services
  - Good quality of life – parks and schools
  - Need to plan for infrastructure to support increased growth

## Renter Survey

In order to improve the project’s engagement of underrepresented groups, including renters and communities of color, housing surveys were distributed to residents living in Wilsonville’s subsidized affordable apartment complexes in December 2019. A total of 14 responses were returned to the project team.

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## Key Findings

### **Residents surveyed seem to be connected to the community of Wilsonville:**

- Most of the respondents do not plan to leave Wilsonville in the next five years.
- Around 36% of respondents only looked in Wilsonville for housing.
- Most respondents were somewhat long-term residents, five years or more.
- Around 40% of respondents would contact friends of family in times of need, which suggests they have a strong network nearby.

### **Survey respondents feel secure and satisfied with their housing:**

- Compared to the national averages, respondents found affordable housing very quickly.
- The majority also did not feel that they are at risk of losing their housing or not being able to afford their current home in the future.
- While many of the responses to the quick poll and library kiosk indicated a need for more housing suitable to aging in place, all but one respondent to this survey felt they are able to age in their current home without issue.

### **Survey respondents may not feel it is possible to be homeowners or are just not interested:**

- The most picked answer for the last question, which asked about strategies that would help ensure that people from different backgrounds, ages, ethnicities, incomes, and physical abilities can live in Wilsonville was “working with apartment owners to maintain housing for the long term and keep rents from increasing too rapidly.”
- Very few respondents aspired to buy a home. This could be due to how satisfied they are with their current living situation. However, it is interesting to note that they believe the biggest barrier for anyone to buy a home in Wilsonville would be finding a home they could afford. This suggests that, if they did aspire to own a home, they see it being a big challenge to stay in their community.

## Detailed Results

### **Question 1: How long have you lived in Wilsonville?**

Twelve survey respondents have lived in Wilsonville for more than five years.

### **Question 2: Why did you choose to live in Wilsonville?**

Housing cost was at least one of the reasons 10 survey respondents choose to live in Wilsonville. For half of the respondents, parks and open space was one of the reasons they choose Wilsonville. Only one survey respondent chose Wilsonville because of the proximity to

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work. No respondents choose to live in Wilsonville for the school system or because they liked the home.

### **Question 3: When you were looking for your current home, how long did it take before you found it in Wilsonville?**

Ten respondents only looked for housing for between zero to six months before finding housing in Wilsonville. The other respondents found housing between six months and two years. No respondents waited more than two years to find housing.

### **Question 4: When you were looking for your current home, what other areas were you considering?**

Five respondents were looking for housing in only Wilsonville. The two other cities most commonly chosen were Tualatin and Oregon City.

### **Question 5: Do you feel your home is suitable for aging in place?**

All but one respondent felt that their home is suitable for aging in place.

### **Question 6: Is your home big enough to meet the needs of your family?**

Twelve respondents felt their home is big enough to meet their needs.

### **Question 7: If you could improve one thing about your housing now, what would it be?**

The majority of respondents chose other. There did not appear to be any trend for the other responses. The second highest response for this question was more bedrooms.

### **Question 8: How well do you feel the property owner is maintaining your home?**

Ten respondents feel their property is well maintained. No respondents felt their home is poorly maintained.

### **Question 9: Do you feel stressed about your ability to afford monthly housing costs?**

Nine respondents indicated they are not stressed about affording monthly housing costs. Only one respondent felt stressed with two feeling somewhat stressed.

### **10. Do you plan to stay in your current home for at least the next 5 years?**

Ten respondents planned to stay in their current home for the next five years. Three were unsure.

### **11. Do you aspire one day to buy a home?**

Ten respondents do not aspire to buy a home.

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## **12. What do you think would be the biggest challenge to buying a home in Wilsonville?**

Ten respondents believed that finding a home that they could afford would be the biggest barrier to buying a home (some respondents chose more than one response).

## **13. If you had an issue with your living situation or needed assistance, who would you go to for help?**

Seven respondents indicated they would go to County or State services for help, and seven indicated they would go to family or friends (some respondents chose more than one response).

## **14. Which of these ideas would help ensure that people from different backgrounds, ages, ethnicities, incomes, and physical abilities can live in Wilsonville?**

Nine respondents thought that working with apartment owners to maintain housing for the long term and keep rents from increasing too rapidly would help the most (some respondents chose more than one response).

# Appendix C: Construction Excise Tax Implementation Roadmap

## How It Works

In 2016, the Oregon Legislature passed Senate Bill 1533 which permits cities to adopt a construction excise tax (CET) on the value of new construction projects to raise funds for affordable housing projects. The statute permits a maximum rate of 1% of permit value on residential construction and does not limit the rate on commercial and industrial construction. The adopting jurisdiction selects the rate within these constraints. Many communities in Oregon are exploring the application of CET for housing projects, because the tool can provide a locally-generated, dedicated source of funds for affordable housing programs and developer incentives.

The allowed uses for CET funding are defined by the state statute. The City may retain 4% of funds to cover administrative costs. The net revenue after deducting administrative costs must be allocated as follows, if the City uses a residential CET:

- 50% must be used for developer incentives (e.g. fee and SDC waivers, tax abatements, etc.)
- 35% may be used flexibly for affordable housing programs, as defined by the jurisdiction.
- 15% flows to Oregon Housing and Community Services for homeowner programs.

If the City implements a CET on commercial or industrial uses, 50% of the net revenue must be used for local housing programs, as defined by the jurisdiction, and the remaining 50% are unrestricted.

The statute exempts public buildings; regulated affordable housing; places of worship; public and private hospitals; agricultural buildings; and nonprofit long term care facilities, residential care facilities, and continuing care retirement communities.<sup>2</sup> The City can exempt other types of development if desired (e.g., small developments under a certain size or permit value). The tax applies only to new construction and additions or remodels that add square footage.

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### Construction Excise Taxes in Oregon<sup>1</sup>

As of 2020, the following Oregon cities have adopted a CET:

- Portland
  - Corvallis
  - Tillamook County
  - Cannon Beach
  - Hood River County
  - Hood River City
  - Newport
  - Medford
  - Milwaukie
  - Bend (*grandfathered program from before legislation*)
- 

<sup>1</sup> This list is based on ECONorthwest research as of April 2020 and may not be exhaustive.

<sup>2</sup> Oregon Revised Statute 320.173



## Pros

- Flexible funding source, especially for funds derived from commercial/industrial development.
- Can be blended with other City funds to maximize impact.
- Ability to link industrial or other employment investments, which generate new jobs and demand for new housing, with funding for housing development.
- Allows some use of funds for administration; can fund staff time needed to administer programs.

## Cons

- CET increases development costs in an environment where many developers are already seeking relief from systems development charges, so it would have impact on project feasibility.
- Where demand is high relative to supply, may be passed on in whole or in part through higher housing costs or higher rents for tenants in new buildings.
- Revenue will fluctuate with market cycles and will not be a steady source of funding when limited development is occurring.

## Application in Wilsonville

This section outlines the broad steps that the City might take in evaluating the establishment of a CET in the City.

### 1. Develop and analyze program scenarios

To better understand and select among the options available through the statutes, the City should evaluate a number of scenarios that are tailored to the Wilsonville market and the specific program design.

- Should the CET apply to both residential and commercial / industrial development?
- What rate would be appropriate for each type of development included, balancing revenue generation with impacts to development feasibility?
- What exemptions might the City want to establish, in addition to those required under statute (see above)? For example, would the City want to exempt projects under a certain size or permit value, certain housing types, or a broader definition of affordable housing?

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Using the historical and projected residential building permit values, the City could analyze the average revenue it would generate with a CET by use, per the statutory rate cap and spending limitations.

	Residential	Commercial/Industrial
Rate Cap	The statutory rate cap is 1%. The City could look at rates of 0.5% to 1% of permit value.	Given that the rate is uncapped, the City could evaluate a range of CET rates (e.g., 0.5%, 1%, 2%, and 5%).
Spending Limitations	50% - developer incentives 35% - affordable housing programs, as defined by the jurisdiction 15% - Oregon Housing and Community Services for homeowner programs	50% - developer incentives 50% - unrestricted

Source: Oregon Revised Statutes 320.195 (4)

A key question for the program structure will be how the City can structure the CET so that it would not provide a great disincentive to new market-rate development that would otherwise pencil without the CET.

## 2. Determine how the City would use CET revenues

Because CET is dependent on new construction, revenue will vary with market cycles. The City should consider reasonable assumptions for budgeting purposes and define priorities for the portion of the revenue that may be used flexibly. Consistent with implementation of this Plan's actions, Council would determine what types of incentives it would want to fund with the money dedicated to developer incentives (e.g. a tax abatement, SDC waiver, direct grants, land write-downs, etc.), funds for affordable housing, and any unrestricted funds.

If the City were to establish a CET on commercial and industrial development, there may be demand from other City priorities and programs for the unrestricted portion of the revenue, which would reduce the amount available for affordable housing. The City could consider dedicating CET to actions that are focused on reducing displacement that could also withstand the variability in CET revenue generation, such as emergency short-term rent vouchers.

As part of these conversations, the City should consider how it would administer the program, and what staffing and partnerships would be needed to implement the programs identified.

## 3. Seek stakeholder input

The City should seek input from local developers and business leaders regarding the potential impact of a CET on development activity and business recruitment. To ground these conversations, the City can evaluate recent development examples and calculate what the CET costs would have been. It may also be helpful to conduct additional outreach to affordable

housing providers to help the City understand how best to administer funding if a CET is adopted.

#### 4. If applicable, carry out adoption process

If the City chooses to adopt a CET, it must pass an ordinance or resolution that states the rate and base of the tax.<sup>3</sup> Most communities also identify any further self-imposed restrictions on the use of funds as part of the adopting ordinance (e.g. establishing that the housing programs will support housing affordable up to a certain percentage of area median income, or specifying the allowed uses of unrestricted funds). If the ordinance passes, the City must then establish a process to distribute the funds.

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<sup>3</sup> ORS 320.192

## Appendix D: All Actions Evaluated

*This information was part of the presentation materials for the September 4, 2019 Task Force and September 11, 2019 Planning Commission meetings.*

To address the community's housing needs now and in the future, the City of Wilsonville has identified the need to establish a roadmap toward a more equitable housing system. This memorandum provides a menu of potential actions that the City can take to advance its Equitable Housing Strategy.

The tools outlined in this document fall under the following categories:

- A. Programs to Fund or reduce Costs for Housing Development or Preservation
- B. Development/Permitting Incentives and Regulatory Reform
- C. Outreach and Coordination
- D. Property Tax Abatement Programs
- E. Affordability Requirements
- F. Homeownership Programs
- G. Anti-displacement and Renter Support Tools
- H. Ownership or Sale Requirements

## A. Programs to Fund or Reduce Costs for Housing Development or Preservation

**Grants/Loans for New Development and Preservation.** Investments intended to help regulated and unregulated properties with development costs, pre-development assistance, loan recapitalization, and/or pay for necessary capital repairs so that land-owners can avoid selling to the private market for capital. The City would need to determine funding sources – possible sources include urban renewal, CDBG, Section 108 (up to 80% of MFI).

**Reduced or Waive Permit Fees or Systems Development Charges (SDCs) for Affordable Housing.** An array of programs that offer reductions or waivers on a project's permit fees or system development charges in order to reduce the cost to build housing. The City already waives SDCs for Accessory Dwelling Units. One option would be to develop a separate fee schedule for the portion of rent-restricted affordable units within a project.

**Financed Building Permit and Planning Fees or SDCs.** Program to finance permit fees and/or System Development Charges for affordable housing developments.

**Expedited and Fast-Tracked Planning and Building Permit Review for Affordable Housing or Specific Housing Types.** Allows for faster development review for affordable housing, or for pre-approved housing development types, thereby reducing time and cost of new development to allow for lower rents to be charged.

**Partnerships with Community Land Trusts.** There are several community land trust models throughout the country. The model used in the Portland area involves a non-profit, municipal, or other organization that owns land and provides long-term ground leases to low-income households to purchase the homes on the land, agreeing to purchase prices, resale prices, equity capture, and other terms. The City could pursue discussions with Proud Ground, determine the sites it could offer for a CLT, and explore options agreements for voluntary inclusionary zoning in partnership CLT's as part of single family neighborhood development.

**SMART/WES Property Development.** The two- to three-acre City-owned property near Wilsonville's WES transit station is the City's main opportunity to promote Transit-Oriented Development for affordable and/or workforce housing. Potential support could include development/permitting incentives or a public-private partnership that would provide development or infrastructure subsidies in exchange for fulfillment of community goals.

**City-led Land Acquisition Strategy and Land Banking.** City-led program to buy and hold land for future development opportunities. This supports affordable housing by reducing or eliminating land cost from development.

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**City-supported Employer-assisted Housing.** Employer-assisted housing programs help employees meet their housing needs, which in turn helps employers to achieve their business goals. The City's role could be to provide subsidies, convene employers with other players in the housing sphere, or partner in development.

## B. Development/Permitting Incentives and Regulatory Reform

**Development of Requirements and Policies for Master Planning Efforts in Frog Pond East and South.** Frog Pond East, West, and South are the main areas where the City expects new housing development. Frog Pond West has a master plan, but Frog Pond East and South do not. Those areas will likely be developed through a series of Planned Unit Developments. As part of its planning, the City should determine what kinds of affordability and unit type requirements to consider as a part of the master planning requirements for Frog Pond East and South.

**Implementation of Oregon House Bill 2001 (Middle Housing).** Oregon House Bill 2001 requires that local jurisdictions adopt zoning code regulations or comprehensive plan amendments to permit middle housing types (e.g., duplexes, triplexes, etc.) in all areas that are zoned for residential use and allow for detached single-family dwellings. These changes will allow for a diversity of unit types throughout Wilsonville, but the City will need to assess its own plans for future planning areas for Frog Pond as well as the restrictions in each of its existing neighborhoods that have HOAs.

**Accessible Design Standards Incentives.** Incentives for visitability, adaptability, and accessibility. This could include incentives encouraging universal design.

**Incentives for Space-Efficient Housing.** Provides development standards that allow certain types of housing such as cottage clusters, internal division of larger homes, duplexes, and accessory dwelling units. This could include increased density and/or height for regulated affordable housing and/or for housing types that tend to be lower cost (e.g. cottage homes, duplexes/triplexes, etc.) Consider including as part of new development agreements. Follow up actions include fact-finding with existing Homeowners' Associations about whether ADUs are allowed within CC&Rs.

**Reduced Parking Requirements for Affordable Housing or Housing near High-Capacity Transit.** Development standards that reduce the required number of parking spaces for affordable housing and/or housing near high-capacity or rapid transit. Potential to limit to subsidized units.

## C. Outreach and Coordination

**Track Market Conditions.** To support successful program implementation, the City can enhance its tracking of the residential real estate market, such as RMLS, Zillow, Multifamily NW, and Co-Star. This will help the City to understand where change is occurring and help the City to better target its resources.

**Outreach with Non-profit Affordable Housing Developers.** Proactively seek out connections to regional developers looking for infill and other development opportunities. Potential organizations include: REACH CDC, Habitat, Northwest Housing Alternatives.

**Outreach with Market-rate Developers.** Proactively seek out connections to regional developers looking for infill and other development opportunities. This could include a public relations strategy about possible opportunity sites available, developer tours, and increased participation in housing-related real estate events so that the City can better understand development activity within the region.

**Better connections to Clackamas County's Housing Bond Implementation.** Increase coordination and communication on the Metro Affordable Housing Bond.

## D. Property Tax Abatement Programs

**Multiple-Unit Limited Tax Exemption Program.** Incentivizes high-quality, mixed-use, and diverse housing options by selecting a development to award a property tax exemption.

**Vertical Housing Tax Abatement.** Subsidizes mixed-use development by providing a partial property tax exemption on increased property value for qualified developments.

**Tax Abatement for New and Rehabilitated Multifamily Rental Housing.** Offers a full property tax abatement for up to 10 years for multifamily rental housing affordable at up to 120% of Area Median Income. City sets length of exemption based on percent of units meeting affordability criteria.

**Nonprofit Affordable Housing Property Tax Abatement.** The Oregon legislature authorizes a property tax exemption for low-income housing (60% MFI and below) held by charitable, nonprofit organizations only.

**Low Income Rental Housing Property Tax Abatement.** The Oregon legislature authorizes a property tax exemption for new rental housing exclusively for low-income households (60% MFI and below). Housing need not be owned or operated by a nonprofit entity.

## E. Affordability Requirements

**Inclusionary Zoning.** Incentivizes or requires developers to set aside a certain share of new housing at a price affordable to people of low or middle income.

## F. Homeownership Programs

**Education on Home Ownership Preparation.** Help first-time homebuyers learn the basics about the home buying process in classes taught by experienced professionals who specialize in helping first-time homebuyers. Special topics on HOAs can be included. The City could coordinate with existing organizations such as the Portland Housing Center to facilitate this training or develop its own program.

**Alternative Funding Sources for Down Payment and Mortgage Assistance.** Expand financing options to low-income and middle-income households who plan to purchase a home.

## G. Anti-Displacement and Renter Support Tools

**Create Better Linkages to County Support Services for Renters.** Create formal structures with County to better provide resources and technical assistance for tenants: (1) Provide connections to the County mediation process in which people work with a neutral professional to facilitate a mutually beneficial, binding resolution, (2) work with County on trainings, counseling services, resource fair, website resources to help residents to gain familiarity with landlord-tenant law and information needed to know their rights, (3) provide information on existing local rent assistance programs.

**Monitor Implementation of State Rules on Rent Control and Evictions.** City staff can monitor and understand how Senate Bill 608 is being implemented within the City. This landmark law fundamentally changes landlord-tenant laws by regulating how and when Oregon landlords can increase rents, sets limitations on when landlords can use evictions, and requires landlords to pay relocation payments to tenants in certain circumstances.

**Mediation that Supports Residents to Remain in Their Homes.** The City could provide its own mediation services for homeowners facing foreclosure to resolve the issue with the mortgage by mutual agreement before a default judgment or foreclosure sale is reached.

**City-Led Landlord Counseling.** Support landlords towards successful property management by providing education services that inform landlords of their rights and responsibilities, coach them on best practices, and assist in solving disputes. This could also incorporate better connections to County resources.

**Landlord Accountability and Support.** Explore options to partner with – and hold accountable – landlords whose properties generate disproportionate complaints from tenants. Examples include strong code enforcement and a rental housing inspection program.



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**City Database of Rental Buildings.** The City could create a database of rental buildings to provide data for programs to (1) support renters and (2) watch for opportunities to preserve housing that may be sold or may see rents increase.

**Short-term Assistance for Upfront Rental Costs.** Create a Wilsonville-specific program for upfront rental costs.

**Platforms to More Easily Find a Place to Live.** Create a single place in which to find housing and submit a rental application, such as OneAppOregon.com.

**Designate “Front Door” Staff at City Hall.** Designate staff that are available for referrals, community housing training, etc. A possible role could be connecting employees to housing opportunities.

## H. Ownership or Sale Requirements

**Policies Requiring or Incenting Purchase Rights to Nonprofits or City (First Right of Refusal Policies).** Policy that would require landlords to notify cities and/or nonprofits of the intent to sell so that the cities/nonprofits have the ability to purchase land/properties before they turn to market rate (important for low-cost market-rate housing).

**Policies Requiring Notification of Expiring Contracts.** Policy requiring that rent-regulated properties coming upon their regulatory expirations notify cities or nonprofits (again to enable cities/nonprofits to purchase the properties before they turn to market rate).

## Appendix E: Property Tax Abatement Programs for Housing in Oregon

Oregon has several property tax abatement programs that can be used to support development of affordable housing or to leverage private housing development to provide benefits (e.g. a portion of units at reduced rents, or ground floor retail in key areas) that the market may not deliver on its own. Each program differs in the type of housing it incents (eligibility criteria), the geographic specificity, and other policy parameters:

- **Vertical Housing Development Zones (VHDZ):** Incents multi-story mixed-use development by offering a partial property tax exemption for 10 years to developments that include housing as well as non-residential use (e.g. retail on the ground floor), with a larger tax exemption for higher density developments. Overlapping taxing districts can opt out.
- **Multiple Unit Property Tax Exemption (MUPTe, sometimes called MULTE):** Can be used to incent multifamily housing with particular features or at particular price points by offering qualifying developments a partial property tax exemption for 10 years (or longer, for housing subject to affordability agreements). Limited to adopting jurisdiction's taxes unless there is sufficient support from overlapping taxing districts.
- **Low Income Rental Housing Exemption:** Provides a 20-year, renewable property tax exemption for rental housing for low-income households (60% of area median income and below). Housing need not be owned or operated by a nonprofit entity; if it is not, only housing built after the program is adopted is eligible. Limited to adopting jurisdiction's taxes unless there is sufficient support from overlapping taxing districts. Requires that savings be passed on to tenants through rent reductions.
- **Nonprofit Low Income Rental Housing Exemption:** Provides a full property tax exemption for new and existing affordable housing owned and operated by a nonprofit organization for as long as the property meets eligibility criteria. Also applies to land held by a nonprofit for future affordable housing development. Limited to adopting jurisdiction's taxes unless there is sufficient support from overlapping taxing districts.
- **Temporary exemption for newly rehabilitated or constructed multiunit rental housing:** Incents development or rehabilitation of multifamily rental housing with rents affordable to households with an annual income at or below 120% of area median income citywide through a full property tax abatement for no more than 10 years. Does not take effect unless there is sufficient support from overlapping taxing districts.
- **Homebuyer Opportunity Limited Tax Exemption (HOLTE):** Provides a 10-year property tax exemption for the structural improvements of a new or rehabilitated single-unit housing. Available for properties valued at no more than 120% of the median sales price. Allows each city to determine its own income and owner-occupancy requirements.

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The following sections describe each program and its pros and cons. To facilitate comparison between programs, key features and differences of the programs are summarized in Exhibit 1.

## Vertical Housing Development Zones (VHDZ)

### How it Works

This program incents mixed-use development and affordable housing by partially exempting property taxes for qualifying projects. The exemption varies in accordance with the number of residential floors in a mixed-use project; the maximum property tax exemption is 80% of the residential improvement value over 10 years. An additional property tax exemption on the land may be given if some or all of the housing is for low-income persons (80% of area median income or below). There is no tax exemption on the non-residential component.

Before a city or county can grant an exemption for an eligible development project, they must establish a VHDZ. Per state statute, jurisdictions must consider the potential for displacement<sup>1</sup> of households within a proposed vertical housing development zone before designating the zone. Once the VHDZ is established, the developer may apply for the city's Vertical Housing Tax Abatement Program.

### Pros

- Targeted tool to support mixed-use development in places with locational advantages.
- Overlapping taxing districts must take action to opt out, rather than having to take affirmative action to approve zone designations and project applications.
- Offers incentives for market rate, mixed income, and affordable housing, with greater incentives for affordable/mixed income housing.
- Incents higher density development as well as mixed-income development.

### Cons

- May provide insufficient incentive to lead to affordability unless paired with other tools.
- Requires retail space, which may not be viable or appropriate for all projects, and can be particularly challenging for publicly-funded affordable housing projects.

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<sup>1</sup> According to the relevant statute (ORS 307.841(2)): "Displacement" means a situation in which a household is forced to move from its current residence due to conditions that affect the residence or the immediate surroundings of the residence and that: (a) A reasonable person would consider to be beyond the household's ability to prevent or control; (b) Occur despite the household's having met all previously imposed conditions of occupancy; and (c) Make continued occupancy of the residence by the household unaffordable, hazardous or impossible.

In evaluating this issue for other communities, ECONorthwest has considered the potential for displacement because of redevelopment of existing housing with new development using the VHDZ program ("direct displacement"), and the potential that the presence of new development that uses the VHDZ program could encourage property owners to increase rents in existing housing to a degree that the households can no longer afford them ("indirect displacement").

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- Can't qualify until project is under construction—creates uncertainty for developer & lenders
- Reduces general fund revenues for all overlapping taxing districts (unless they opt out).

## Best for:

- Encouraging mixed use development in locations where ground floor commercial uses are essential to the vision and mixed use is not economically feasible yet.

## Implementation Considerations

- Both ground-floor retail and multifamily rental housing must be allowed, appropriate, and potentially desirable to tenants for the program to be effective.
- The program works better for taller development (at least 4 stories tall) since the incentive is very limited for lower-scale development. It should be applied in places where this is allowed, desirable, and close to being feasible, given the higher cost of such development relative to 2- to 3-story housing or single-story retail.
- Expect market-rate development through this program, if any development occurs because of it—there is little or no history of it being used for affordable housing in Oregon. Also consider how any affordability restrictions will be monitored and enforced.

## Multiple Unit Property Tax Exemption (MUPTTE)

### How it Works

Through a multiple unit property tax exemption, a jurisdiction can encourage multifamily and attached housing in specific locations lacking in housing choices, or inclusion of units with below-market rents. The abatement applies to improvement value only and lasts for 10 years, except for affordable housing, which lasts as long as the affordability restriction lasts. Though the state enables the program, each City has an opportunity to shape the program to achieve its goals by controlling the geography of where the exemption is available, eligibility criteria (including required public benefits), program requirements, application process and fees, and program cap.

The City can select projects on a case-by-case basis through a competitive process. Applicants must show that the housing would not be feasible without the abatement.

To implement the exemption, the City would take the following steps:

- (1) Determine desired eligibility criteria (percentage affordable or workforce housing or other public benefits, where the program applies, etc.).
- (2) Seek agreement from taxing districts representing 51% or more of the combined levying authority on the property to include all of the taxing jurisdictions in the abatement. If the

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City is unable to get agreement from other taxing districts, the abatement will only apply to the City's portion of property taxes.

- (3) Establish annual reporting and administration procedures.

## Pros

- City sets eligibility criteria and controls application process and project selection.
- Program is flexible to support various objectives related to encouraging housing.
- Tax abatements can contribute to the feasibility of both market-rate and regulated units. Saving on operational costs contributes to greater net operating income, which is important in determining project value and subsequently the development feasibility.
- The City can use the abatement program to incent private development to include some affordable units, or to incent higher density housing or other specific types of housing not being delivered by the market.
- Since applicants need to prove that the project would not be feasible without the exemption, the funding theoretically only goes to developments that would not have otherwise occurred.
- Property owner can apply by the February before first assessment year of requested exemption. Construction need not be complete.
- The City can set an annual cap on the total amount of tax exemptions in any given year for all projects.

## Cons

- May provide insufficient incentive to lead to affordability unless paired with other tools.
- Discretionary application process creates uncertainty during the development stage and more work for applicants. Some developers will be discouraged from applying.
- Can be difficult for the City to validate applicants' claims that the development would otherwise not be feasible.
- Depending on the project criteria, can be a highly competitive process among development projects.
- City must weigh the temporary (up to 10 years) loss of tax revenue against the potential attraction of new investment to targeted areas.
- Reduces general fund revenues for all overlapping taxing districts, which could make it harder to promote the tool to partner jurisdictions that do not perceive the same project benefits.
- Must get affirmative support from enough overlapping taxing districts to apply to their tax collections.

# ATTACHMENT 1

## Best for:

Encouraging multifamily housing in strategic locations and with specific features (with or without ground floor commercial uses), or supporting development of housing affordable to moderate-income households (e.g. around 80% AMI where the rent discount relative to market rates is limited).

## Implementation Considerations

There are multiple ways a City could implement this tool, which will require additional staff and stakeholder conversations to determine which application is most appropriate.

- The City could offer a citywide program for housing that is affordable to households making up to some specific income level (e.g., 80% or 100% of AMI). If the City were to require income certification of tenants, this would require a lot of paperwork for developers. If the affordability threshold is relatively close to current market rents, the City could limit the rent the developer could charge but not require income certification for tenants. This would be less burdensome for all involved but would not guarantee that the units would go to those that need them most, and would offer little discount relative to market-rate development. Also, the City should consider how affordability restrictions will be monitored and enforced – whether City staff has capacity for this, or whether there is an appropriate and willing partner to assist.
- The City could offer abatements for market rate apartments that meet public goals and are not being produced by the market today. This could include higher density development adjacent to transit or downtown, development that meets certain green building or sustainability goals, etc. In some markets, any multifamily rental housing development at scale is a challenge due to low market rents and difficult financing, and the program may be appropriate with minimal eligibility criteria.
- The abatement could be applied to certain middle housing types like duplexes, triplexes, cottage clusters on a common lot, etc. in neighborhoods close to transit or services. It will be most effective for rental properties, and should not be tied to affordability requirements without careful consideration of whether those will work for middle housing.
- Regardless of how the City chooses to apply the program, it could set a limit on the total amount of abatement granted per year or at any given time in order to limit fiscal impacts to the City and other taxing districts.

## Low Income Rental Housing Exemption

### How it Works

Provides a 20-year, renewable property tax exemption for rental housing exclusively for low-income households (60% of AMI and below). Housing need not be owned or operated by a nonprofit entity. The program is limited to housing built after the program is adopted, except for existing housing owned by a nonprofit. The exemption is limited to the adopting jurisdiction's taxes unless there is sufficient support from overlapping taxing districts. Rents within the eligible properties must be reduced to reflect the full value of the property tax abatement. The exemption can also apply to land held for future affordable housing development, up to whatever time limit the City sets. If only a portion of a given property is used for qualifying low income housing (e.g., a mixed use or mixed-income development), the exemption is applied only to the qualifying portion of the property. This program offers one of few options for private affordable housing development to receive a property tax exemption.

### Pros

- Housing need not be owned or operated by a nonprofit entity.
- No requirement that construction be complete prior to application.
- Reduces carrying costs before development occurs (tax exemption available for land being held for development of affordable units).
- Reduces costs for low-income residents by passing through savings in reduced rents.
- Demonstrates local support for affordable housing development, which can make projects more competitive for state and federal funds.
- Allows a city to adopt additional criteria, such as a cap on the number of eligible properties or on the amount of lost tax revenue.

### Cons

- Because the full savings must be passed through to residents, the exemption does not improve feasibility or reduce costs for the developer.
- In most affordable housing development using state and federal subsidies, rents are set based on a percentage of the household's income using formulas set by state or federal agencies. Building in an additional reduction based on the tax exemption and determining how to distribute savings among tenants with different unit sizes and incomes creates additional complexity and requires the City to monitor compliance with that aspect of the program.
- Complex to apply to mixed-income housing, since the abatement is pro-rated to apply to the portion of the property that meets the criteria. Even housing funded with Low Income Housing Tax Credits can sometimes have a mix of income levels that includes households with incomes above 60% of area median income.

# ATTACHMENT 1

- The 20-year duration does not align well with the 15- and 30-year compliance periods for the Low Income Housing Tax Credit program, which is a likely source of funding for property that would qualify for this exemption.
- Reduces general fund revenues for all overlapping taxing districts if properties that would not otherwise have received an exemption are approved through the program.
- Must get affirmative support from enough overlapping taxing districts to apply to their tax collections.

## Best for:

Lowering rent burdens for residents of affordable housing in jurisdictions with a sophisticated affordable housing program.

## Implementation Considerations

- Although not required in statute, most cities conduct ongoing monitoring or enforcement to confirm ongoing eligibility.

## Nonprofit Corporation Low Income Housing Exemption

### How it Works

This program provides an opportunity to assist nonprofits providing affordable housing in the community by lowering operating costs. It applies to rental housing for low income persons<sup>2</sup> that is owned, being purchased, and/or operated by a nonprofit. It can apply to land held for affordable housing development, existing affordable housing, or new construction. Both land and improvement value (if any) are exempt. The exemption can be granted for as long as the property meets eligibility criteria, but the property owner must reapply on an annual basis to demonstrate on-going eligibility. For land held for future affordable housing development, the City sets a limit on how long the exemption can apply, with the option for property owners to apply for an extension after that time. This program offers one of few options for nonprofit affordable housing development to receive a property tax exemption.

### Pros

- The abatement can be used for most nonprofit affordable rental housing development.
- Can apply to both existing and new housing.
- Reduces carrying costs before development occurs (tax exemption available for land being held for development of affordable units), and offsets operational costs once the development is complete, reducing feasibility gaps.
- Allows a city to adopt additional criteria, such as a cap on the number of eligible properties or on the amount of lost tax revenue.

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<sup>2</sup> Incomes must be at or below 60% of area median income (AMI) to start, and up to 80% AMI in subsequent years.



# ATTACHMENT 1

## Cons

- Must get affirmative support from enough overlapping taxing districts to apply to their tax collections.
- Reduces general fund revenues for all affected taxing districts.
- Limited applicability / eligibility, since it does not apply to mixed-income housing or affordable housing built by for-profit developers.
- The requirement for the property owner to resubmit eligibility documentation every year may be burdensome, though a streamlined application process can mitigate this.

## Best for:

Reducing operating costs for regulated affordable rental housing developed by nonprofits.

## Implementation Considerations

- Because this exemption applies to both new construction and existing housing, it has the potential to cover more properties and have a greater impact on a city's tax revenues.
- Little or no additional monitoring or enforcement is likely needed for this program, since eligibility is limited to nonprofit affordable housing providers and the annual application process provides evidence of eligibility.
- If part of an eligible property is used for purposes other than low income housing (e.g., a commercial use or mixed-income housing), the exemption is pro-rated.

## Temporary exemption for newly rehabilitated or constructed multiunit rental housing

### How It Works

This program provides a maximum 10-year tax abatement for newly rehabilitated or constructed multiunit rental housing that is affordable to households with an annual income at or below 120% of area median income. The tax abatement applies to the full property tax amount—land and improvements.

A city must establish a schedule that provides longer exemptions for projects with more qualifying units, with a maximum of 10 years. To establish this tax abatement, a City adopts an ordinance or resolution, the city must establish definitions of affordability and duration of exemption, and overlapping taxing districts must agree. Specifically, the city must:

- (1) Create an ordinance to adopt a schedule establishing the length and percentage of the exemption based on the number of affordable units.
- (2) Define the terms “area median income” and “affordable” for families of varying sizes.

# ATTACHMENT 1

- (3) Seek agreement from taxing districts representing 51% or more of the combined levying authority on the property. If the City is unable to get agreement from other taxing districts, the abatement cannot take effect.

## Pros

- Properties must re-apply every year, which provides a built-in enforcement mechanism. This is not overly burdensome since they only need to show that they continue to meet the criteria, which are non-discretionary.
- All properties that meet eligibility criteria must be granted the exemption, reducing uncertainty for developers.

## Cons

- Little ability to tailor the program to offer greater benefits to projects that are more desirable, and all eligible projects get the exemption.
- With market rents even for new construction generally already affordable at or below 120% of area median income, this would offer as much of an incentive for market-rate development as for affordable housing development.

## Best for:

Incenting market rate / moderate-income multifamily housing development city-wide.

## Implementation Considerations

- The City may run into more concerns among local tax jurisdictions with this program due to the temporary loss of tax revenue (because land value is exempted in addition to improvement value) and because there are so few limits on the program.
- In markets where any multifamily rental housing is needed, and market rents are already affordable at or below 120% of AMI, this program may make sense as a developer-friendly and streamlined alternative to MUPTE. The sliding scale for number of years of abatement for the percent of units affordable at or below 120% AMI will be irrelevant in this case.
- In markets where typical rents for new construction are well above 120% of AMI, this program could potentially make sense as a way to incent lower rents for market-rate housing or inclusion of some below-market units, but without income qualification (which the program does not require), there is no guarantee they would go to those that need them most.
- While income qualification is not required, consider whether staff has capacity to review annual submittals detailing rents for compliance with program requirements.

# ATTACHMENT 1

## Homebuyer Opportunity Limited Tax Exemption (HOLTE)

### How it Works

The purpose of this program is to encourage homeownership among low and moderate income households. As authorized by ORS 307.651 through 307.687, a rehabilitated or newly constructed eligible unit types can be granted the tax exemption for up to 10 years for the value associated with the property's structural improvements, but not the land value. The property values for the structural improvements and the land are reassessed at the end of the exemption period. Eligible building types include single-family housing units, multifamily homeownership units (e.g. condos and townhomes), and manufactured housing. Effective October 2017, the law was expanded to allow for exemptions for low- and moderate-income homebuyers of existing homes and low-income property owners at risk of losing their homes.<sup>3</sup>

At the time of the application, the market value for the land and the improvements must be no more than 120% of the median sales price of single-unit housing in the city, though some cities may opt for a lower threshold. Each city can formulate the eligibility criteria, required design elements, and public benefits that would be applied to properties using the exemption.

The City of Portland employs this limited tax exemption as the "Homebuyer Opportunity Limited Tax Exemption," which provides a ten-year property tax exemption for structural improvements to single-unit housing with at least three bedrooms and single-unit housing with two bedrooms in transit-oriented areas. The program is highly competitive; only 100 units can be approved each year, though properties with long-term affordability covenants are exempt from this cap. The units must be occupied by the owners as their primary residence. Eligibility requirements restrict the incomes of homeowners to 100% of AMI for a family of four. If a housing unit transfers ownership during the 10-year exemption period, the new homebuyer must meet the affordability and owner-occupancy requirements of the program to be eligible. The City of Portland also specifies design standards and requires participation in a green building program.

### Pros

- Helps to buy down ongoing housing costs for prospective purchases and opens up the pool of buyers.
- Lowers the expenses of qualifying, low-income homeowners.
- Can be used in conjunction with other incentives (e.g., SDC waivers) and homeownership programs (e.g., down payment assistance programs and mortgage credit certificate programs).
- Can be used to accomplish other development goals, such as green buildings and transit-oriented development.

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<sup>3</sup> HB 2964. Oregon Legislative Information. <https://olis.leg.state.or.us/liz/2017R1/Measures/Overview/HB2964>

# ATTACHMENT 1

- May incent developers to include more middle housing in development plans than may have otherwise occurred.

## Cons

- Ongoing administrative requirements include annual application process and ongoing monitoring to ensure owner-occupancy.
- Requires coordination with other taxing districts (including Clackamas County) representing 51% of taxing authority with ongoing agreement for a total estimate of foregone revenue.

**Best for:** Encouraging affordable homeownership and stabilizing low- and moderate-income families in single- and two-unit homes.

## Implementation Considerations

- City should consider setting a limit for foregone revenues on an annual basis, or an annual unit cap.
- City must maintain an annual application process.
- City must monitor and publish median sales price of single-unit dwellings every year.

# ATTACHMENT 1

Exhibit 1. Housing Tax Exemption Program Comparison

Program	Vertical Housing Development Zones (VHDZs)	Multiple-Unit Property Tax Exemption (MUPTE)	Low Income Rental Housing Exemption	Nonprofit Low Income Rental Housing Exemption	Temporary Exemption for Newly Rehabilitated or Constructed Multiunit Rental Housing	Homebuyer Opportunity Limited Tax Exemption
<b>Authorizing Statute</b>	ORS 307.841 to 307.867	ORS 307.600 to 307.637	ORS 307.515 to 307.535	ORS 307.540 to 307.548	HB 2377 / chapter 624, Oregon Laws 2017 <sup>1</sup>	ORS 307.651 to 687
<b>Adoption / Designation Process</b>	City designates via ordinance or resolution. Notice to overlapping taxing districts required. Must consider potential for displacement of households in the zone.	City designates via ordinance or resolution. Public hearing required to determine whether qualifying housing would or would not be built without the benefit of the program. City must establish standards and guidelines with requirements for eligibility.	City adopts an ordinance or resolution. City sets any additional local requirements.	City adopts an ordinance or resolution. City must select one of two definitions of affordability and set any additional local requirements.	City adopts an ordinance or resolution. City must establish definitions of affordability and duration of exemption. Overlapping taxing districts must agree (see below).	City adopts an ordinance or resolution.
<b>Participation by Other Taxing Districts</b>	Can elect not to participate within 30 days from City notice	None, unless districts representing at least 51% of combined levy agree by board resolution to participate, in which case all districts are included.	None, unless the boards of districts representing at least 51% of combined levy agree to the exemption for a given property, in which case all districts are included	None, unless the boards of districts representing at least 51% of combined levy agree to the exemption for a given property, in which case all districts are included.	Exemption cannot take effect unless governing bodies representing at least 51% of the total combined tax rate (when combined with the City's tax rate) agree to grant the exemption.	Exemption cannot take effect unless governing bodies representing at least 51% of the total combined tax rate (when combined with the City's tax rate) agree to grant the exemption.
<b>Eligible Areas</b>	Within designated areas. City may designate any area it chooses. <sup>2</sup>	Within designated areas such as core areas, <sup>3</sup> light rail station areas, transit-oriented areas (within a quarter-mile of fixed-route transit service per a local transportation plan), or Urban Renewal Areas. Alternatively, the city can designate the entire City and limit the program to affordable housing.	Anywhere in a city	Anywhere in a city	Anywhere in a city	Anywhere in a city

# ATTACHMENT 1

Program	Vertical Housing Development Zones (VHDZs)	Multiple-Unit Property Tax Exemption (MUPTE)	Low Income Rental Housing Exemption	Nonprofit Low Income Rental Housing Exemption	Temporary Exemption for Newly Rehabilitated or Constructed Multiunit Rental Housing	Homebuyer Opportunity Limited Tax Exemption
<b>Eligible Projects / Properties</b>	Must include at least one “equalized floor” of residential; at least 50% of the street-facing ground floor area must be committed to non-residential use. Can be new construction or rehabilitation. City can add other criteria.	Housing subject to a housing assistance contract with a public agency (must show that the exemption is necessary to preserve or establish the low-income units, but the statute does not define an income threshold); OR housing that meets City-established criteria for design elements benefitting the general public and number of units. If transit-oriented, must support the transit system. May be new construction, addition of units, or conversion of existing building to residential use.	New rental housing exclusively for low-income households (60% of area median income and below). Housing need not be owned or operated by a nonprofit entity. Existing nonprofit-owned housing can also qualify. Rents must reflect the full value of the property tax abatement. City can add other criteria.	New rental housing exclusively for low-income households (at or below 60% AMI); rental housing for low-income persons (at or below 60% AMI) that is owned, being purchased, and/or operated by a nonprofit; <sup>4</sup> or land held for affordable housing development. Rents must reflect the full value of the property tax abatement. City can add other criteria.	Newly rehabilitated or constructed multiunit rental housing. Rental units affordable to households with an annual income at or below 120% of AMI.	Existing or new construction single-family, townhome, or condominium with an annual income at or below 120% of AMI.
<b>Extent of Tax Exemption / Abatement</b>	Improvements exempt based on number of “equalized floors” of residential use: 20% for 1 floor, 40% for 2 floors, 60% for 3 floors, 80% for 4 floors. Land partially exempt for low-income housing (up to 80% AMI) – same % per floor as above.	Improvements exempt. Exemption does not apply to commercial components unless required as a public benefit element.	Land and improvements exempt.	Land and improvements exempt.	Full property tax levy of all taxing districts.	Improvements exempt.

# ATTACHMENT 1

Program	Vertical Housing Development Zones (VHDZs)	Multiple-Unit Property Tax Exemption (MUPTE)	Low Income Rental Housing Exemption	Nonprofit Low Income Rental Housing Exemption	Temporary Exemption for Newly Rehabilitated or Constructed Multiunit Rental Housing	Homebuyer Opportunity Limited Tax Exemption
<b>Duration of Tax Exemption / Abatement</b>	Exemption is for 10 years (this is set in statute, not by the City).	Exemption is for up to 10 years (this is set by statute, not by the City), except that for low-income housing, exemption can be extended for as long as the housing is subject to the public assistance contract.	Exemption lasts 20 years, but can be renewed.	Must be applied for every year, but can continue as long as the property meets the criteria.	City must establish a schedule that provides longer exemptions for projects with more qualifying units, with a maximum of 10 years.	Maximum of 10 years
<b>Where in use<sup>5</sup></b>	<p><b>Program Established and Tax Abatements Granted:</b> Tigard, Hillsboro, Beaverton, Milwaukie, Gresham</p> <p><b>Program Adopted:</b> Oregon City, Wood Village, Forest Grove, Stayton, Springfield, Cottage Grove, Monmouth, La Grande, The Dalles, Canby, Central Point, Klamath Falls, Roseburg, Grants Pass, Medford, Eugene</p>	Portland, Eugene, Salem, Newport	Springfield, Eugene, Bend	Newport, Beaverton, Portland, Tigard, Forest Grove, Cornelius, Wilsonville	None identified to date	Portland

<sup>1</sup> The text is included following ORS 307.867 in the online version of ORS Chapter 307, but is not numbered to match the rest of the statute.

# ATTACHMENT 1

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<sup>2</sup> The prior statutes governing the VHDZ program specified certain types of areas where VHDZs could be designated. The current version of the statute leaves this decision entirely up to the City. However, logically, the zoning would need to allow both residential and non-residential uses in order to allow development that could be eligible for VHDZ tax abatement.

<sup>3</sup> “Core areas” is not defined in the statute. The legislative findings in ORS 307.600 suggest that the intent is for areas around a downtown, but there seems to be discretion for the City to interpret this broadly if desired.

<sup>4</sup> For the nonprofit corporation low-income housing program, eligibility is housing owned by a nonprofit that is occupied by low-income persons (at or below 60% AMI to start, and up to 80% AMI in subsequent years).

<sup>5</sup> This list is based on the best information available to ECONorthwest in April 2020, but it may not be exhaustive.



**ATTACHMENT 2**  
**Planning Commission Record Index**  
**Equitable Housing Strategic Plan**  
**LP20-0002**

**Planning Commission Meetings**

All PC Meeting dates can be accessed here: <https://www.ci.wilsonville.or.us/meetings>

- May 13, 2020 – PC Hearing
  - Affidavit of PC Hearing Noticing (not online)
- March 11, 2020 – PC Informational Session
- February 12, 2020 – PC Worksession
- September 11, 2019 – PC Worksession
- June 12, 2019 – PC Worksession

**City Council Meetings**

All CC Meeting dates can be accessed here: <https://www.ci.wilsonville.or.us/meetings>

- April 6, 2020 – CC Work Session
- March 2, 2020 – CC Work Session
- October 21, 2019 – CC Work Session
- August 5, 2019 – CC Work Session
- June 3, 2019 – CC Work Session

**Focus Group Meetings**

Information about these meetings can be accessed in Supporting Documents here:

<https://www.ci.wilsonville.or.us/planning/page/equitable-housing-strategic-plan>

- Non-Profit Group Meeting 2019.08.19
- Local Organizations 2019.07.30
- Employer Group Meeting 2019.08.19

**Task Force Meetings**

Information about these meetings can be accessed in Supporting Documents here:

<https://www.ci.wilsonville.or.us/planning/page/equitable-housing-strategic-plan>

**January 29, 2020 – TF Meeting #3**

- Meeting Summary

**September 4, 2019 – TF Meeting #2**

- Meeting Summary

**July 17, 2019 – TF Meeting #1**

- Meeting Summary

Task Force Members

**Public Engagement**

Information about public engagement can be accessed in Supporting Documents here:

<https://www.ci.wilsonville.or.us/planning/page/equitable-housing-strategic-plan>

**Surveys – two**

- Questions
- Results

Email notifications

Library voting boards

Let's Talk, Wilsonville storytelling engagement

**Public Comment**

Information about public comments can be accessed in Supporting Documents here:

<https://www.ci.wilsonville.or.us/planning/page/equitable-housing-strategic-plan>

2019 - 2020 Comments

*C. ALLARD*

*N. CUTLER & Staff Responses*

*D. ELLIN*

*S. ELON*

*G. FARR*

*M. FRASER*

*K. GREENFIELD*

*C. MARTIN*

*A. MCCONNAUGHEY*

*G. PRIOR*

*M. PRIOR*

*R. TRUIT*

*J. VANLANDINGHAM*

*M. VEDACK*

*A. VOVES*

**Planning Commission Record Index**  
**Equitable Housing Strategic Plan**  
**LP20-0002**

## Planning Commission Meetings

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- February 12, 2020 – PC Worksession
- September 11, 2019 – PC Worksession
- June 12, 2019 – PC Worksession

**AFFIDAVIT OF MAILING AND POSTING NOTICE OF  
PUBLIC HEARING IN THE CITY OF WILSONVILLE**

STATE OF OREGON )

COUNTIES OF CLACKAMAS )  
AND WASHINGTON )

CITY OF WILSONVILLE )

**I, Tami Bergeron, do hereby certify that I am Administrative Assistant for the City of Wilsonville, Counties of Clackamas and Washington, State of Oregon, that the attached copy of Notice of Public Hearing is a true copy of the original notice of said public hearing; that on April 29, 2020, I did cause to be mailed copies of such notice of said public hearing in the exact form hereto attached to the following property owners:**

See Attached List of interested parties and affected agencies that received notice electronically;  
See Attached List of affected State and Federal agencies that received paper copies of the hearing notice;

**Also notice was posted at the following locations:**

- City Hall, 29799 SW Town Center Loop, East, Wilsonville OR 97070
- Library, 8200 SW Wilsonville Road, Wilsonville OR 97070
- City of Wilsonville Web Site
- City of Wilsonville Facebook Account
- Wilsonville Spokesman Newspaper

Witness my hand this 1 <sup>May 2020</sup> day of April 2020

Tami Bergeron  
**Tami Bergeron, Administrative Assistant III**

Acknowledged before me this 1<sup>st</sup> <sup>May 2020</sup> day of April 2020

PMA

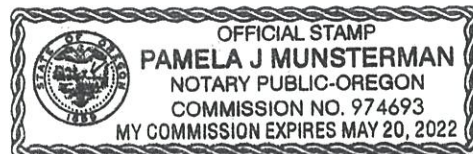
Signature of Oregon Notary

Pamela Munsterman

Printed Notary Name

NOTARY PUBLIC

My Commission Expires 5/20/2022



## Bergeron, Tami

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**From:** Bergeron, Tami  
**Sent:** Monday, February 24, 2020 8:59 AM  
**To:** Bergeron, Tami  
**Subject:** MASTER - Equitable Housing Hearing

**Follow Up Flag:** Follow up  
**Due By:** Monday, March 9, 2020 8:30 AM  
**Flag Status:** Flagged

For my project tracking purposes:

### PC Hearing Timeline

**Project:** Equitable Housing Strategic Plan  
**Hearing Date:** ~~April 8, 2020~~ MAY 13, 2020

Task	Notes	Target Date/ Prompt	Completed Date
Draft Hearing Notices for Miranda/Dan to review 1 for publication 1 for mailing/posting (6-8 weeks prior to hearing)		4/1/2020	
Check with Miranda if DLCD Notice required If yes, complete form, etc. (Due 35-45 days prior to public hearing)	N/A PER K RYBOLD 2/24/20	N/A	
Submit Hearing information to DLCD (if applicable – see above)	N/A PER K RYBOLD 2/24/20	N/A	
Check with Miranda if Ballot Measure 56 Notice required If yes, see instructions (20-40 days prior to hearing)	N/A PER K RYBOLD 2/24/20	N/A	
Spokesman publication (10-21 days prior to hearing)		4/22/20 – 4/29/20	April 22, 2020
To Spokesman Publisher (Thursday prior to Wednesday publication date – above)		4/16/20 – 4/23/20	April 16, 2020
Publish information on Web calendar – Public Hearing page, Eq Housing web page & Let's Talk Wilsonville page		4/22/20	April 22, 2020
Social Media – check with Bill Evans	Project Manager should communicate info	4/29/20 – 4/6/20	
Boones Ferry Messenger – check with Bill Evans	Project Manager should communicate info	3/10/20 - 4/10/20	
Mail / Email to: -property owners -PHN agencies -interested people -project manager -Planning Director (10-21 days prior to hearing)		4/22/20 – 5/1/20	4/29/2020
Public Place Notice Posting: -City Hall -Library		5/6/2020	4/29/2020

-Com Center (week prior)			
Website Hearing Notice & Flash Posting (same as public place posting)		5/6/2020	4/22/2020
Complete Affidavit <u>N:\planning\Forms\PC Forms.</u>			

## Bergeron, Tami

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**Subject:** Planning Commission Meeting - May 13, 2020  
**Attachments:** LP20-0002 PHN EQ HOUSING NOTICE FINAL.pdf

***Interested Party:***

As a result of your expressed interest in Equitable Housing, please find the attached Planning Commission Meeting notice for the upcoming hearing on May 13, 2020. If you are no longer interested in receiving such notice, please let me know and I will remove you from this distribution list. **Be sure to check our website after May 6 to learn of ways to submit comments with consideration to the current COVID-19 social distancing conditions.**

Planning Commission Meeting – May 13, 2020 packets should be posted on May 6. For your convenience, here is the link to the packet information on the City of Wilsonville’s website [Agendas, Minutes & Meeting Packets](#).

**Tami Bergeron**  
*Administrative Assistant*  
City of Wilsonville

503.570.1571  
[bergeron@ci.wilsonville.or.us](mailto:bergeron@ci.wilsonville.or.us)  
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[Facebook.com/CityofWilsonville](https://www.facebook.com/CityofWilsonville)



29799 SW Town Center Loop East, Wilsonville, OR 97070

*Disclosure Notice: Messages to and from this e-mail address may be subject to the Oregon Public Records Law.*

## Bergeron, Tami

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**From:** Bergeron, Tami  
**Sent:** Wednesday, April 29, 2020 2:41 PM  
**Subject:** PLANNING COMMISSION MEETING - MAY 13, 2020  
**Attachments:** LP20-0002 PHN EQ HOUSING NOTICE FINAL.pdf

### Planning Commission Public Hearing Notice (see attached) - PC on May 13, 2020 & CC on June 15, 2020

The proposal Equitable Housing Strategic Plan seeks to provide Wilsonville residents and employees housing opportunities for different household compositions, ages, and income ranges. Building on an assessment of demographic trends, housing data, and stakeholder perceptions of housing cost and availability, the Plan identifies gaps that are currently present in Wilsonville's housing market, proposing several actions, both near-term and long-term, to help fill these gaps. The Plan also highlights a variety of funding sources the City could pursue to implement the proposed actions.

On **Wednesday, May 13, 2020, beginning at 6:00 p.m.**, the Wilsonville Planning Commission will hold a public hearing regarding adoption of the Equitable Housing Strategic Plan (Case File # LP20-0002). The Planning Commission will consider whether to recommend adoption of the Equitable Housing Strategic Plan to the City Council.

Please look to our website for updates as to how you can submit comments or view the hearing with consideration to the new COVID-19 social distancing considerations.

**Tami Bergeron**  
*Administrative Assistant*  
City of Wilsonville

503.570.1571  
[bergeron@ci.wilsonville.or.us](mailto:bergeron@ci.wilsonville.or.us)  
[www.ci.wilsonville.or.us](http://www.ci.wilsonville.or.us)  
[Facebook.com/CityofWilsonville](https://www.facebook.com/CityofWilsonville)



29799 SW Town Center Loop East, Wilsonville, OR 97070

*Disclosure Notice: Messages to and from this e-mail address may be subject to the Oregon Public Records Law.*



**NOTICE OF LEGISLATIVE PUBLIC HEARING  
BEFORE THE PLANNING COMMISSION:  
EQUITABLE HOUSING STRATEGIC PLAN—LP20-0002  
*Plan Estratégico de la Equidad de Vivienda***



**Planning Commission:**

On **Wednesday, May 13, 2020, beginning at 6:00 p.m.**, the Wilsonville Planning Commission will hold a public hearing regarding adoption of the Equitable Housing Strategic Plan (Case File # LP20-0002). The Planning Commission will consider whether to recommend adoption of the Equitable Housing Strategic Plan to the City Council. No additional mailed notice will be sent to you unless you either:

- Submit testimony or sign in at the Planning Commission hearing, or
- Submit a request, in writing or by telephone, to the Planning Division.

**City Council:**

The Wilsonville City Council is scheduled to hold a public hearing on the proposal on **Monday, June 15, 2020 at 7:00 p.m.** after which it may make the final decision.

The hearings will take place at **Wilsonville City Hall, 29799 SW Town Center Loop East, Wilsonville, Oregon**. A complete copy of the relevant file information, including the staff report, findings, and recommendations will be available for viewing seven days prior to each public hearing at Wilsonville City Hall, at the Wilsonville Public Library and on the city's web site.

**Summary of Proposal:**

The Equitable Housing Strategic Plan seeks to provide Wilsonville residents and employees housing opportunities for different household compositions, ages, and income ranges. Building on an assessment of demographic trends, housing data, and stakeholder perceptions of housing cost and availability, the Plan identifies gaps that are currently present in Wilsonville's housing market, proposing several actions, both near-term and long-term, to help fill these gaps. The Plan also highlights a variety of funding sources the City could pursue to implement the proposed actions.

Written testimony/comments may be submitted by mail or by email to the address shown below, at any time prior to the time of the public hearing or at the public hearing. Testimony may also be given in person at the Public Hearing. For legal purposes, all testimony/comments received prior to or at the public hearing will become part of the record. Written comment/testimony received after the public hearing has closed cannot be considered.

Email is best and particularly strongly encouraged during the COVID-19 outbreak. Comments can be emailed to the project manager, Kimberly Rybold, AICP, at [rybold@ci.wilsonville.or.us](mailto:rybold@ci.wilsonville.or.us). If email is not possible, comments can be mailed to: Planning Division, Attn: Kimberly Rybold, AICP, 29799 SW Town Center Loop East, Wilsonville, OR 97070 or delivered in person 8:00 a.m. to 5:00 p.m. Mon-Fri at the address above. Timing of submittal of mailed or hand-delivered comments should allow adequate time for precautionary sanitizing and quarantine procedures which, at the time of publishing this notice, is 3 days. To have your written comments or testimony distributed to the Planning Commission before the meeting, it must be received by 2 pm on **May 12, 2020**.

**How might the COVID-19 Outbreak impact the public hearing?**

Social distancing measures will be in place at all upcoming public hearings for the safety of residents, applicants, and City staff. Staff will be present to assist members of the public wishing to participate in the hearing. If you plan to participate in person at the public hearing please contact City staff as soon as possible, preferably before 10 a.m. the day of the hearing, to discuss details of distancing protocols and any potential to participate remotely via phone or video conference. Due to the COVID-19 outbreak, it may be necessary, with little advance notice, to postpone or continue the hearing to a future date certain. Information will be posted on the City's website at [www.ci.wilsonville.or.us/meetings](http://www.ci.wilsonville.or.us/meetings) (search for the meeting date) or is available by contacting Kimberly Rybold, AICP, at [rybold@ci.wilsonville.or.us](mailto:rybold@ci.wilsonville.or.us) or (503) 682-4960. Any person who has previously communicated with City staff regarding testifying at the hearing will be notified of the postponement.

Copies of the full draft plan are available from the Wilsonville Planning Division at the above address or online at [www.ci.wilsonville.or.us/housing](http://www.ci.wilsonville.or.us/housing).

**Note:** Assistive Listening Devices (ALD) are available for persons with impaired hearing and can be scheduled for this meeting. The City will also endeavor to provide qualified sign language interpreters and/or bilingual interpreters, without cost, if requested at least 48 hours prior to the meeting. To obtain such services, please call Tami Bergeron, Planning Administrative Assistant at (503) 682-4960. **La Ciudad también ofrecerá intérpretes calificados de lenguaje de señas y / o intérpretes bilingües calificados, sin costo, si se solicita al menos 48 horas antes de la reunión o para el lunes 11 de Mayo de 2020. Para obtener dichos servicios, llame a Tami Bergeron, Asistente Administrativa al (503) 682-4960.**

Date of Planning Commission Meeting: **May 13, 2020**

Date Notice was posted: **April 29, 2020**

DATE	INTERESTED PARTIES	SOURCE	FIRST NAME	LAST NAME	ADDRESS	CITY	STATE	ZIP	EMAIL
9/4/2019	GROUP	ATTENDED FOCUS GROUP MTG	CLAYTON	CROWHURST					crowhurst@vols.org
9/4/2019	GROUP	ATTENDED FOCUS GROUP MTG	PETER	HAINLEY					phainley@vols.org
	NONPROFIT FOCUS								
9/4/2019	GROUP	ATTENDED FOCUS GROUP MTG	DIANE	Linn					dlinn@vols.org
9/4/2019	GROUP	ATTENDED FOCUS GROUP MTG	STEPHEN	MCURTREY					smcortrey@vols.org
8/15/2019	INT. PARTY	BLOCK PARTY	SILVA	CUESTA					silva@vols.org
9/4/2019	INT. PARTY	CONTACT W/DM	ALMA	FLORES	4150 SW MOODY AVE	PORTLAND	OR	97239	alflores@vols.org
9/4/2019	INT. PARTY	CONTACT W/DM	JULIA	METZ	2740 SE POWELL BLVD	PORTLAND	OR	97202	metz@vols.org
9/4/2019	INT. PARTY	CONTACT W/DM	TRAVIS	PHILLIPS	2740 SE POWELL BLVD	PORTLAND	OR	97202	travis@vols.org
9/4/2019	INT. PARTY	CONTACT W/DM	RICH	TRUIT					rich@vols.org
9/4/2019	INT. PARTY	CONTACT W/DM	DAN	VALLIERE	4150 SW MOODY AVE	PORTLAND	OR	97239	dvallier@vols.org
6/24/2019	E.H. T.F.	E.H. TASK FORCE	DEVIN	ELLIN	13930 GAIN ST	OREGON CITY	OR	97045	dev@vols.org
6/24/2019	E.H. T.F.	E.H. TASK FORCE	KEVIN	FERRASCI O'MALLEY	8565 SW SAJUSH LANE, SUITE 150	WILSONVILLE	OR	97070	kevin@vols.org
6/24/2019	E.H. T.F.	E.H. TASK FORCE	JOHN	GINSBURG	14350 SE INDUSTRIAL WAY	CLACKAMAS	OR	97015	john@vols.org
6/24/2019	E.H. T.F.	E.H. TASK FORCE	RUDY	KADLUB					rudy@vols.org
6/24/2019	E.H. T.F.	E.H. TASK FORCE	KAMRAN	MESBAH					mesbah@vols.org
6/24/2019	E.H. T.F.	E.H. TASK FORCE	TAFT	MITCHELL	PO BOX 205	WILSONVILLE	OR	97070	taft@vols.org
6/27/2019	E.H. T.F.	E.H. TASK FORCE	IONA	MUSGUNUNG					iona@vols.org
6/24/2019	E.H. T.F.	E.H. TASK FORCE	REBECCA	SMALL	600 NE GRAND AVE	PORTLAND	OR	97232	rebecca@vols.org
7/15/2018	E.H. T.F.	E.H. TASK FORCE	BILL	VAN VLIET	1020 SW TAYLOR ST, SUITE 585	PORTLAND	OR	97205	bill@vols.org
6/24/2019	E.H. T.F.	E.H. TASK FORCE	COUNCILOR BEN	WEST					west@vols.org
6/24/2019	E.H. T.F.	E.H. TASK FORCE	LIZ	WINCHESTER					liz@vols.org
6/20/2019	E.H. T.F.	E.H. TASK FORCE APP	JOHN	CRONKRITTE	8004 SW EDGEWATER E	WILSONVILLE	OR	97070	john@vols.org
6/24/2019	E.H. T.F.	E.H. TASK FORCE APP	PAUL	DILLER	28500 SW MEADOWS LOOP	WILSONVILLE	OR	97070	paul@vols.org
6/9/2019	E.H. T.F.	E.H. TASK FORCE APP	ROSEANN	JOHNSON	15555 BANGY RD	LAKE OSWEGO	OR	97035	roseann@vols.org
6/20/2019	E.H. T.F.	E.H. TASK FORCE APP	MARYLEE	KING	32275 SW ARMITAGE RD	WILSONVILLE	OR	97070	marylee@vols.org
6/7/2019	E.H. T.F.	E.H. TASK FORCE APP	CRAIG	PORTER	6360 SW ADVANCE RD	WILSONVILLE	OR	97070	craig@vols.org
6/20/2019	INT. PARTY	E.H. TASK FORCE APP	TODD	BUCKENSTAFF	14575 FOSSBERG RD	LAKE OSWEGO	OR	97035	todd@vols.org
6/24/2019	INT. PARTY	E.H. TASK FORCE APP	KLAUS	GIBSON	10904 SW PARKWOOD CT	WILSONVILLE	OR	97070	klaus@vols.org
6/20/2019	INT. PARTY	E.H. TASK FORCE APP	KAT	GRANUM	12364 SW WATERFORD LOOP	WILSONVILLE	OR	97070	kate@vols.org
6/20/2019	INT. PARTY	E.H. TASK FORCE APP	CHRISTOPHER	HOLMES	28854 SW ORLEANS AVE	WILSONVILLE	OR	97070	christopher@vols.org
6/20/2019	INT. PARTY	E.H. TASK FORCE APP	GARET	PRIOR	29078 SW CHARLOTTE LANE	WILSONVILLE	OR	97070	garet@vols.org
6/24/2019	INT. PARTY	FORUM E.H. TASK FORCE	BRYSE	BISHOFF					bryse@vols.org
7/8/2019	INT. PARTY	KWBOD	JOSH	GOLSTON					josh@vols.org
7/13/2019	INT. PARTY	KWBOD	ASHLEY	MCCONNAUGHEY					ashley@vols.org
7/8/2019	INT. PARTY	KWBOD	SUP	THANASOMBAT					sup@vols.org
1/17/2020	INT. PARTY	LET'S TALK, WILSONVILLE	Catherine	Allard	12108 SW Palermo St	Wilsonville	OR	97070	catherine.allard@gmail.com
1/17/2020	INT. PARTY	LET'S TALK, WILSONVILLE	Caillin	Anderson	10150 SW Bryton Ct	Wilsonville	OR	97070	caillin@gmail.com
1/17/2020	INT. PARTY	LET'S TALK, WILSONVILLE	Karen	aplund	31155 sw country view loop	Wilsonville	OR	97070	greengr@vols.org
1/17/2020	INT. PARTY	LET'S TALK, WILSONVILLE	Jami	Arbon	29571 Sw Kings Ct	Wilsonville	OR	97070	jami_arbon@yahoo.com
1/17/2020	INT. PARTY	LET'S TALK, WILSONVILLE	Georgene	Arbon	29571 SW Kings Ct	Wilsonville	OR	97070	libertybeliefs@aol.com
1/17/2020	INT. PARTY	LET'S TALK, WILSONVILLE	Karen	Bajpai	29538 SW Duindee Lane	Wilsonville	OR	97070	larenhajpai@gmail.com
1/17/2020	INT. PARTY	LET'S TALK, WILSONVILLE	Erica	Beller	11259 SW St Moritz Loop	Wilsonville	OR	97070	eristlooking@gmail.com
1/17/2020	INT. PARTY	LET'S TALK, WILSONVILLE	Sara	Bennett	7959 SW Sarajawee Way	Wilsonville	OR	97070	sarabennett@comcast.net
1/17/2020	INT. PARTY	LET'S TALK, WILSONVILLE	Cara	Berk	9930 sw Bailey St #26	Wilsonville	OR	97070	cara.berk@gmail.com
1/17/2020	INT. PARTY	LET'S TALK, WILSONVILLE	Todd	Blickenstaff	14575 Fosberg Road	Lake Grove	OR	97035	triblick@gmail.com
1/17/2020	INT. PARTY	LET'S TALK, WILSONVILLE	Moria	Bollinger	10305 sw Wilsonville rd #10	Wilsonville	OR	97070	moria.bollinger@gmail.com

1/17/2020	INT. PARTY	LET'S TALK WILSONVILLE!	Alexander	Case	9150 SW 4th St.	Wilsonville	OR	97070_alexander.case@gmail.com
1/17/2020	INT. PARTY	LET'S TALK WILSONVILLE!	Rosanne	Case	9150 SW 4th Street	Wilsonville	OR	97070_rosanne.case@gmail.com
1/17/2020	INT. PARTY	LET'S TALK WILSONVILLE!	Pamela	Chapman	11260 SW St. Moritz Loop, #202	WILSONVILLE	OR	97070_pamelaxwork@gmail.com
1/17/2020	INT. PARTY	LET'S TALK WILSONVILLE!	Kari	Christensen	28069 SW Wagner St	Wilsonville	OR	97070_blinds2001@hotmail.com
1/17/2020	INT. PARTY	LET'S TALK WILSONVILLE!	Allison	Church	29770, SW Montebello Drive #65	Wilsonville	OR	97070_allisonchurch12@gmail.com
1/17/2020	INT. PARTY	LET'S TALK WILSONVILLE!	Katy	Church	28989 sw Meadows loop	Wilsonville	OR	97070_katychurch12@gmail.com
1/17/2020	INT. PARTY	LET'S TALK WILSONVILLE!	Trevor	Conroy	28685 SW Crestwood Dr.	Wilsonville	OR	97070_trevor.conroy@outlook.com
1/17/2020	INT. PARTY	LET'S TALK WILSONVILLE!	RJ	COOK	38451 SW STAFFORD RD	Lake Grove	OR	97034_RICKCOOK@FRONTIER.COM
1/17/2020	INT. PARTY	LET'S TALK WILSONVILLE!	Kathy	Crawford	7825 SW Wilsonville Rd, Apt 127	Wilsonville	OR	97070_crawford_55@toast.net
1/17/2020	INT. PARTY	LET'S TALK WILSONVILLE!	J	D	Naples dr	Wilsonville	OR	97070_rodnick@gmail.com
1/17/2020	INT. PARTY	LET'S TALK WILSONVILLE!	Michelle	Davis	10510 SW Brockway Drive	Wilsonville	OR	97070_michelle050170@gmail.com
1/17/2020	INT. PARTY	LET'S TALK WILSONVILLE!	Patrick	Donaldson	8260 SW Earway Drive	Wilsonville	OR	97070_pdtforbes@aol.com
1/17/2020	INT. PARTY	LET'S TALK WILSONVILLE!	Jennifer	Evert	28500 SW Meadows Lp	Wilsonville	OR	97070_jenevert@gmail.com
1/17/2020	INT. PARTY	LET'S TALK WILSONVILLE!	Sharyl	Fickas	29917 SW Tami Loop, Apt 171	Wilsonville	OR	97070_sharyl_fickas@yahoo.com
1/17/2020	INT. PARTY	LET'S TALK WILSONVILLE!	Julie	Fitzgerald	29245 SW Charlotte Lane	Wilsonville	OR	97070_julieafitzgerald@gmail.com
1/17/2020	INT. PARTY	LET'S TALK WILSONVILLE!	rhonda	fletcher	30990 SW BOONES FERRY RD	Wilsonville	OR	97070_rfletcher8@msn.com
1/17/2020	INT. PARTY	LET'S TALK WILSONVILLE!	Lisa	Fox	11395 SW Toulouse St	WILSONVILLE	OR	97070_lifecisabeach@yahoo.com
1/17/2020	INT. PARTY	LET'S TALK WILSONVILLE!	Lucinda	Fryer	28440 SW VILLEBOIS DRIVE N	Wilsonville	OR	97070_fryerl@hotmail.com
1/17/2020	INT. PARTY	LET'S TALK WILSONVILLE!	Jason	Fumasi	10345 SW Ashton Cir	Wilsonville	OR	97070_fumas@gmail.com
1/17/2020	INT. PARTY	LET'S TALK WILSONVILLE!	Alicia	Gaines	8730 SW Ash Meadows Dr	Wilsonville	OR	97070_licia311@hotmail.com
1/17/2020	INT. PARTY	LET'S TALK WILSONVILLE!	Mike	galvin	10983 SW St. Moritz Loop	Wilsonville	OR	97070_mike@solderproperties.com
1/17/2020	INT. PARTY	LET'S TALK WILSONVILLE!	Steve	Gaschler	28551 SW Coffee Lake Dr	Wilsonville	OR	97070_sigpwd@gmail.com
1/17/2020	INT. PARTY	LET'S TALK WILSONVILLE!	Arie	Glastra van Loon	10635 SW Edgewood Court	Wilsonville	OR	97070_mrgjavala@gmail.com
1/17/2020	INT. PARTY	LET'S TALK WILSONVILLE!	Jamie	Goodpaster	29037 SW Villebois Dr S	Wilsonville	OR	97070_jegoodpaster@gmail.com
1/17/2020	INT. PARTY	LET'S TALK WILSONVILLE!	Natalia	Gullmino	26360 SW Canyon Creek Rd. Apt. 10.	Wilsonville	OR	97070_nataliaannw26@gmail.com
1/17/2020	INT. PARTY	LET'S TALK WILSONVILLE!	Donna	Hammock	28955 SW Cascade Loop	Wilsonville	OR	97070_dhammadock1@icloud.com
1/17/2020	INT. PARTY	LET'S TALK WILSONVILLE!	Brynn	Harms	30370 SW Rebekah St Unit 21	Wilsonville	OR	97070_mrbrynnharms@gmail.com
1/17/2020	INT. PARTY	LET'S TALK WILSONVILLE!	Joseph	Harris	10963 SW Franklin Ln	Wilsonville	OR	97070_avgioe2jr@gmail.com
1/17/2020	INT. PARTY	LET'S TALK WILSONVILLE!	Angelika	Heideberger	29732 SW Young Way	Wilsonville	OR	97070_gelht74@gmail.com
1/17/2020	INT. PARTY	LET'S TALK WILSONVILLE!	Wayne	Hickey	7124 SW Fallen Leaf Street	Wilsonville	OR	97070_wyhricksw1@gmail.com
1/17/2020	INT. PARTY	LET'S TALK WILSONVILLE!	Clark	Hildum	7119 Montgomey Way	Wilsonville	OR	97070_Clarkhildum@frontier.com
1/17/2020	INT. PARTY	LET'S TALK WILSONVILLE!	Joe	Hoffman	32355 Arbor Lake Drive	Wilsonville	OR	97070_sanjosejack@comcast.net
1/17/2020	INT. PARTY	LET'S TALK WILSONVILLE!	Jonathan	Hoppert	31121 SW French Prairie Road	Wilsonville	OR	97070_jhoppert@comcast.net
1/17/2020	INT. PARTY	LET'S TALK WILSONVILLE!	Carmen	Hubert	28432 SW Morgan Ct	Wilsonville	OR	97070_carmnhubert@yahoo.com

1/17/2020	INT. PARTY	LET'S TALK WILSONVILLE	Megan	Irvin	28727 SW villebois Dr n	WILSONVILLE	OR	97070	11meirw@gmail.com
1/17/2020	INT. PARTY	LET'S TALK WILSONVILLE	Amanda	Johnson	30535 SW Boones Ferry Rd	Wilsonville	OR	97070	ajamadeus@gmail.com
1/17/2020	INT. PARTY	LET'S TALK WILSONVILLE	Melinda	Jones	30410 SW Rebeckah St, #28	Wilsonville	OR	97070	jonesmse@msn.com
1/17/2020	INT. PARTY	LET'S TALK WILSONVILLE	Courtney	Jones	29397 Sw Tamil loop apt 117 wilsonv	Wilsonville	OR	97070	jnsfam27@gmail.com
1/17/2020	INT. PARTY	LET'S TALK WILSONVILLE	Andrew	Karr	7700 SW Carriage Oaks Lane	Wilsonville	OR	97070	drewdownt69@gmail.com
1/17/2020	INT. PARTY	LET'S TALK WILSONVILLE	Cindy	Kehoe	8535 SW Curry Drive Unit A	Wilsonville	OR	97070	cbkehoe56@gmail.com
1/17/2020	INT. PARTY	LET'S TALK WILSONVILLE	Annette	Kendall	6995 SW Highland ct.	Wilsonville	OR	97070	kendall.annette@gmail.com
1/17/2020	INT. PARTY	LET'S TALK WILSONVILLE	Connie	Kenney	30965 SW Magnolia Ave	Wilsonville	OR	97070	jimconkenney@frontier.com
1/17/2020	INT. PARTY	LET'S TALK WILSONVILLE	mhk	King	32275 SW Armitage Rd	Wilsonville	OR	97070	Marykiet@gmail.com
1/17/2020	INT. PARTY	LET'S TALK WILSONVILLE	Everett	Lapp	11192 SW Barber Street	Wilsonville	OR	97070	erlapp@comcast.net
1/17/2020	INT. PARTY	LET'S TALK WILSONVILLE	Al	Levit	11702 SW Jamaica	Wilsonville	OR	97070	allevit67@gmail.com
1/17/2020	INT. PARTY	LET'S TALK WILSONVILLE	Gene	Libardi	31041 SW Sandy Ct	Wilsonville	OR	97070	gene.libardi@gmail.com
1/17/2020	INT. PARTY	LET'S TALK WILSONVILLE	Tina	Libardi	31041 SW Sandy Ct	Wilsonville	OR	97070	tina@tinabardi.com
1/17/2020	INT. PARTY	LET'S TALK WILSONVILLE	Joann	Linville	8095 SW Winchester Way	Wilsonville	OR	97070	joann.linville@comcast.net
1/17/2020	INT. PARTY	LET'S TALK WILSONVILLE	John	Ludlow	29173 SW Courtside Dr.	Wilsonville	OR	97070	john070@heavenet.com
1/17/2020	INT. PARTY	LET'S TALK WILSONVILLE	Drew	Mackenzie	29287 SW Meadows Loop #280	Wilsonville	OR	97070	mackenzieidrew@gmail.com
1/17/2020	INT. PARTY	LET'S TALK WILSONVILLE	Bernard	Maurer	10913 SW Prestwick Ct	Wilsonville	OR	97070	bjmaurer@hotmail.com
1/17/2020	INT. PARTY	LET'S TALK WILSONVILLE	Georgia	McAlister	3916 SW Corbett Ave	PORTLAND	OR	97239	gmacalister@cl.wilsonville.or.us
1/17/2020	INT. PARTY	LET'S TALK WILSONVILLE	Patrick	McTall Sr	29558 SW Glacier Way	Wilsonville	OR	97070	mmpemr2@gmail.com
1/17/2020	INT. PARTY	LET'S TALK WILSONVILLE	Daniel	McKay	30519 SW Ruth St.	Wilsonville	OR	97070	dandanielmckay.com
1/17/2020	INT. PARTY	LET'S TALK WILSONVILLE	Gary	McKenzie	7585 SW Middle Greens Road	Wilsonville	OR	97070	mckenzie167@msn.com
1/17/2020	INT. PARTY	LET'S TALK WILSONVILLE	Angie	Mellick	SW Coleman Loop	Wilsonville	OR	97070	angela.mellick@gmail.com
1/17/2020	INT. PARTY	LET'S TALK WILSONVILLE	Katie	Mersinger	29317 Sw Tamil Loop, Apt. 169	Wilsonville	OR	97070	mersingerkatie@gmail.com
1/17/2020	INT. PARTY	LET'S TALK WILSONVILLE	Jessica	Miller	30428 SW Thomas St Unit 2706	Wilsonville	OR	97070	jerinmm@msn.com
1/17/2020	INT. PARTY	LET'S TALK WILSONVILLE	Janet	Milne	7675 sw Arbor Lake Ct.,	Wilsonville	OR	97070	jannilnegolf@gmail.com
1/17/2020	INT. PARTY	LET'S TALK WILSONVILLE	Bobbie	Mitchell	6656 SW Landover Dr	Wilsonville	OR	97070	tbmitchell1@frontier.com
1/17/2020	INT. PARTY	LET'S TALK WILSONVILLE	Virginia	Moir	8190 SW Woodbridge Ct	Wilsonville	OR	97070	moirginny@aol.com
1/17/2020	INT. PARTY	LET'S TALK WILSONVILLE	Glen	Moody	10420 SW PLEASANT PL WILSONVILL	Wilsonville	OR	97070	moodyrocketstar50@gmail.com
1/17/2020	INT. PARTY	LET'S TALK WILSONVILLE	Marilyn	Morgan	8149 SW Ryber Rd	Wilsonville	OR	97070	chihuahuas1993@hotmail.com
1/17/2020	INT. PARTY	LET'S TALK WILSONVILLE	Tracy	Muday	11820 SW Oslo St.	Wilsonville	OR	97070	tmuday@gmail.com
1/17/2020	INT. PARTY	LET'S TALK WILSONVILLE	Paromita	Mukherjee	7910 SW Summerton st, wilsonville,	Wilsonville	OR	97070	paromitam2001@yahoo.com

1/17/2020	INT. PARTY	LET'S TALK WILSONVILLE!	Serena	Mullen	8570 SW Ash Meadows Rd Apt 521 \ Wilsonville	OR	97070	serena.mullen@yahoo.com
1/17/2020	INT. PARTY	LET'S TALK WILSONVILLE!	Iona	Musprung	11001 Sw 51st Ave Unit A	PORTLAND	97219	iona.musprung@oit.oreg
1/17/2020	INT. PARTY	LET'S TALK WILSONVILLE!	Megan	Muth-Larson	31108 SW paulina	Wilsonville	97070	meganmuth14@hotmail.com
1/17/2020	INT. PARTY	LET'S TALK WILSONVILLE!	Chris	Neamitzu	22078 SW List Place	Wilsonville	97070	chris.neamitzu@gmail.com
1/17/2020	INT. PARTY	LET'S TALK WILSONVILLE!	steve	newport	8230 sw maxine lane unit 52	Wilsonville	97070	Stvnewport@yahoo.com
1/17/2020	INT. PARTY	LET'S TALK WILSONVILLE!	Bob	Nichols	31480 SW Village Green Ct	Wilsonville	97070	bobnichols1966@gmail.com
1/17/2020	INT. PARTY	LET'S TALK WILSONVILLE!	Jeremy	Ohara	29540 SW Courtside dr #11	Wilsonville	97070	twigid@gmail.com
1/17/2020	INT. PARTY	LET'S TALK WILSONVILLE!	Michael	O'Neill	31017 SW Country View Ln	Wilsonville	97070	redhand.mike@gmail.com
1/17/2020	INT. PARTY	LET'S TALK WILSONVILLE!	Joe	O'Neill	11291 SW Chantilly	Wilsonville	97070	Joseph.robert.oneill@gmail.com
1/17/2020	INT. PARTY	LET'S TALK WILSONVILLE!	Interested	Party	31517 sw orchard dr	Wilsonville	97070	amsmith444@hotmail.com
1/17/2020	INT. PARTY	LET'S TALK WILSONVILLE!	Interested	Party	28320 SE McGraw Ave	Wilsonville	97070	aparna.palve@gmail.com
1/17/2020	INT. PARTY	LET'S TALK WILSONVILLE!	Interested	Party	2220 Gilman Dr. #170, Oregon City, OR 97045	Oregon City	97045	bethpennet@sbcglobal.net
1/17/2020	INT. PARTY	LET'S TALK WILSONVILLE!	Interested	Party	1700 sw Blankenship Rd Apt 1-1	West Linn	97068	daiberg@ct.wilsonville.or.us
1/17/2020	INT. PARTY	LET'S TALK WILSONVILLE!	Interested	Party	31182 SW Willamette Way W	Wilsonville	97070	creedharrmon@gmail.com
1/17/2020	INT. PARTY	LET'S TALK WILSONVILLE!	Interested	Party	28576 SW Wagner Street	Wilsonville	97070	greg@emcomp.net
1/17/2020	INT. PARTY	LET'S TALK WILSONVILLE!	Interested	Party	8135 SW Ryber RD	Wilsonville	97070	katmiller@gmail.com
1/17/2020	INT. PARTY	LET'S TALK WILSONVILLE!	Interested	Party	7278 sw Bouchaine ct	Wilsonville	97070	kajohint@frontier.com
1/17/2020	INT. PARTY	LET'S TALK WILSONVILLE!	Interested	Party	7698 SW Emery Circle	Wilsonville	97070	gr33kat@gmail.com
1/17/2020	INT. PARTY	LET'S TALK WILSONVILLE!	Interested	Party	29144 SW Costa Circle East	Wilsonville	97070	lijen28@gmail.com
1/17/2020	INT. PARTY	LET'S TALK WILSONVILLE!	Interested	Party	29172 sw costa circle e Wilsonville o	Wilsonville	97070	jmarckim@gmail.com
1/17/2020	INT. PARTY	LET'S TALK WILSONVILLE!	Interested	Party	8945sw ash meadows circle. Apt 202	Wilsonville	97070	agcombs@sbcglobal.net
1/17/2020	INT. PARTY	LET'S TALK WILSONVILLE!	Interested	Party	8685 SW Holly St	Wilsonville	97070	natashahaswilliams@gmail.com
1/17/2020	INT. PARTY	LET'S TALK WILSONVILLE!	Interested	Party	29361 SW Serenity Way	Wilsonville	97070	naominguyen316@gmail.com
1/17/2020	INT. PARTY	LET'S TALK WILSONVILLE!	Interested	Party	28513 Greenway Drive	Wilsonville	97070	mperez1775@gmail.com
1/17/2020	INT. PARTY	LET'S TALK WILSONVILLE!	Interested	Party	11915 sw Barber st	Wilsonville	97070	johns90127@sbcglobal.net
1/17/2020	INT. PARTY	LET'S TALK WILSONVILLE!	Interested	Party	29620 SW Volley St #46 Wilsonville	Wilsonville	97070	teresabovelee@gmail.com
1/17/2020	INT. PARTY	LET'S TALK WILSONVILLE!	Mike	Pinger	10914 SW Prestwick Ct	Wilsonville	97070	mpinger03@yahoo.com
1/17/2020	INT. PARTY	LET'S TALK WILSONVILLE!	Eric	Postma	7373 SW Glenwood Dr	Wilsonville	97070	espostma@comcast.net
1/17/2020	INT. PARTY	LET'S TALK WILSONVILLE!	Garet	Prior	29078 SW Charlotte Lana	ADAK	AK	99571 garet.prior@gmail.com
1/17/2020	INT. PARTY	LET'S TALK WILSONVILLE!	Jared	Ray	8655 SW Citizens Dr., Suite 201	Wilsonville	97070	jared.ray@greentrees-mcd.com
1/17/2020	INT. PARTY	LET'S TALK WILSONVILLE!	J	Reid	6905 sw Wilsonville rd #214	Wilsonville	97070	river6421@gmail.com
1/17/2020	INT. PARTY	LET'S TALK WILSONVILLE!	Cara	Renfro	28900 SW Vilbois Dr. North	Wilsonville	97070	cara.jbrannan@gmail.com

1/17/2020	INT. PARTY	LET'S TALK, WILSONVILLE!	Fred	Robinson	10877 SW Glenbrook Ct	Wilsonville	OR	97070	fred@robinson6.net
1/17/2020	INT. PARTY	LET'S TALK, WILSONVILLE!	Helen	Robinson	7220 SW Fountainlake Dr	Wilsonville	OR	97070	helenr970@aol.com
1/17/2020	INT. PARTY	LET'S TALK, WILSONVILLE!	Robb	Robles	29457 SW Glacier Way	Wilsonville	OR	97070	rarobles@gmail.com
1/17/2020	INT. PARTY	LET'S TALK, WILSONVILLE!	Sandra	Rodgers	29240 SW Parkway Ct	Wilsonville	OR	97070	ladyofambirat@yahoo.com
1/17/2020	INT. PARTY	LET'S TALK, WILSONVILLE!	Laura	Ryan	12196 SW Palermo St	Wilsonville	OR	97070	lrmryan78@gmail.com
1/17/2020	INT. PARTY	LET'S TALK, WILSONVILLE!	Joanna	Schilling-Hoffman	28992 SW Courtside Dr	Wilsonville	OR	97070	ephemerafancy@gmail.com
1/17/2020	INT. PARTY	LET'S TALK, WILSONVILLE!	Ellie	Schroeder	28946 SW Monte Carlo Ave	Wilsonville	OR	97070	eliese@hivonglellow.com
1/17/2020	INT. PARTY	LET'S TALK, WILSONVILLE!	Roberta	Selvy	SW BARBER ST	Wilsonville	OR	97070	roberta.selvy@yahoo.com
1/17/2020	INT. PARTY	LET'S TALK, WILSONVILLE!	Peter	Shikli	29030 SW Town Center Loop East, 2	Wilsonville	OR	97070	pehikli@access2online.com
1/17/2020	INT. PARTY	LET'S TALK, WILSONVILLE!	Andrew	Smith	3720 SW Homesteader Rd	West Linn, OR 97068	OR	97068	andrew.u.smith@gmail.com
1/17/2020	INT. PARTY	LET'S TALK, WILSONVILLE!	Levi	Smith	32455 SW Arbor Lake Drive, Wilson	Wilsonville	OR	97070	mythumbo@aol.com
1/17/2020	INT. PARTY	LET'S TALK, WILSONVILLE!	Kerry	Smith	28920 SW Meadows Loop	Wilsonville	OR	97070	kerrysmith9005@gmail.com
1/17/2020	INT. PARTY	LET'S TALK, WILSONVILLE!	Simon	Springall	7577 SW Vahos Dr	Wilsonville	OR	97070	simon@springall.com
1/17/2020	INT. PARTY	LET'S TALK, WILSONVILLE!	Alan	Steiger	7054 sw cedar pointe drive	Wilsonville	OR	97070	alsteiger@comcast.net
1/17/2020	INT. PARTY	LET'S TALK, WILSONVILLE!	Steve	Stickel	10880 SW Lisbon St	Wilsonville	OR	97070	steve_stickel@msn.com
1/17/2020	INT. PARTY	LET'S TALK, WILSONVILLE!	Majlea	Stockton	12025 SW GRENOBLE ST	Wilsonville	OR	97070	vedack@live.com
1/17/2020	INT. PARTY	LET'S TALK, WILSONVILLE!	Debbie	Street	31425 SW Olympic Dr	Wilsonville	OR	97070	dstreet118@gmail.com
1/17/2020	INT. PARTY	LET'S TALK, WILSONVILLE!	Tanya	Stricker	26930 SW kame Ter	SHERWOOD	OR	97140	tanyasticker@earthlink.net
1/17/2020	INT. PARTY	LET'S TALK, WILSONVILLE!	Elaine	Swył	6877 SW Country View Ct., S.,	Wilsonville	OR	97070	eswył@mediaphysics.com
1/17/2020	INT. PARTY	LET'S TALK, WILSONVILLE!	Laura	Sykes	28740 SW Parkway Ave 86	Wilsonville	OR	97070	laurabem604@gmail.com
1/17/2020	INT. PARTY	LET'S TALK, WILSONVILLE!	Jeanina	Troha	29557 SW Camelot Street	Wilsonville	OR	97070	jeannatroha@gmail.com
1/17/2020	INT. PARTY	LET'S TALK, WILSONVILLE!	Sandra	Verner	8391 so metellius loop	Wilsonville	OR	97070	sdayton2003@yahoo.com
1/17/2020	INT. PARTY	LET'S TALK, WILSONVILLE!	Bruce	Wallace	7005 SW Aldercrest Ct	Wilsonville	OR	97070	bmivallace3873@gmail.com
1/17/2020	INT. PARTY	LET'S TALK, WILSONVILLE!	mike	walsh	32575 SW lake Point court	WILSONVILLE	OR	97070	skimike.walsh@comcast.net
1/17/2020	INT. PARTY	LET'S TALK, WILSONVILLE!	Bruce	Wayne	29799 SW Town Center Loop E	WILSONVILLE	OR	97070	bethsbabyquits@hotmail.com
1/17/2020	INT. PARTY	LET'S TALK, WILSONVILLE!	Gayle	Welsh	11247 SW Churchhill	Wilsonville	OR	97070	gaylewelsh1@gmail.com
1/17/2020	INT. PARTY	LET'S TALK, WILSONVILLE!	Shelly	Whitman	29039 SW Costa Cir W	Wilsonville	OR	97070	whitmanshelly@gmail.com
1/17/2020	INT. PARTY	LET'S TALK, WILSONVILLE!	Jennifer	Willeford	28375 SW VILLEBOIS DR N	Wilsonville	OR	97070	jenniferwilleford@yahoo.com
1/17/2020	INT. PARTY	LET'S TALK, WILSONVILLE!	Lisa	Willet	10850 SW Parkway Dr.	COLDFOOT	AK	99701	willetubuy@yahoo.com
1/17/2020	INT. PARTY	LET'S TALK, WILSONVILLE!	Nic	Wilson	31423 SW Orchard Dr	Wilsonville	OR	97070	nic@theblueteam.com
1/17/2020	INT. PARTY	LET'S TALK, WILSONVILLE!	Larry	Whitmayer	12035 SW Surrey St	Wilsonville	OR	97070	larrywhitbs@comcast.net
1/17/2020	INT. PARTY	LET'S TALK, WILSONVILLE!	Aaron	Woods	28962 SW Meadows Loop	Wilsonville	OR	97070	aaronwool@frontier.com
1/17/2020	INT. PARTY	LET'S TALK, WILSONVILLE!	Randal	Wortman	11568 SW PREAKNESS	Wilsonville	OR	97070	randal.wortman@gmail.com
1/17/2020	INT. PARTY	LET'S TALK, WILSONVILLE!	Melissa	Yockman	30125 SW Brown rd apt 12	Wilsonville	OR	97070	my.yockmanohana@gmail.com
1/17/2020	INT. PARTY	LET'S TALK, WILSONVILLE!	Karmyn	Zotos	31175 SW Metellius Ct	Wilsonville	OR	97070	eyekapls@aol.com
1/17/2020	INT. PARTY	LET'S TALK, WILSONVILLE!	Pamela	Zuercher	8680 SW Miami	Wilsonville	OR	97070	pzuercher@comcast.net
1/17/2020	INT. PARTY	LET'S TALK, WILSONVILLE!	Interested	Party	31128 SW Willamette Way W	Wilsonville	OR	97070	Amaharmon@gmail.com
1/17/2020	INT. PARTY	LET'S TALK, WILSONVILLE!	Interested	Party	31018 Wilsonville	Wilsonville	OR	97070	amberhooker20@hotmail.com
1/17/2020	INT. PARTY	LET'S TALK, WILSONVILLE!	Interested	Party	Wilsonville	Wilsonville	OR	97070	erickson@wilsonvillelibrary.org
1/17/2020	INT. PARTY	LET'S TALK, WILSONVILLE!	Interested	Party	Wilsonville	Wilsonville	OR	97070	astone@ci.wilsonville.or.us
1/17/2020	INT. PARTY	LET'S TALK, WILSONVILLE!	Interested	Party	Wilsonville	Wilsonville	OR	97070	stone@ci.wilsonville.or.us
1/17/2020	INT. PARTY	LET'S TALK, WILSONVILLE!	Interested	Party	7885 SW Vahos dr 123	Wilsonville	OR	97070	calioianwillow@gmail.com

1/17/2020	INT. PARTY	LET'S TALK, WILSONVILLE!	Interested	Party	Wilsonville	OR	97070 garrett@ci.wilsonville.or.us
1/17/2020	INT. PARTY	LET'S TALK, WILSONVILLE!	Interested	Party	Wilsonville	OR	97070 carrie197991@gmail.com
1/17/2020	INT. PARTY	LET'S TALK, WILSONVILLE!	Interested	Party	Wilsonville	OR	97070 brandon.cooper1@gmail.com
1/17/2020	INT. PARTY	LET'S TALK, WILSONVILLE!	Interested	Party	Wilsonville	OR	97070 stephenm@realtime.net
1/17/2020	INT. PARTY	LET'S TALK, WILSONVILLE!	Interested	Party	Wilsonville	OR	97070 cncarric@hotmail.com
1/17/2020	INT. PARTY	LET'S TALK, WILSONVILLE!	Interested	Party	Wilsonville	OR	97070 carjunter4@gmail.com
1/17/2020	INT. PARTY	LET'S TALK, WILSONVILLE!	Interested	Party	Wilsonville	OR	97070 crysolvarez@gmail.com
1/17/2020	INT. PARTY	LET'S TALK, WILSONVILLE!	Interested	Party	Wilsonville	OR	97070 dave_feerst@yahoo.com
1/17/2020	INT. PARTY	LET'S TALK, WILSONVILLE!	Interested	Party	Wilsonville	OR	97070 deepti.vegesna@gmail.com
1/17/2020	INT. PARTY	LET'S TALK, WILSONVILLE!	Interested	Party	Wilsonville	OR	97070 loomis@ridesmart.com
1/17/2020	INT. PARTY	LET'S TALK, WILSONVILLE!	Interested	Party	Wilsonville	OR	97070 geri_vlad@hotmail.com
1/17/2020	INT. PARTY	LET'S TALK, WILSONVILLE!	Interested	Party	Wilsonville	OR	97070 kamila.krous@gmail.com
1/17/2020	INT. PARTY	LET'S TALK, WILSONVILLE!	Interested	Party	Wilsonville	OR	97070 kbunch41587@gmail.com
1/17/2020	INT. PARTY	LET'S TALK, WILSONVILLE!	Interested	Party	Wilsonville	OR	97070 kristinlorraine@hotmail.com
1/17/2020	INT. PARTY	LET'S TALK, WILSONVILLE!	Interested	Party	Wilsonville	OR	97070 ruggles@ci.wilsonville.or.us
1/17/2020	INT. PARTY	LET'S TALK, WILSONVILLE!	Interested	Party	Wilsonville	OR	97070 palmer@ci.wilsonville.or.us
1/17/2020	INT. PARTY	LET'S TALK, WILSONVILLE!	Interested	Party	Wilsonville	OR	97070 mayragalvez@me.com
1/17/2020	INT. PARTY	LET'S TALK, WILSONVILLE!	Interested	Party	Wilsonville	OR	97070 trishbinder@yahoo.com
1/17/2020	INT. PARTY	LET'S TALK, WILSONVILLE!	Interested	Party	Wilsonville	OR	97070 lahla1@hotmail.com
1/17/2020	INT. PARTY	LET'S TALK, WILSONVILLE!	Interested	Party	Wilsonville	OR	97070 Saxyajzmar23@hotmail.com
1/17/2020	INT. PARTY	LET'S TALK, WILSONVILLE!	Interested	Party	Wilsonville	OR	97070 rdeevb@hotmail.com
1/17/2020	INT. PARTY	LET'S TALK, WILSONVILLE!	Interested	Party	Wilsonville	OR	97070 darkdelite@gmail.com
1/17/2020	INT. PARTY	LET'S TALK, WILSONVILLE!	Interested	Party	Wilsonville	OR	97070 soigenfric@ci.wilsonville.or.us
1/17/2020	INT. PARTY	LET'S TALK, WILSONVILLE!	Interested	Party	Wilsonville	OR	97070 timfarrell@gmail.com
8/19/2019	INT. PARTY	LOCAL ONGS FOCUS GROUP	JARETT	GILBERT			815.238.0828@hawaii.edu
8/19/2019	INT. PARTY	LOCAL ONGS FOCUS GROUP	KIERSTEN	KANE			Home@hawaii.edu
8/19/2019	INT. PARTY	LOCAL ONGS FOCUS GROUP	KJ	LEWIS			Home@hawaii.edu
8/19/2019	INT. PARTY	LOCAL ONGS FOCUS GROUP	DAVID	LEWIS			Home@hawaii.edu
8/19/2019	INT. PARTY	LOCAL ONGS FOCUS GROUP	DAVID	LEWIS			Home@hawaii.edu
8/19/2019	INT. PARTY	LOCAL ONGS FOCUS GROUP	BRIANNA	WILLIAMSON	OREGON CITY	OR	97045 bwilliamson@okc.com
7/15/2019	STAFF	STAFF	MIRANDA	BATESCHELL	WILSONVILLE	OR	97070 bateschell@ci.wilsonville.or.us
7/15/2019	STAFF	STAFF	TAMI	BERGERON	WILSONVILLE	OR	97070 tbergeron@ci.wilsonville.or.us
7/15/2019	STAFF	STAFF	DANIEL	PAULY	WILSONVILLE	OR	97070 dpauly@ci.wilsonville.or.us
7/15/2019	STAFF	STAFF	KIMBERLY	RYBOLD	WILSONVILLE	OR	97070 krybold@ci.wilsonville.or.us
7/17/2019	INT. PARTY	TF MEETING RZ	SUZANNE	ADAMS	WILSONVILLE	OR	97070 sadams@ci.wilsonville.or.us
1/15/2020	INT. PARTY	WEBITE	SUE	BECK-FERKISS	FORT COLLINS	CO	80522 sbekkerkiss@fcgov.com
9/5/2019	INT. PARTY	WEBITE	ROSANNE	CASE	WILSONVILLE	OR	97070 rosanne.case@gmail.com
9/9/2019	INT. PARTY	WEBITE	MIKE	WALSH	WILSONVILLE	OR	97070 alimawalsh@comcast.net
10/14/2019	Planning Com		AARON	WOODS	WILSONVILLE	OR	aaronwoods@frontier.com
10/14/2019	Planning Com		KAMRAN	MESBAH	WILSONVILLE	OR	kamranmesbah@hotmail.com
10/14/2019	Planning Com		PHYLLIS	MILLAN	WILSONVILLE	OR	phyllismkay@frontier.com
10/14/2019	Planning Com		RON	HEBERLEIN	WILSONVILLE	OR	ronheberlein@gmail.com
10/14/2019	Planning Com		JERRY	GREENFIELD	WILSONVILLE	OR	jsr@greenfield@gmail.com
10/14/2019	Planning Com		JENNIFER	WILLARD	WILSONVILLE	OR	willardjenifer@icloud.com
4/9/2020	INT. PARTY	WEBITE	JEANNA	NIXON	FORT COLLINS	CO	80521 jimnixon@housingsatbst.com

Name	Company	Address	City	State	Zip
James Clark	BPA, Realty Department	2715 Tepper Lane	Keizer	OR	97303
City Planner	Chamber of Commerce	8565 SW Salish Lane	Wilsonville	OR	97070
Planning Director	City of Canby	PO BOX 930	Canby	OR	97013
Aquilla Hurd-Ravich	City of Sherwood	22560 SW Pine Street	Sherwood	OR	97140
Planning Director	City of Tualatin	18880 SW Martinazzi Avenue	Tualatin	OR	97062
Diane Taniguchi-Dennis	Clackamas Co. Transportation & Development	150 Beaver creek Road	Oregon City	OR	97045
Construction Administrator	Clean Water Services	2550 SW Hillsboro Hwy.	Hillsboro	OR	97123
John Lilly	Columbia Cable of Oregon	14200 SW Brigadoon Ct.	Beaverton	OR	97005
Assoc. Dir. of Gov. & Builder Rel.	Department of Corrections	2575 Center Street NE	Salem	OR	97310
Gov. & Political Rel. Coord.	Department of State Lands	775 Summer Street, NE	Salem	OR	97301-1279
Land Use Contact, Planning Dept.	Home Builders Associations	15555 SW Bangy Road, Suite 301	Lake Oswego	OR	97035
Nina Carlson	Home Builders Associations	15555 SW Bangy Road, Suite 301	Lake Oswego	OR	97035
Bill Ferber, Region Manager	Metro	600 NE Grand Avenue	Portland	OR	97232
Service & Design Project Mgr.	NW Natural Gas	220 NW 2 <sup>nd</sup> Avenue	Portland	OR	97209
Steve Hursh	Oregon Dept of Environ Quality	700 NE Multnomah Street, Suite 600	Portland	OR	97232
	Oregon Water Resources Department	725 Summer Street, NE, Suite A	Salem	OR	97301
	Portland General Electric	9480 SW Boeckman Road	Wilsonville	OR	97070
	Portland General Electric	2213 SW 153rd Dr	Beaverton	OR	97006



John Olivares, Operations Mgr	Republic Services of CLACK & WA Co's.	1295 SW Ridder Rd	Wilsonville	OR	97070
Ben Baldwin	Sherwood School Dist Admin Office	23295 SW Main Street	Sherwood	OR	97140
	Tri-Met Project Planning Dept	4012 SE 17th Avenue	Portland	OR	97202
	Tualatin Valley Fire and Rescue	29875 SW Kinsman Road	Wilsonville	OR	97070
	Tualatin Valley Fire and Rescue	8445 SW Elligsen Road	Wilsonville	OR	97070
	Tualatin Valley Water District	1850 SW 170 <sup>th</sup> Ave.	Beaverton	OR	97005-4211
Frank Lonergan	United Disposal Services	10295 SW Ridder Road	Wilsonville	OR	97070
Dr. Kathy Ludwig	West Linn/Wilsonville School District 3JT	22210 SW Stafford Rd.	Tualatin	OR	97062
Tim Woodley	West Linn/Wilsonville School District 3JT	22210 SW Stafford Rd.	Tualatin	OR	97062

## Bergeron, Tami

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**From:** Muldoon, Molly  
**Sent:** Tuesday, April 28, 2020 3:37 PM  
**To:** Bergeron, Tami  
**Subject:** Re: Postings?

I'm posting all the ones I have room for! We don't have a ton of glass space near the front but I'm doing my best!

---

**From:** Bergeron, Tami  
**Sent:** Tuesday, April 28, 2020 3:35:19 PM  
**To:** Hernandez, Brittany; Muldoon, Molly  
**Subject:** Postings?

Are you still posting public notices in your buildings? I know for City Hall, we are posting items on the glass near the front doors.

I will need to send out hearing notices this week. Please let me know.

Thank you both and stay safe!

**Tami Bergeron**  
*Administrative Assistant*  
City of Wilsonville

503.570.1571  
[bergeron@ci.wilsonville.or.us](mailto:bergeron@ci.wilsonville.or.us)  
[www.ci.wilsonville.or.us](http://www.ci.wilsonville.or.us)  
[Facebook.com/CityofWilsonville](https://www.facebook.com/CityofWilsonville)

29799 SW Town Center Loop East, Wilsonville, OR 97070

*Disclosure Notice: Messages to and from this e-mail address may be subject to the Oregon Public Records Law.*

*Despite the public closure of our facilities, the City of Wilsonville remains open for business. We have adjusted operations to efficiently maintain core City services with social distancing guidelines in place. Our goal is to remain responsive to our customers while prioritizing the health and safety of our residents, co-workers and partners in business. Need to meet? Let us know. We are happy to schedule a call or teleconference.*

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## Bergeron, Tami

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**From:** Hernandez, Brittany  
**Sent:** Tuesday, April 28, 2020 4:23 PM  
**To:** Bergeron, Tami  
**Subject:** RE: Postings?

**Follow Up Flag:** Flag for follow up  
**Flag Status:** Flagged

The Community Center isn't posting them anymore, we ran out of room on our glass doors with all of our Covid signs.

Thanks,

**Brittany Hernandez**  
Administrative Assistant II  
Wilsonville Parks and Recreation

503.682.3727  
503.783.7529  
[hernandez@ci.wilsonville.or.us](mailto:hernandez@ci.wilsonville.or.us)  
[WilsonvilleParksandRec.com](http://WilsonvilleParksandRec.com)



Community Center  
7965 SW Wilsonville Road, Wilsonville, OR 97070



*Despite the public closure of our facilities, the City of Wilsonville remains open for business. We have adjusted operations to efficiently maintain core City services with social distancing guidelines in place. Our goal is to remain responsive to our customers while prioritizing the health and safety of our residents, co-workers and partners in business. Need to meet? Let us know. We are happy to schedule a call or teleconference.*

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**From:** Bergeron, Tami <bergeron@ci.wilsonville.or.us>  
**Sent:** Tuesday, April 28, 2020 3:35 PM  
**To:** Hernandez, Brittany <hernandez@ci.wilsonville.or.us>; Muldoon, Molly <muldoon@wilsonvillelibrary.org>  
**Subject:** Postings?

Are you still posting public notices in your buildings? I know for City Hall, we are posting items on the glass near the front doors.

I will need to send out hearing notices this week. Please let me know.

**NOTICE OF A LEGISLATIVE PUBLIC HEARING  
BEFORE THE WILSONVILLE PLANNING COMMISSION:  
EQUITABLE HOUSING STRATEGIC PLAN  
*Plan Estratégico de la Equidad de Vivienda***

**LP20-0002**

**Planning Commission:**

On **Wednesday, May 13, 2020, beginning at 6:00 p.m.**, the Wilsonville Planning Commission will hold a public hearing regarding adoption of the Equitable Housing Strategic Plan (Case File # LP20-0002). The Planning Commission will consider whether to recommend adoption of the Plan to the City Council. No additional mailed notice will be sent to you unless you either:

- Submit testimony or sign in at the Planning Commission hearing, or
- Submit a request, in writing or by telephone, to the Planning Division.

**City Council:**

The Wilsonville City Council is scheduled to hold a public hearing on the proposal on **Monday, June 15, 2020 at 7:00 p.m.** after which it may make the final decision.

The hearings will take place at **Wilsonville City Hall, 29799 SW Town Center Loop East, Wilsonville, Oregon**. A complete copy of the relevant file information, including the staff report, findings, and recommendations will be available for viewing seven days prior to each public hearing at Wilsonville City Hall, at the Wilsonville Public Library and on the city's web site.

**Summary of Proposal: Equitable Housing Strategic Plan (Case File # LP20-0002)**

The Equitable Housing Strategic Plan seeks to provide Wilsonville residents and employees housing opportunities for different household compositions, ages, and income ranges. Building on an assessment of demographic trends, housing data, and stakeholder perceptions of housing cost and availability, the Plan identifies gaps that are currently present in Wilsonville's housing market, proposing several actions, both near-term and long-term, to help fill these gaps. The Plan also highlights a variety of funding sources the City could pursue to implement the proposed actions.

**How to Comment**

Written testimony/comments may be submitted by mail or by email to the address shown below, at any time prior to the time of the public hearing or at the public hearing. Testimony may also be given in person at the Public Hearing. For legal purposes, all testimony/comments received prior to or at the public hearing will become part of the record. Written comment/testimony received after the public hearing has closed cannot be considered.

Email is best and particularly strongly encouraged during the COVID-19 outbreak. Comments can be emailed to the project manager, Kimberly Rybold, AICP, at [rybold@ci.wilsonville.or.us](mailto:rybold@ci.wilsonville.or.us). If email is not possible, comments can be mailed to: Planning Division, Attn: Kimberly Rybold, AICP, 29799 SW Town Center Loop East, Wilsonville, OR 97070 or delivered in person 8:00 a.m. to 5:00 p.m. Mon-Fri at the address above. Timing of submittal of mailed or hand-delivered comments should allow adequate time for precautionary sanitizing and quarantine procedures which, at the time of publishing this notice, is 3 days. To have your written comments or testimony distributed to the Planning Commission before the meeting, it must be received by 2 pm on **May 12, 2020**.

**How might the COVID-19 Outbreak impact the public hearing?**

Social distancing measures will be in place at all upcoming public hearings for the safety of residents, applicants, and City staff. Staff will be present to assist members of the public wishing to participate in the hearing. If you plan to participate in person at the public hearing please contact City staff as soon as possible, preferably before 10 a.m. the day of the hearing, to discuss details of distancing protocols and any potential to participate remotely via phone or video conference. Due to the COVID-19 outbreak, it may be necessary, with little advance notice, to postpone or continue the hearing to a future date certain. Information will be posted on the City's website at [www.ci.wilsonville.or.us/meetings](http://www.ci.wilsonville.or.us/meetings) (search for the meeting date) or is available by contacting Kimberly Rybold, AICP, at [rybold@ci.wilsonville.or.us](mailto:rybold@ci.wilsonville.or.us) or (503) 682-4960. Any person who has previously communicated with City staff regarding testifying at the hearing will be notified of the postponement.

Copies of the full draft plan are available from the Wilsonville Planning Division at the above address or online at [www.ci.wilsonville.or.us/housing](http://www.ci.wilsonville.or.us/housing).

*Note: Assistive Listening Devices (ALD) are available for persons with impaired hearing and can be scheduled for this meeting. The City will also endeavor to provide qualified sign language interpreters and/or bilingual interpreters, without cost, if requested at least 48 hours prior to the meeting. To obtain such services, please call Tami Bergeron, Planning Administrative Assistant at (503) 682-4960. **La Ciudad también ofrecerá intérpretes calificados de lenguaje de señas y / o intérpretes bilingües calificados, sin costo, si se solicita al menos 48 horas antes de la reunión o para el lunes 11 de Mayo de 2020. Para obtener dichos servicios, llame a Tami Bergeron, Asistente Administrativa al (503) 682-4960.***



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 E-mail: legals@commnewspapers.com

**AFFIDAVIT OF PUBLICATION**

State of Oregon, County of Clackamas, SS I, Charlotte Allsop, being the first duly sworn, depose and say that I am the Accounting Manager of the **Wilsonville Spokesman**, a newspaper of general circulation, serving Wilsonville in the aforesaid county and state, as defined by ORS 193.010 and 193.020, that

**City of Wilsonville**  
**LP20-0002 Planning Commission: Wednesday, May 13, 2020, beginning at 6:00 p.m.**

**Ad#: 162063**

A copy of which is hereto annexed, was published in the entire issue of said newspaper(s) for 1 week(s) in the following issue(s):  
**04/22/2020**

*Charlotte Allsop*

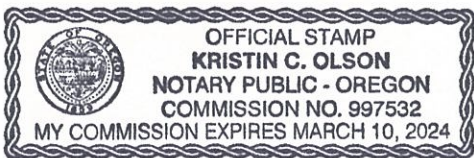
Charlotte Allsop (Accounting Manager)

Subscribed and sworn to before me this 04/22/2020.

*Kristin C. Olson*

NOTARY PUBLIC FOR OREGON

Acct #: 108863  
**Attn: Tami Bergeron**  
 WILSONVILLE, CITY OF  
 29799 SW TOWN CENTER LOOP E  
 WILSONVILLE, OR 97070



**NOTICE OF A LEGISLATIVE PUBLIC HEARING  
 BEFORE THE WILSONVILLE PLANNING  
 COMMISSION:  
 EQUITABLE HOUSING STRATEGIC PLAN  
 Plan Estratégico de la Equidad de Vivienda**

**LP20-0002**

**Planning Commission:**

On Wednesday, May 13, 2020, beginning at 6:00 p.m., the Wilsonville Planning Commission will hold a public hearing regarding adoption of the Equitable Housing Strategic Plan (Case File # LP20-0002). The Planning Commission will consider whether to recommend adoption of the Plan to the City Council. No additional mailed notice will be sent to you unless you either:

- Submit testimony or sign in at the Planning Commission hearing, or
- Submit a request, in writing or by telephone, to the Planning Division.

**City Council:**

The Wilsonville City Council is scheduled to hold a public hearing on the proposal on **Monday, June 15, 2020 at 7:00 p.m.** after which it may make the final decision.

The hearings will take place at **Wilsonville City Hall, 29799 SW Town Center Loop East, Wilsonville, Oregon**. A complete copy of the relevant file information, including the staff report, findings, and recommendations will be available for viewing seven days prior to each public hearing at Wilsonville City Hall, at the Wilsonville Public Library and on the city's web site.

**Summary of Proposal: Equitable Housing Strategic Plan (Case File # LP20-0002)**

The Equitable Housing Strategic Plan seeks to provide Wilsonville residents and employees housing opportunities for different household compositions, ages, and income ranges. Building on an assessment of demographic trends, housing data, and stakeholder perceptions of housing cost and availability, the Plan identifies gaps that are currently present in Wilsonville's housing market, proposing several actions, both near-term and long-term, to help fill these gaps. The Plan also highlights a variety of funding sources the City could pursue to implement the proposed actions.

**How to Comment**

Written testimony/comments may be submitted by mail or by email to the address shown below, at any time prior to the time of the public hearing or at the public hearing. Testimony may also be given in person at the Public Hearing. For legal purposes, all testimony/comments received prior to or at the public hearing will become part of the record. Written comment/testimony received after the public hearing has closed cannot be considered.

**Planning Commission Record Index**  
**Equitable Housing Strategic Plan**  
**LP20-0002**

## City Council Meetings

### **City Council Meetings**

All CC Meeting dates can be accessed here: <https://www.ci.wilsonville.or.us/meetings>

- April 6, 2020 – CC Work Session
- March 2, 2020 – CC Work Session
- October 21, 2019 – CC Work Session
- August 5, 2019 – CC Work Session
- June 3, 2019 – CC Work Session

**Planning Commission Record Index**  
**Equitable Housing Strategic Plan**  
**LP20-0002**

## Focus Group Meetings

- Non-Profit Group Meeting 2019.08.19
- Local Organizations 2019.07.30
- Employer Group Meeting 2019.08.19



# ATTACHMENT B

## City of Wilsonville Equitable Housing Strategy **Stakeholder Engagement Strategy**

This document outlines the approach for how equitable housing stakeholders are informed and engaged in the development and evaluation of alternative implementation approaches to promote equitable housing in the City of Wilsonville.

Sections included herein:

**Why:** purpose and desired outcomes

**Who:** decision-makers and stakeholders

**When:** timeline and milestones

**What:** engagement activities to inform, consult, involve and collaborate with stakeholders

## **Why: Purpose and Desired Outcomes**

### **Purpose**

As housing affordability declines in Wilsonville, community members have expressed concern about being displaced or having to move out of the City in search of more affordable rental and homeownership opportunities elsewhere. An increasing number of community members have testified before the Wilsonville City Council about how the large and sudden rent increases threaten the community members' housing stability.

To address the community's housing needs now and in the future, the City of Wilsonville has identified the need to establish a roadmap toward a more equitable housing system. In the midst of a housing crisis, Wilsonville is poised to design a strategy that expands opportunities and access for more people to enjoy the quality of living in the city.

Over the next year, the City will be working with stakeholders to research and develop an Equitable Housing Strategic Plan that identifies and prioritizes policies and programs to address current needs and gaps in Wilsonville's housing market.

***What is equitable housing?** Generally speaking, equitable housing means more people are able to find a home that meets their needs for location, price, and household needs. Equitable housing aims to ensure all people have housing choices that are diverse, quality, physically accessible, and affordable with access to opportunities, services, and amenities. This broad definition includes choices for homes to buy or rent that are accessible across all ages, abilities, and incomes and convenient to everyday needs, such as transit, schools, childcare, food, and parks. Equitable housing also represents a system that accounts for the needs of households with low income and communities of color, recognizes a history of housing discrimination, and complies with current state and federal fair housing policy.*

# ATTACHMENT B

## Desired Outcomes

Stakeholders will be involved in defining the gaps and opportunities for equitable housing development, building community understanding of the housing system in Wilsonville, and shaping the way the city will go about expanding housing choices through new policies and investments. The team will use the information gleaned from the stakeholder engagement, along with technical analysis to:

1. Define / confirm challenges and needs for housing Wilsonville's future,
2. Identify tools and programs that could provide more equitable access to housing in Wilsonville,
3. Collaboratively build an implementation strategy toward that end.

## A. PRIOR COMMUNITY INVOLVEMENT THAT WILL INFORM THIS PROJECT

Through recent planning efforts and public processes, the City of Wilsonville identified the need to review the City's offerings for housing choice. This engagement strategy is informed by these findings and input, including data points such as the City's bi-annual Community Survey, the annual Housing Report and the Town Center planning process.

The City's 2018 Community Survey concluded that only 38% of residents rated the availability of affordable quality housing as excellent or good. This is an improvement over 2016, where only 22% of residents rated the availability of affordable quality housing as excellent or good, but is still lower than previous surveys in 2012 and 2014, where 47% of the households surveyed felt Wilsonville had excellent or good availability of affordable quality housing. Housing and affordability was the second most frequently mentioned priority after traffic and roads.

The 2018 Housing Report also suggests that housing costs in Wilsonville are becoming harder to sustain for many residents. The median sale price of a home in 2018 was approximately \$446,700, costing approximately 31% more than what a household making the median household income can afford. Additionally, the current median rent price for multifamily housing is 23% higher than what is affordable to a household making the median household income for renters in Wilsonville. Given this, many renter households are cost-burdened (housing costs more than 30% of income) by housing expenses.

During the Town Center planning process (2017-2018), housing was frequently a topic of conversation and public comment. The Town Center Task Force acknowledged a strong desire for improving transit services and providing more housing in Town Center, and discussed whether the City can offer subsidies for creating or offering affordable housing. The Task Force acknowledged that these are policy questions for the City to explore. At project open houses, design workshops, and in surveys, housing was frequently mentioned as a possible use, providing a greater mix of uses and possibly providing opportunities for affordable housing construction.

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## **B. CITY POLICY ON PUBLIC INVOLVEMENT AND EQUITY**

Wilsonville’s Planning Commission, made up of people with diverse interests in the community, fulfills the role as the city’s official Committee for Citizen Involvement (CCI). The CCI frequently conducts work sessions and other informal public meetings that are deliberately intended to encourage an exchange of ideas and opinions without the formality of public hearings.

The City encourages citizen involvement, as highlighted in the Citizen Involvement chapter of the City’s Comprehensive Plan.

“The City has long recognized the importance of citizen involvement and understanding in government decisions. In support of past involvement activities and to guide future citizen involvement, the following goals, policies, and implementation measures are established.

...

GOAL 1.1 To encourage and provide means for interested parties to be involved in land use planning processes, on individual cases and City-wide programs and policies.

Policy 1.1.1 The City of Wilsonville shall provide opportunities for a wide range of public involvement in City planning programs and processes.

...

GOAL 1.2: For Wilsonville to have an interested, informed, and involved citizenry.

Policy 1.2.1 The City of Wilsonville shall provide user-friendly information to assist the public in participating in City planning programs and processes.”

## **Who: Stakeholders and Decision-makers**

### **PRELIMINARY LIST OF STAKEHOLDERS**

The project team has identified an initial list of organizations and individual stakeholders for equitable housing. In developing the list, the team put thought into who is responsible for the City’s housing policy, who will make decisions, who are the partners, who will be impacted by the projects’ outcomes, who could benefit from an equitable approach to housing development, and who would be likely Wilsonville residents of the future. The list that follows is an initial assessment and is expected to change and grow as the project rolls out.

#### **City of Wilsonville officials and staff**

- Wilsonville City Council
- Wilsonville Planning Commission
- Wilsonville Inter-department staff [including but not limited to Community Development, Library, Public Safety Economic Development, Transit]

# ATTACHMENT B

## **Implementation partners (public)**

- Clackamas County: Housing Authority, Urban Renewal Agency, Health and Human Services
- State of Oregon: Housing and Community Services
- West Linn-Wilsonville School District: homeless family services, Head Start parent group (as available)
- Metro Planning and Development / grant administrator

## **Housing, service, and equity experts**

- Wilsonville Community Sharing
- Medical community, including Kaiser
- Non-profit housing and development interests: Northwest Housing Alternatives, REACH, Proud Ground, Farmworker Housing Development Center, Bienestar, CPAH, Portland Housing Center
- For-profit development interest (active in Wilsonville): Lemar, Polygon, West Hills, Stafford Land Group, ROIC, Center Cal, Homebuilders Association
- Other for-profit housing development interests: Tokola, Capstone, Holland Partner Group, Board of Realtors (homebuying program), realtors / brokers serving communities of color in Clackamas

## **Community experts and other stakeholders**

- Citizens Academy graduates, members of City boards/commissions, civic organizations
- Current residents: Wilsonville Community Seniors, owners of existing market-provided affordable housing or mobile home parks, Villebois neighbors, Autumn Park Apartments, homeowners associations
- Educational institutions: Oregon Institute of Technology, Clackamas Community College
- Employers (large): FLIR, Mentor, DW Fritz, Xerox, Coca Cola, Coffee Creek, Costco, Target, Fred Meyer, Pacific Foods, SSE, Sysco, Rockwell Collins, Rite Aid
- Business interests: Wilsonville Chamber of Commerce, local and/or small businesses

## **DECISION-MAKING FRAMEWORK**

Developing, coordinating, and integrating the various equitable housing strategy elements requires a decision-making process to address the spectrum of direct stakeholders. The City must also chart an efficient project plan, scaled to the level of impact that implementation of the Strategic Plan could have on the City as a whole. This engagement strategy has been crafted to meet the project's work schedule, possible implementation tools, and specific stakeholder interests and concerns. In addition to stakeholder feedback, the consultant team will obtain information from market research, existing policies and plans, project team and task force expertise, staff and partners who have roles in implementing policies, and technical analysis. Ultimately, the proposed implementation strategies will be presented to Planning Commission for their recommendations and City Council for their consideration of adoption.

# ATTACHMENT B

## ROLES AND RESPONSIBILITIES

### **Wilsonville City Council**

The City Council commissioned the Equitable Housing Strategic Plan. Throughout the planning process, City Council will continue to provide leadership, project oversight, and policy direction. A summary of stakeholders' ideas, feedback, input, and opinions about the potential implementation strategies will be disseminated to the Council for their deliberation. The City Council holds final decision-making authority to steer policy development and adopt the equitable housing strategy.

### **Planning Commission**

Throughout development of Strategic Plan, the Planning Commission will be briefed on the process and progress and will provide guidance as to how well the potential implementation strategies address Comprehensive Plan policy (as applicable), respond to the Housing Needs Assessment, and otherwise integrate community planning needs into the implementation strategy. In their role as Wilsonville's CCI, the Planning Commission will provide a venue through which stakeholder experiences and input can be shared. During the adoption process, the Planning Commission will be consulted on the draft Equitable Housing Strategic Plan and it is expected they will provide recommendations to City Council.

### **Equitable Housing Task Force**

The Equitable Housing Task Force is charged with providing local knowledge, advice on how to incorporate equity considerations into the process, and housing development expertise to support the City of Wilsonville and its consultants as they analyze conditions and evaluate implementation strategies for expanding housing access and options. The Task Force will bring knowledge, ideas, insights, and innovative thinking to surface the most promising and feasible policy and programmatic options that best serve Wilsonville's equitable housing objectives. While consensus is desirable, it is not the goal of the Task Force. The work of the Task Force will be integrated into development of the implementation strategies. (Refer to the attached Task Force Charter for additional details.)

### **Stakeholders and community members**

Stakeholders and community members will provide input on current concerns, ideas for a better system, guidance in formulating implementation strategies, and their opinions and preferences for implementation strategies (refer to preliminary list of stakeholders). This information will impact development of implementation tools and strategies and will be provided to City Council for their deliberations on the best path forward. The staff/consultant team will provide meaningful stakeholder engagement and will work with stakeholders to make available fair and equitable opportunities to voice needs and opinions for the future of equitable housing development in Wilsonville. The staff/consultant team will work to encourage participation of typically underrepresented and underserved community members who have the potential to benefit or be burdened by the new housing strategy.

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## Staff/Consultant Team

The staff/consultant team will be responsible for technical research and analysis, convening and facilitating stakeholder dialogue, developing implementation strategies, and presenting recommendations to decision-makers. With the help of the Task Force, the team will also help ensure that the implementation strategy is workable in practice and reflects the community's interests.

## When: Timeline and Milestones

Implementation of the Community Engagement Strategy will begin in spring 2019 and continue through presentation of recommendations to Planning Commission and City Council in spring 2020. Engagement activities are anticipated to take place July 2019 through January 2020.

The project timeline has been constructed to allow enough time for public input into the process, being mindful of the scale of the effort and growing needs to implement equitable housing development. Research on potential implementation strategies will be built on information gathered from recent public processes and prior plans. A series of stakeholder conversations and meetings will take place in three phases:

- **Phase 1 Market Research and Policy Objectives** | Spring 2019 - Summer 2019  
*Focus for engagement:* obtain information from stakeholders about concerns with the current state of housing choice and ability to develop equitable housing in Wilsonville; set policy objectives / measurements of success with City leadership
- **Phase 2 Exploration and Research** | Summer 2019 - Fall 2019  
*Focus for engagement:* communicate conditions findings and seek leadership and guidance from stakeholders on how to strategically address community-identified issues and understand community perspectives on the realm of options for equitable housing development
- **Phase 3 Strategy Development and Evaluation** | Fall 2019 - Winter 2020  
*Focus for engagement:* Discuss feasibility and desirability of potential implementation strategies, assess tools and strategies against policy objectives, weigh in on draft Strategic Plan

## What: Involvement Activities

Specific engagement activities and outreach efforts will include a range of techniques to determine the values and needs of employers, prospective residents, and other community members, and test alternative solutions. The process is anticipated to include one-on-one interactions, small group meetings, up-to-date website content, and timely communications through existing City channels. Furthermore, the involvement efforts will continue to build long-lasting stakeholder relationships that will expand access and development of equitable housing.

# ATTACHMENT B

INVOLVE AND COLLABORATE	Stakeholders engaged (primary focus)				Assumptions
	Decision makers	Implement partners	Housing service equity	Community experts	
<p><b>Stakeholder interviews.</b> One-on-one meetings with stakeholders who will be key to development and implementation of the equitable housing strategy. Develop an understanding of the existing conditions, stakeholder experiences with the current housing system in Wilsonville, and ideas for expanding housing choice</p>		X	X	X	<p>Consultants: draft approach, conduct 10-12 interviews, prepare high-level summary for inclusion in deliverables and communications, debrief meeting or call with City</p> <p>City: identify interviewees, refine questions, make introductions, conduct additional interviews beyond Consultant team scope, as needed</p>
<p><b>Task Force:</b> A panel, made up of representatives from equitable housing development stakeholders, will be invited to participate in facilitated conversations to provide expert advice on policy options</p>		X	X	X	<p>Consultant: draft agendas, facilitate meetings, review and refines summaries</p> <p>City: establish/invite and coordinate participation; reserve meeting location/set up; finalize agendas, prepare meeting summaries</p>
<p><b>Internal involvement.</b> Briefings and work sessions with internal City stakeholders to develop implementation strategies.</p>		X	X		<p>City organizes, manages, and facilitates internal work sessions; communicates outcomes to consultant</p>
<p><b>Discussion groups:</b> Stakeholders who are not being reached through other methods can be elevated for participation in topical discussion groups, to hear lived experiences and surface needs that are not currently being met within Wilsonville. Likely to include with employers and others who represent prospective residents of Wilsonville, for whom equitable housing would be developed</p>		X		X	<p>Consultants: draft approach, draft invitation email, conduct 3 discussion groups, prepare high-level summary for inclusion in deliverables and communications, debrief meeting or call with City</p> <p>City: assist in identifying participants for each of 3 groups, refine discussion questions, send/manage invites, reserve rooms / set up</p>
<p><b>Online community survey.</b> Questionnaire to inform and involve a broader group of Wilsonville stakeholders as options for implementation strategies are being developed</p>				X	<p>Consultant: reviews and refines questions, analysis / interpretation of city-implemented survey</p> <p>City: draft survey, administer survey tool and outreach</p>
<p><b>Briefings.</b> Information and discussions at key milestones to share stakeholder input and gain advice and direction</p>	X				<p>Consultant: scoped to present at 3 PC and 3 CC meetings, some of which may be briefings, materials used will be prepared for other deliverables</p> <p>City manages and conducts briefings</p>

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## CONSULT

Activity	Stakeholders engaged (primary focus)				Assumptions
	Decision makers	Implement partners	Housing service equity	Community experts	
<b>Presentations.</b> Presentations and solicitation of input and ideas from stakeholder organizations		X	X	X	City: organize, manage, and facilitate any stakeholder presentations (outside of consultant’s scoped TF, PC, and CC); communicate outcomes to consultants
<b>Partnering</b> with other related outreach efforts to inform of findings and consult on possible implementation strategies		X	X	X	City: organize, manage, and facilitate any tabling or other community outreach; communicate outcomes to consultants

## INFORM

Activity	Stakeholders engaged (primary focus)				Assumptions
	Decision makers	Implement partners	Housing service equity	Community experts	
<b>Information dissemination: materials and webpage.</b> City webpage with general project information, public input summaries, draft documents, housing resources, links to related sites, online feedback mechanism; informational handouts as needed to support stakeholder meetings	X		X	X	City: create and maintain project page on their web Consultants: provide content at key milestones/ deliverables prepared for other tasks (as needed)
<b>Stakeholder mailing list.</b> Develop and maintain a stakeholder contact list to help apprise affected and interested parties of progress, timelines and opportunities for involvement		X	X	X	City: develop method, create, and maintain
<b>Community organization announcements.</b> News and updates shared through organizations		X	X	X	City: create and manage
<b>Press releases.</b> Social media posts or other City-sponsored media notification				X	City: manage, as per City policy and protocols



# ATTACHMENT B

## City of Wilsonville Equitable Housing Strategic Plan Task Force Charter

DATE:  
July 2019

CHARTERED BY:  
City of Wilsonville

PROJECT MANAGER:  
**Kim Rybold**  
City of Wilsonville Planning Division

### PURPOSE

The Wilsonville Equitable Housing Task Force is charged with providing local knowledge, advice on how to incorporate equity considerations into the process, and housing development expertise to support the City of Wilsonville and its consultants as they analyze conditions and evaluate implementation strategies for expanding housing access and options. The Task Force will bring knowledge, ideas, insights, and innovative thinking to surface the most promising and feasible policy and programmatic options that best serve Wilsonville's equitable housing objectives. While consensus is desirable, it is not the goal of the Task Force. The work of the Task Force will be integrated into development of the implementation tools and programs.

### ANTICIPATED OUTCOMES

Staff will share the issues, concerns, and ideas that emerge from the task force with the Planning Commission and City Council and include findings in the project documentation. Some items that emerge will require formal deliberation and decision; other items will be incorporated into the technical study and coordinated with project partners.

### ANTICIPATED SCHEDULE (TENTATIVE)

The Task Force will meet three times over the course of the project, with the first meeting anticipated in July 2019. Once the Task Force is established, the staff/consultant team will work with members to identify mutually agreeable dates and times of meetings.

- **Meeting no.1** (July 2019): Review policy objectives, discuss market report, hear about concerns and needs for equitable housing in Wilsonville, provide feedback and ideas on policy objectives and potential strategies for technical analysis
- **Meeting no.2** (September 2019): Hear lived experiences, ideas, and issues discovered through the stakeholder engagement process and discuss potential strategies that respond to community needs and gaps in the housing system; assess how well the strategies will meet the stated objectives and highlight the strategies that appear to be most promising and feasible for Wilsonville
- **Meeting no.3** (late 2019/early 2020): Review policies and programs prioritized by Wilsonville City Council and stakeholders; evaluate implementation strategies for feasibility and desirability, provide feedback and input into how to make tools and strategies most effective for realizing near-term equitable housing development, weigh in on draft plan

# ATTACHMENT B

## ROLES AND RESPONSIBILITIES

### Task Force Members

- Task Force members will analyze, discuss, and consider a range of viewpoints, community goals, legal and financial parameters, and solutions for addressing equity concerns and lived experiences. They will ensure the community's ideas and interests in equitable housing are sought and used in drafting the strategic plan.
- Serve as a sounding board so that a variety of viewpoints, information, and thinking goes into formulating the implementation strategies. Engage in open and constructive dialogue to ensure that potential solutions are well-tested and that diverging opinions are aired, discussed and documented.
- Review background materials to understand the issues at hand and to gain familiarity with equity in the context of Wilsonville's current and prospective residents. Come prepared to each meeting to discuss the agenda items and materials.
- Support formulation of the Equitable Housing Strategic Plan and subsequent forwarding to Planning Commission for recommendation and City Council adoption process.

### Staff / Consultant Team

- Wilsonville Planning staff will convene the Task Force. Meetings will be facilitated by the city's consultant. The staff/consultant team is responsible for ensuring ideas and comments coming from the Task Force are heard, communicated, and considered in the technical work.
- Team will prepare and distribute agendas and materials in advance of each meeting. Staff will be responsible for communicating with Task Force members between meetings and preparing meeting summaries.
- The team will manage the process for the good of the community as a whole and will respect volunteers' time

## TASK FORCE MEMBERS

Membership of the Task Force is deliberately focused on specific skills and experience in affordable housing, services to underrepresented and underserved community members, housing development and construction, business and industry, representatives for prospective tenants, potential funders, and community-based organizations; the ability to draw upon the feedback and experiences of a larger constituency regarding perspectives on the topic, and agencies that will be most directly affected by the outcomes of the strategic plan.

- Bryse Bishoff, Talent Recruiter & Supervisor of Recruitment Operations, DW Fritz Automation, Inc.
- John Cronkite, Resident, realtor
- Paul Diller, Resident, law professor
- Devin Ellin, Senior Housing Developer, Housing Authority of Clackamas County
- John Ginsburg, Director of Student Life & Title IX Coordinator, Clackamas Community College
- Roseann Johnson, Asst. Director of Government Affairs, Home Builders Association of Metro Portland
- Rudy Kadlub, CEO, Costa Pacific Communities
- Marylee King, Resident, former Program Director of the MacDonald Center in Portland
- Kamran Mesbah, City of Wilsonville Planning Commissioner
- Taft Mitchell, Board Chair, Wilsonville Community Sharing
- Iona Musgung, Student Life Coordinator, Oregon Institute of Technology/OregonTech
- Kevin Ferrasci O'Malley, CEO, Wilsonville Chamber of Commerce
- Craig Porter, Resident, real estate developer and lender
- Bill Van Vliet, Executive Director, Network for Oregon Affordable Housing
- Rebecca Small, Regional Planner, Metro regional government
- Ben West, City of Wilsonville City Councilor
- Liz Winchester, Asset Manager, Northwest Housing Alternatives

**Focus Group Summary  
Wilsonville Equitable Housing Plan  
Nonprofit Affordable Housing Providers  
ECONorthwest, 8/29/19**

**Key Ideas**

- Wilsonville has a strong and positive history of working with affordable housing developers in the past. What will the future bring?
  - Made land available
  - Championed projects
  - Clear path to tax exemption (one of two cities in Clackamas County to do this)
- A city's advocacy and support for affordable housing is key in making a project work. Projects need champions on city council, the planning commission and among city staff. All organizations stressed the need for this commitment.
  - Attend neighborhood meetings and support project
  - Problem-solving with the development review process, if needed.
- Opportunity coming up fall 2019: Housing Authority of Clackamas County to issue RFP for \$20M to \$30M in Metro Bond funding.
  - One of two RFPs to be issued—next in 2 – 3 years—likely \$10M to \$15 M
- To make property near WES station viable:
  - Commitment by City Council and champions on council and staff
  - Clear path to rezoning land
  - Free land; make site issues/development constraints known
  - Clear statement of type of housing city wants to see on site—principal goals for the project. Avoid layering too many constraints—that is, don't ask for a unicorn.
- Homeownership: About \$100,000 to \$120,000 in subsidy needed to build new home affordable at 60% to 80% AMI; If purchasing existing home, need about 20% of value of home. Subsidy = land, permit fee/SDC waivers, outright subsidy, etc.
- Like being consulted early in process. Happy to share expertise, knowledge---can even bring development team to talk about ideas for potential sites.
- Arrange tour by City Council and Planning Commission of existing subsidized housing owned by Catholic Charities and Northwest Housing Alternatives---education is key.

**Present**

**Five organizations participated**

- CASA of Oregon
- Proud Ground
- Housing Authority of Clackamas County
- Northwest Housing Alternatives
- Catholic Charities/Caritas

**Team**

- Kim Rybold, Senior Planner, City of Wilsonville
- Andrée Tremoulet, Commonworks Consulting

## Notes

[items in brackets are Andrée's interpretive comments and not language participants used]

### **Lack of community voice in process was pointed out.**

#### **Projects in Wilsonville**—[Some of this is from online data search prior to Work Group meeting]

- Proud Ground: No land trust homes in Wilsonville, 48 in Clackamas County
- Caritas:
  - Rain Garden, 30 units, behavioral health units---referrals by Cascadia Behavioral Healthcare or Clackamas County Behavioral Health Division. 0 BR efficiencies. Rents 0 to under \$500, 29197 SW Orleans Ave. Initially, there were some internal management challenges with MH population. Cascadia has moved an office there and that has improved things a lot.
  - Renaissance Court, 21 units, 1 BR, rents 0 - \$566. 11520 SW Zurich
- NHA: Been a while
  - The Charleston Apartments in Villebois: 11609 SW Toulouse
  - Creekside Woods: seniors 62+. Eligibility is based on annual income, downtown, sky bridge to community center, 7825 SW Wilsonville Rd.
  - Autumn Park Apartments, Family housing, one, two and three bedroom apartments, 10900 SW Wilsonville Rd
- HACC: no units, has vouchers
- CASA: No farmworker or Resident-Owned manufactured housing communities (ROCs) in Wilsonville
  - Two ROCs in Clackamas County, including largest in state at 142 spaces

#### **Wilsonville praised for support on past projects**

- Advocacy on city council, esp. for Creekside Woods
- Discounted/free land
- Clear path to full tax exemption that did not require sign-off by Clackamas County. Only other city to have this worked out is Milwaukie
- Obligations through state to developer (Costa Development) due to it being prior location of state mental health hospital
- No one felt that they would not work there again, given the opportunity

#### **Challenges of Special Needs Housing in Wilsonville**

- Service providers not local; sometimes clients in Wilsonville do not get same level of attention as other places. Cascadia Behavioral Health recently opened office space in Rain Garden
- While integration of populations is often desirable, lack of a critical mass of special needs residents can lead to service challenges

#### **What makes working in a jurisdiction appealing to nonprofit developers?**

- Champions---both on City Council (Planning Commission if relevant) and internally with staff. Makes it easier to work through challenges that will arise.
  - Show up and support project at neighborhood meetings
  - Deal with NIMBYism
- Land availability
  - Discounted or free land

- Management of taxes
- Assistance with/waiver of development fees/SDCs
- Investments to reduce gap
  - Construction excise tax
  - Metro Bond financing
- Planning/Land Use
  - Accelerated process/expediter
  - One point of contact
  - Predictability
  - Parallel tracks for design review and zoning changes to accelerate schedule
- City taking ownership of new infrastructure (so that private parties do not have to maintain)
- **[Confidential]** Possibility of local utility providing reduced water and sewer rates for new subsidized or bond-funded projects was reported by one focus group participant

#### **Permanently Affordable Homeownership: Proud Ground**

- Investment needed to create new condos affordable to households earning 60 to 80% AMI (new development) = about \$100,000 to \$120,000 per unit
- Investment needed to help homebuyer purchase existing home: about 20% of value of home typically needed.
  - This Down Payment Assistance model is the quickest way to get affordable homebuyer opportunities.
- Staff, when asked, noted interest in affordable homeownership among Wilsonville city council members.

#### **Advice on Site Near WES station: Making it available as affordable housing**

- Discounted/free land
- Be clear about development goals for the site: What do you want to see?
  - Prioritize; don't layer on requirements and ask for the Unicorn Building
- Be champion of whatever proposal is chosen
- Path to zoning change---make it clear.

#### **Available to Advise, Inform/educate, Assist**

- Happy to talk about project concepts early in process
  - Can even bring in construction partners to ballpark figures and discuss site issues
- Happy to provide briefings, tour of properties for City Council, Planning Commission, staff

#### **Use of Metro Housing Bond in Clackamas County**

- Housing Authority of Clackamas County retaining about 55% of bond proceeds for redevelopment of existing public housing sites (e.g., Milwaukie, Oregon City)
- Remaining 45% to be made available through NOFAs
  - Round 1: Fall 2019, \$20 - \$30 M
  - Round 2: In 2021-22, \$10 - \$15 M

**Clackamas County creating a land bank around brownfields, using existing state authorizing statute.**



# EQUITABLE HOUSING STRATEGIC PLAN FOCUS GROUP

MEETING DATE: 8/19/2019

**WELCOME! Please sign in.**

Name	Organization / Affiliation	Email (if you would like to receive project updates)
Kevin Ferrucci D'Malley	Wilsonville Chamber of Commerce	Kevin@WilsonvilleChamber.com
DJ Voigt	Swire Coac-Coa	djvoigt@swirecc.com
Kiersten Kane	Vision Plastics	KKane@visionplastics.com
Jarett Gilbert (for John Gansburg)	Clackamas Comm Coll	jarett.gilbert@clackamas.edu
Michael Weiss	Dealer Spice	mweiss@dealerspice.com
KJ Lewis	Republican Services	kjlewis@republicanservices.com

# Local Organization Community Stakeholders Focus Group

Tuesday, July 30, 2019

10 – 11 AM (Andree and Kim there by 9:45)

Wilsonville City Hall, Arrowhead Creek Conference Room  
29799 SW Town Center Loop E, Wilsonville, OR 97070

*Stakeholders: Organizations providing services to Wilsonville residents*

## **Attending**

- Schools: Jennifer Spencer-Iiams, Assistant superintendent for West Linn-Wilsonville Schools. She had a quote about the benefits of diversity in her signature line. Doctor of Education
- People with barriers to housing: Brianna Williamson, Housing rights and resources program coordinator, part of the supportive housing team of Clackamas County Social Services (possibly referred by Devin Ellin, who was invited but did not respond??)
- Low income residents: Taft Mitchell, Wilsonville Community Sharing

## **Follow-up Phone Interview**

- Older adults with modest incomes: Sadie Wallenberg, MSW, I & R Specialist, Wilsonville Parks and Rec, Senior center connection. Very helpful---suggested additional people to include

## **Did Not Respond** (two contacts)

- Medical community: John Sullivan, Kaiser-Permanente
- Devin Ellin: Clackamas County Community Services (may have referred Brianna)

## **Possible Last-Minute Invitation**

- Lyn Welchel, Heart of the City (referred by Sadie Wallenberg, phone number only)

## Introduction

- Over the next year, the City will be working with stakeholders to research and develop an Equitable Housing Strategic Plan that identifies and prioritizes policies and programs to address current needs and gaps in Wilsonville's housing market.
- There are four types of potential gaps in particular that we would like to explore:
  - housing affordability,
  - unit types (do the types of units match the type of current and future households), and
  - locational issues (access to transportation, needed services and a healthy environment)
  - barriers that make Wilsonville feel like a less welcoming environment, especially to people of color, people whose first language is not English, alt-abled, and other people who may feel that they are not in the majority or mainstream
- How we will use this information: We have "hard data" on housing types and so forth--we want to augment it with info about the lived experience---the people you serve. People will not be quoted directly.
- Timeline
  - Other focus groups and interviews---nonprofit housing developers, for profit developers, major employers, others. Steering Committee, Council presentations
  - Now through April
  - Website—Kim sent in email
- We will wrap up by 11 AM (one hour)

## Intro Questions

- Do you have any questions?
- Introductions: Can you tell us a little bit about your organization, the clients you work with, and how your work intersects with the housing needs of Wilsonville residents?
- When you hear the term "equitable housing," what comes to mind?

## Challenges

- What would a city with equitable housing look like? How is it different from Wilsonville (or other small cities where you work) today? (prompts: affordability, unit types, locational issues, inclusion/exclusion, welcome-ness)
- What's your impression of the state of equitable housing in Wilsonville today [as defined in intro]? (prompts, if needed: quality of existing, is there an abundance/dearth, meeting needs or demands of different people / types of households, etc.)



- What are some of the main concerns you've heard about equitable and/or affordable housing in the City of Wilsonville?
- Who is having a hard time accessing housing in Wilsonville? What are they looking for but cannot find?
- What are some of the biggest gaps in Wilsonville's housing market? What's missing? (prompts: affordability, unit types, locational issues, inclusion/exclusion, welcome-ness)
- What is your impression of how welcome people from non-predominant backgrounds---such as people from other countries and cultures, people with a range of sexual orientations or family types---feel in Wilsonville? Where do the pressures come from, the things that can make life stressful or uncomfortable? Are there subtle or not-so-subtle messages communicating "you are welcome" or "you are not welcome here?" Do people from specific backgrounds tend to live in one area? If so, do you think that this is occurring by choice?

### **Solutions**

- Are there other communities you've worked in or observed that are more successful at delivering housing for different households, incomes, populations..?
- What solutions should we be looking at to deal with challenges or leverage opportunities?
- Who / what organization or type of business is best suited for working on these problems or capturing the emerging opportunities?
- Is there something that the City could do to overcome barriers and challenges, that private industry or nonprofits cannot?
  - What role could the city play in helping make Wilsonville more welcoming to people from a variety of backgrounds?

### **If there's time**

- For some people, staying housed can be a challenge. In your opinion, what kinds of assistance do people need to be housed? Given the kinds of services provided currently in Wilsonville, where are the biggest gaps and what is needed to fill them?
- Do your clients struggle with transportation or the costs of transportation? Do people have to travel long distances from where they live to where they work?
- For schools - How have you seen your students and staff impacted by the local housing market? Questions around transportation costs
- Are there places or groups currently in Wilsonville that work on cultural and other kinds of barriers---like a church that has Spanish services, or a group focused on human rights or immigrant rights or disability access?

- **\*\*Questions about access to opportunities / welcoming-ness of Wilsonville to their employees and/or students, especially equity populations**

### **Wrap-up questions**

- Do you have any concerns about a project like this that we should be aware of? Are there any challenges the project team is likely to encounter (prompts, if needed: public involvement / perception, perceptions of City government, market variables -- rents, land prices, etc., current uses, etc.)?
- Who else should we be talking to? From an equity perspective, what other stakeholders do you think need to be part of the discussion?
- Is there anything else you want to make sure the project team knows about?
- Are you interested in an ongoing role in implementing equitable housing?

This document source:

<https://docs.google.com/document/d/1JtU2ouftkv5r0padym7gslhC7-7n3AmwJMr7AKIKGgM/edit>

Stakeholder List:

<https://docs.google.com/spreadsheets/d/1oI2Uq3DGSNUfe0eECBeDanSiHWZXUwdWub4p40GIXxQ/edit?usp=sharing>

**Focus Group Summary  
Wilsonville Equitable Housing Plan  
Local service providing organizations  
Wilsonville City Hall, 7/30/19**

**Key Ideas**

- Wilsonville’s identity in regional housing market: newer, higher-quality housing, but lack of middle-cost housing. Wilsonville’s subsidized housing perceived as being more desirable and higher quality; long waiting lists
- Who especially needs help with housing in Wilsonville?
  - Single moms
  - Seniors, including those with disabilities, mobility impairments
  - Single working adults with low wage jobs
- Who is not welcome?
  - Homeless (except Bill). Countywide issue. There’s compassion, but few services.
  - People from Middle East/Muslims
- Needed housing types
  - Physically accessible housing, including single story housing, especially lower-cost single-floor triplexes and duplexes and possibly elevatored housing.
  - Houses with basements that can be converted into ADUs
  - Granny flats/ADUs. [Potential barriers---lot coverage issues, HOA rules, practical design concerns--is there really room?]
  - Another mobile home community or two
  - For seniors: roommate matching/home share.
  - Places where people can live for a few months with a private bedroom and bathroom but shared kitchen and living areas [Who is building these in Portland? Would something like this work near the transit center, among other housing types?]
- Observation: Wilsonville seems out of the flow of information/attention from Clackamas County. Need more networking/info sharing about County and other housing resources.

**Present**

Two organizations participated

- Wilsonville Community Sharing and CatalystNW
  - WCS: Food bank, financial and other assistance
  - Catalyst NW: Home repairs for homeowners, at no cost. Mobilizes volunteers. Includes plumbing & electrical. Regional, mostly western part of Portland Metro region. 7 projects completed so far in Wilsonville. Includes mobile home repairs.
- Clackamas County Social Services/housing information and assistance: Countywide help with landlord tenant issues, fair housing, affordable housing needs. Refers to LASO, FHCO (“partnership”). CAT does not help Clackamas County residents unless they are members of CAT.

**Team**

- Kim Rybold, Senior Planner, City of Wilsonville
- Andrée Tremoulet, Commonworks Consulting

## Notes

[items in brackets are Andrée's interpretive comments and not language participants used]

What would equitable housing look like?

- Safe, healthy place to live [use value, shelter]
- Access to transportation, community, schools, continuing education [location value, housing as a platform]
- Place where people can figure out and pursue priorities for their families [housing as a platform]
- Equitable housing is a place to live where the tension of dealing with financial stresses is lessened
- Features of a village—people come together naturally, expansive

Impressions of Wilsonville identity in countywide housing market

- Wilsonville seen as having high end housing and subsidized housing, but not much in the middle. The places considered affordable are Oregon City and Milwaukie. Little perception of Wilsonville being affordable.
- On County Rights and Resources hotline, Wilsonville has:
  - Fewer calls about bad living conditions/need for repairs
  - Fewer calls about discrimination or landlord tenant issues
  - More calls for help with rent assistance [affordability is the main issue, not housing condition]
- Cannot age in place in Wilsonville---not enough one-floor housing for seniors and people with disabilities [need to verify with Wilsonville senior I & R person---interview scheduled]
- HOA fees (Charbonneau, Villebois mentioned) and taxes drive up housing costs.

Impressions of Wilsonville's lower-cost housing

- Wilsonville's subsidized housing is newer and desirable. Hard to get into.
- Wilsonville has two remaining manufactured housing communities. Calls are received for housing repair assistance from Autumn Park MHC in particular.

Places where more equitable housing existed

- SoCAL 25 years ago---greater variety of housing types, including duplexes & triplexes on single level, also had stronger, more extensive social networks/faith networks to help out. Population was more churched.

Who needs help with housing in Wilsonville?

- Single moms
- Seniors, including those with disabilities, mobility impairments
- Single working adults with low wage jobs

Latino population

- Come in for help with food
- Do not call in for help with housing repair. He thinks family members all pitch in and help [and maybe few are homeowners]

Who is not welcome

- Homeless folks---except for Bill, a Wilsonville town fixture, with bike and dog. [I happened to encounter him at bottle drop and said hi before the meeting.] No shelters in the whole county

except for seasonal warming centers, seasonal Sun Shelter in Milwaukie, safe parking in church lots and a few tiny housing initiatives. Homeless referred to places where there are more services (Portland). Annie Ross House re-opening and will provide shelter for 8 people. Long waiting lists.

- People from Middle East---reports of issues in Food Bank of poor reactions to people from Middle East (e.g., women in head scarves) coming in for assistance.

Transportation is critical

More social connections needed---Wilsonville unchurched epicenter.

Wilsonville's parks are wonderful assets---gathering place, well maintained, everyone goes there, feels safe

Needed housing types

- Single story housing, especially lower-cost single-floor triplexes and duplexes. [Elevated housing may also be okay]. For seniors, moms with strollers/kids, and people with disabilities
- Houses with basements that can be converted into ADUs [soil type issues?]
- Granny flats/ADUs. [Potential barriers---lot coverage issues, HOA rules, practical design concerns--is there really room?]
- Another mobile home community or two
- For seniors: roommate matching/home share. People are lacking the social connections to enable this to happen naturally
- Places where people can live for a few months with a private bedroom and bathroom but shared kitchen and living areas [Who is building these in Portland? Would something like this work near the transit center, among other housing types?]
- Lower-cost housing and some of the needed housing types will not be built by the private sector alone---need subsidy.

# Wilsonville Equitable Housing Strategic Plan

## Focus Group for Employers and Higher Education Stakeholders

### OUTLINE AND DISCUSSION QUESTIONS

#### DATE / LOCATION

Monday, August 19, 2019 | 2:00-3:00 pm @ Clackamas Community College

#### GOALS

- Develop a shared understanding of equitable housing with stakeholders
- Understand how employers and higher education stakeholders think about housing in Wilsonville, relationship between housing and business
- Surface equitable housing gaps they're hearing from employees and students and discuss opportunities and ideas for how Wilsonville's housing market can better meet their needs

#### WHAT WILL HAPPEN WITH INFORMATION

Input from the focus group and other conversations, will be compiled and used by the project team to refine the understanding of existing conditions and develop strategic options for how the City may address gaps in the equitable housing system. It will also assist City leadership in their decision-making.

#### AGENDA

- |          |   |
|----------|---|
| 5min     | <b>Assemble and welcome</b> (Kim and Jordan) + Introductions, <a href="#">why City is doing this work and outcome (general), reason for needing feedback from businesses and higher ed partners</a>   |
| 5-10min  | <b>Overview and background information</b> (Deb). Review of (1) what we mean by equitable housing (2) <a href="#">why City is doing this work (3)</a> -overall scope, timeline, and expected outcomes, (4) <a href="#">reason for needing feedback from businesses and higher ed partners</a> , and (5) <a href="#">consultant facilitator</a> , how we will use their input, confidentiality |
| 40-45min | <b>Facilitated discussion</b> (Deb). Questions below  |
| 5min     | <b>Next steps.</b> Summary of input, next steps, opportunities for future feedback  |

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## **BACKGROUND INFO** (for Overview agenda item)

### **Equitable Housing Working Definition**

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.

### **Project Overview and Purpose** (talking points)

- To address the community's housing needs now and in the future.
- City of Wilsonville has identified the need to establish a roadmap toward a more equitable housing system. Specifically, the project will identify and prioritize policies and programs that the City can undertake to support housing opportunities for households of different ages, races/ethnicities, incomes, household compositions and physical abilities.
- There are four types of potential gaps in particular that we would like to explore: housing affordability, unit types (do the types of units match the type of current and future households), locational issues (access to transportation, needed services and a healthy environment), structural barriers (things that make it feel less welcoming, especially POC, ELL, alt-abled...)
- Over the next year, the City is working with stakeholders to research and develop an Equitable Housing Strategic Plan
- We are conducting this focus group with local employers and higher education providers to help us better understand the challenges and opportunities for equitable housing development in Wilsonville, inclusive of the housing needs of employees and students.
- How we will use this information: We have "hard data" on housing types and so forth--- we want to augment it with information about the relationship between housing and business in Wilsonville and also hear any stories you have about your employees' and students' lived experiences. Focus group participants will not be quoted directly.
- Deb's role and restatement of time for discussion
- Comments kept confidential and compiled with others. We have ~ 15 interviews and a few focus groups
- We will end promptly at 3pm

## DISCUSSION QUESTIONS

1. What's your impression of the state of equitable housing in Wilsonville today and how it meets the needs of different types of households / employees / students...? (prompts, if needed: quality of existing, is there an abundance/dearth, meeting needs or demands of different people / types of households, etc.)?
2. What do you hear about housing in your recruitment conversations and in your conversations with current students and employees?
3. Is there anything Wilsonville could do to be an even more inviting place for people like your employees/students with diverse backgrounds?
4. Have you experienced or heard about other communities doing something to promote this type of equitable housing choice that you think Wilsonville should consider?
5. What solutions should the City be looking at to deal with challenges or leverage opportunities?
6. [last question] Is there anything else you want to make sure the project team knows about as we begin to develop strategies for filling some of the gaps discussed today?

If there's time

7. Do your employees/students struggle with transportation or the costs of transportation? Do people have to travel long distances to work?
8. Do you have groups within your organization that work on cultural diversity or racial / social justice issues that are also haring about housing challenges?
9. Are there other gaps (that haven't been mentioned) in the Wilsonville housing market?
10. Are there specific housing needs for your organization that we should discuss?
11. Do you have any concerns about a project like this that we should be aware of?
12. Is there anything else you want to make sure the project team knows about?
13. Are you interested in an ongoing role in implementing equitable housing?



**Planning Commission Record Index**  
**Equitable Housing Strategic Plan**  
**LP20-0002**

**Task Force Meetings**

**January 29, 2020 – TF Meeting #3**

- Meeting Summary

**September 4, 2019 – TF Meeting #2**

- Meeting Summary

**July 17, 2019 – TF Meeting #1**

- Meeting Summary

Task Force Members

**EQUITABLE HOUSING STRATEGIC PLAN TASK FORCE**  
**Meeting Summary**

<b>DATE:</b> JANUARY 29, 2020	
<b>LOCATION:</b> 29799 SW TOWN CENTER LOOP EAST, WILSONVILLE, OR	
<b>TIME START:</b> 4:35 PM	<b>TIME END:</b> 6:00 PM

**ATTENDANCE LOG**

TASK FORCE MEMBERS		STAFF	OTHER
Rebecca Small	Councilor Ben West	Kimberly Rybold	Deb Meihoff (consultant)
John Cronkrite	Commissioner Kamran Mesbah	Georgia McAlister	
Craig Porter	Roseann Johnson	Miranda Bateschell	
Paul Diller	Taft Mitchell		
Marylee King	Rudy Kadlub	<b>TF MEMBERS ABSENT</b>	
Bill Van Vliet	John Ginsberg	Iona Musgnung	Kevin Ferrasci O'Malley
		Liz Winchester	Devin Ellin

**AGENDA SUMMARY**

AGENDA	ACTIONS
<p><b>WELCOME</b></p> <ul style="list-style-type: none"> <li>Review Meeting objectives and agenda</li> <li>Introductions</li> </ul>	<p>Planning Commissioner Mesbah opened the meeting and read the disclaimer about public comments welcomed in the Planning Commission in February.</p> <p>Staff, Task Force members and the consultant reintroduced themselves to the group.</p>
<p><b>PROCESS OUTCOMES</b></p> <ul style="list-style-type: none"> <li>Recap purpose, need, and process to date</li> <li>Overview of work completed since September Task Force Meeting</li> <li>Summary of Community Feedback, Planning Commission input, and Council Direction on Actions</li> <li>Next Steps in the Strategic Plan process</li> </ul>	<p>Kim Rybold reminded everyone of the objectives of the group and updates since September when the group met last.</p> <ul style="list-style-type: none"> <li>The Task Force completed a sticky dot activity to show preference of actions;</li> <li>The project team presented results to Planning Commission and received additional feedback on the actions;</li> <li>The project team presented all input from the Task Force and Planning Commission to City Council.</li> </ul> <p>Kim mentioned there was housing survey on the Let's Talk website. However, the survey results were not necessarily representative of the population comprising Wilsonville's renters so the project team determined some additional outreach was needed.</p> <p>A paper survey, translated into Spanish, was distributed to subsidized apartments trying to glean input from those sometimes-underserved communities.</p> <p>A survey board was placed in the Library during December trying to also glean input from the community in general.</p>

	<p>All of this input influenced the draft Strategic Plan that will be reviewed this evening.</p> <p>The next steps will be to get feedback from the group on performance measures. These will be shared with the Planning Commission in February and then shared with City Council in March.</p> <p>The goal is to have a final draft Plan at the end of March/early April in preparation for public hearings.</p> <p>Commissioner Mesbah asked how strategic measures would be implemented, and if there will be an actionable, measurable plan.</p> <p>Kim noted that there is potential within the proposed City liaison action for that staff person to serve as a housing resource that could focus on implementing this plan's actions. The Tools Requiring Further Exploration will take more time and energy to implement and will continue to be developed on an ongoing basis.</p> <p>The adoption of this Strategic Plan is the commitment stating that the City agrees to move forward on these actions.</p>
<p><b>DETAILS OF PRIORITY ACTIONS</b></p> <ul style="list-style-type: none"> <li>• <b>Small group discussion</b> <ul style="list-style-type: none"> <li>▪ The project team will facilitate each of the small groups with the same questions, seeking feedback and advice about partners, reflection on community needs and opportunities, questions needing to be answered in implementation, examples and lessons learned from other communities</li> </ul> </li> </ul> <p><i>handout: Wilsonville Equitable Housing Strategic Plan (January 2020 Review Draft)</i></p>	<p>Kim introduced the small group activity. Three topic areas for new actions were reviewed. The group broke into two (2) small groups for the small groups' review and discussion of the questions.</p> <p>Kim noted that there would not be time to report out group responses this evening but notes will be compiled and shared after the meeting is summarized.</p> <p>Staff facilitated one group and the consultant led the other small group.</p>
<p><b>PERFORMANCE MEASURES</b></p> <ul style="list-style-type: none"> <li>• Overview of need and Council guidance to develop Performance Measures</li> <li>• Activity to brainstorm possible metrics or indicators of progress for each policy objective</li> </ul>	<p>Deb Meihoff spoke about the need to develop performance measures to track progress toward improving the availability of equitable housing opportunities.</p> <p>She spoke of the Council's policy objectives for the Equitable Housing Strategic Plan. There were seven large posters around the room that named each of those policy objectives. She asked all members to walk around the room and write on the poster boards with their ideas of metrics for these progress indicators.</p> <p>Once Task Force members completed this activity, Kim, Deb, and Georgia McAlister read the lists aloud to summarize the feedback of possible measures for each policy objective.</p> <p>Deb thanked the group for their innovative ideas, and explained that the feedback would be forwarded to the Planning Commission and City Council for their consideration. Commissioner Mesbah expounded on some of the ideas that could be developed using metrics that may already be available</p>

	<p>through schools, etc. He also stressed the importance of making sure the metrics are set to measure how the City's actions are specifically impacting equity, positively or negatively.</p>
<p><b>CONCLUSION</b></p> <ul style="list-style-type: none"> <li>• Recap of how today's feedback will be used and process schedule</li> <li>• Closing Comments</li> <li>• Comment/Question Cards</li> </ul>	<p>Councilor West made some closing comments to the group. He shared some of his personal history in housing. He thanked everyone for their efforts to ensure the community members who wish to live here, have opportunities to continue to stay in Wilsonville as homeowners.</p> <p>Kim reminded the Task Force to use the distributed comment cards to provide the project team with any additional feedback or questions they have.</p>

Scribe: *Tami Bergeron*

# Summary of Key Task Force Input – January 29, 2020

At its third and final meeting, the City's Equitable Housing Strategic Plan Task Force participated in two activities to provide input on aspects of the draft Strategic Plan needing additional input. This document summarizes the results of these exercises, which focused on generating ideas for long-term performance measures and input on new actions included in the draft Plan based on input from stakeholder outreach.

## Performance Measures

The Task Force participated in a brainstorming activity to provide input on performance measures the Plan should include to track effectiveness of the Plan's proposed actions over time in meeting its policy objectives. The following summary list contains ideas for measures generated by the Task Force, organized by each of the Plan's policy objectives.

### **Greater Availability of a Diversity of Housing Types for a Full Range of Price Points to Serve the Community:**

**Suggested measure from draft Plan** - Number, location, and type of new homes produced

#### **Additional Task Force suggestions**

- Track unit size and price points for new homes
- Number and cost of property rehabilitations
- Number of condos created
- Availability of mobile homes
- Number of cottage cluster projects
- Number of visitable units (housing designed in such a way that it can be lived in or visited by people with disabilities)

### **Increased Partnerships with Nonprofit and for-Profit Housing Developers:**

**Suggested measure from draft Plan** - Change in workforce and worker incomes over time (to support assessment of needs for workforce housing)

#### **Additional Task Force suggestions**

- Measure permits issued to non-profits
- Create a target number of nonprofit units as part of annual number of units developed

### **New and Expanded Affordable Homeownership Opportunities, Especially for First-Time Homebuyers:**

**Suggested measure from draft Plan** - Mortgage applications and denials, including by race and ethnicity (publicly available for download as a result of the Home Mortgage Disclosure Act)

### **Additional Task Force suggestions**

- Create a down payment assistance program and track homes assisted
- Track ratio of median family income to median new and resale housing prices/apartment rent/square footage
- Collect data from local lenders on percent of FHA, VA, etc. loans issued vs conventional loans in city

### **Reduced Risk of Displacement**

**Suggested measure from draft Plan** - Share of rent-burdened residents

### **Additional Task Force suggestions**

- Number of new building permits vs. demolition permits
- Track school data and the extent that kids move because they are priced out
- Population in Wilsonville spending greater than 50% of income in rent
- Number of multifamily property owners who have applied for tax abatements of number of units protected
- Number of liens for down payment assistance issued
- Track displaced residents vs. those moving for other reasons
- Inventory existing affordable housing vs. what is needed

### **Housing Opportunities with Access to Services and Transit**

**Suggested measure from draft Plan** - Accessibility to services and transit for new homes

### **Additional Task Force suggestions**

- Number of new of affordable units located within ¼-mile of transit
- Number of new or affordable units within ¼- ½ mile of social services
- Inventory opportunities within a walkable distance to transit/services
- Track partnerships with services and transit agencies
- Other comments: Think of retail (groceries etc.) as part of services, provide increased mixed use/residential/retail/commercial, schools need to have students from all economic strata to encourage improved student performance, plan to include or target new houses near services, provide access to employment centers especially for lower income residents

### **Maintenance and Expansion of Quality Affordable Housing Stock**

**Suggested measure from draft Plan** - Number and location of regulated affordable units produced

### **Additional Task Force suggestions**

- Number of home demolitions
- Number of regulated affordable housing units
- Number of units that are affordable to people making below median family income
- Establish a policy prioritizing surplus public land for affordable housing – track number of sites and units produced

### **Implementation of All Housing Policies through a Lens of Social Equality and Inclusion**

**Suggested measure from draft Plan** - Documentation of conversations with property owners, homeowners' associations and developers about the importance of equitable housing

### **Additional Task Force suggestions**

- Track communities/neighborhoods that are integrated by income and other demographic factors, based on metropolitan demographics
- Using American housing survey or Regional Land Information Survey, track over time, percentage change in homeownership by families of color/disability relative to percentage of population with families of color/disability
- Percentage of people who are cost burdened/severely cost burdened by race, ethnicity and disability
- Other comments: Determine what the equity lens is, need to ensure we are measuring for equity specifically (ex. measuring a decrease in kids needing free lunch at school could mean that kids in Wilsonville are getting out of poverty or it could mean that kids in poverty are just moving somewhere else and wealthier students are moving in)

### **Additional Actions**

The project team had small group discussions with the Task Force to gather feedback on actions 2D, 2E, 2F, and 2G, which were added to the draft Equitable Housing Strategic Plan based on feedback received through additional outreach activities and City Council input. This summary includes suggestions that emerged from these discussions.

#### **1. Increasing Homeownership Opportunities | new actions 2D and 2E**

- Look for opportunities to educate homebuyers on available resources
- There is cross-over with many of the other actions, such as ADUs, Tax Abatements, SDC waivers, and reducing displacement
- Homebuyer Opportunity Limited Tax Exemption (HOLTE) programs are a good option for direct assistance to homebuyer
- Need different and better options for manufactured home-buying
- Converting multifamily rental units to condos would help support more affordable 1<sup>st</sup> time homeownership

- Individual down payment assistance programs could help people buy homes
- See if there are opportunities for the City to sell some of its land to create additional housing
- Need to look at where to supplement or reduce costs to build housing

## **2. Reducing Risk of Displacement | new action 2F**

- Need to find ways to increase overall supply to better meet demand and remove barriers to increasing supply
- Need to make sure the tax abatement ideas work toward retaining equity populations
- Consider tax abatements that can be administered on per unit basis, so more can take advantage. If only tied to big projects and subdivisions, not doing enough to increase supply. Look at opportunities for tax abatements that help with smaller infill and even help individual property owners build ADUs
- Missing actions that could help stabilize housing for lower income and fixed income homeowners who may be struggling with maintenance needs. Consider home repair program for low income homeowners, including those in manufactured housing
- Think about dedicating a Construction Excise Tax (CET) to actions that are focused on reducing displacement. To get to a net benefit, a new CET needs to be balanced with decreasing other development costs, such as SDCs
- Need to look at what City can do about homeless services and assisting those who are at high risk of becoming homeless
- Examine if there are any incentives that can be offered to keep rents low
- Research different building technologies, such as prefabrication, to help reduce costs

## **3. Single-level Living and Aging in Place | new action 2G**

- Cottage clusters could help provide single-level homeownership opportunities
- Action 1B should look to encourage stacked duplexes (upper and lower homes), where first floor is the more accessible unit. This could be the easiest way to incorporate accessibility and visitability in new homes
- Look at visitability standards for ADUs
- Think about incentives, such as reduced permit fees or density bonuses, to include features such as main floor living/bedroom/bathroom
- Programs for home repair and retrofit can make a huge difference in ability to age in place, intersects with action to reduce displacement
- Consider infill options that will increase supply of these unit types
- Topography can be a challenge in many parts of Wilsonville, and stairs are often inevitable



## EQUITABLE HOUSING STRATEGIC PLAN TASK FORCE

### Meeting Summary

**DATE:** SEPTEMBER 4, 2019**LOCATION:** 29799 SW TOWN CENTER LOOP EAST, WILSONVILLE, OR**TIME START:** 4:33 PM**TIME END:** 6:03 PM**ATTENDANCE LOG**

TASK FORCE MEMBERS	STAFF	OTHER
John Cronkrite	Miranda Bateschell	Lorelei Juntunen, Consultant
Paul Diller	Kimberly Rybold	Garet Prior
Jarett Gilbert (stand-in for John Ginsburg)	Chris Neamtzu	Rich Truitt
Roseann Johnson		
Marylee King		
Taft Mitchell		
Iona Musgnung		
Craig Porter	<b>TF MEMBERS ABSENT</b>	
Rebecca Small	Bryse Bishoff	
Bill Van Vliet	Devin Ellin	
Liz Winchester	Kevin Ferrasci O'Malley	
Commissioner Kamran Mesbah	Rudy Kadlub	
Councilor Ben West		

**AGENDA SUMMARY**

AGENDA	ACTIONS
<p><b>WELCOME</b>   Kim Rybold, project manager, and Lorelei Juntunen, consultant / facilitator</p> <ul style="list-style-type: none"> <li>Review meeting objectives and agenda; staff and facilitator introductions</li> </ul>	<p>Kimberly Rybold welcomed everyone and suggested that everyone introduce themselves since there were new faces at the meeting.</p> <p>Councilor Ben West read a general statement addressing public comments were welcome at Planning Commission but not at the Task Force (TF) meetings.</p> <p>Kimberly Rybold encouraged audience members to continue to attend the meetings. There would be an opportunity to give feedback at the Planning Commission meeting next week on September 11, 2019.</p>
<p><b>STAKEHOLDER FEEDBACK TO DATE</b>   Kim</p> <ul style="list-style-type: none"> <li>Review themes from the focus groups and stakeholder interviews to date</li> </ul> <p><i>handout: Stakeholder Outreach Themes</i></p>	<p>Kimberly Rybold shared that there were 2 primary goals today: to review the stakeholder feedback and the review strategies.</p> <p>Kimberly Rybold highlighted a few key areas from the stakeholder outreach themes handout that had been distributed the Friday before.</p> <ul style="list-style-type: none"> <li>The bulk of the outreach was through focus groups and interviews. The focus groups targeted affected groups.</li> <li>First focus group: Locally-based non-profit service providers, including Wilsonville</li> </ul>

## ATTACHMENT 3b.

Community Sharing and Clackamas County Social Services.

- Wilsonville had a newer housing stock. From a subsidized perspective it was more attractive, but was also harder to get into.
- There was a variety of housing in Wilsonville, but additional housing types were needed, especially for aging in place (single level or triplex and duplex units).
- Populations that tended to need most help with housing were single parents and single working adults. There were not many services for the homeless population.
- Another focus group: local employers & higher education providers. Based on the market research data the City knew that a majority of people working in Wilsonville did not live there. The project team wanted to get an understanding of who the work force was and why they weren't living in Wilsonville. The focus group noted that it was difficult to get temporary housing for people new to the area. There was also the sticker shock component of high housing prices for those moving from out of state. The work force was diverse. The commute could be an issue, as employees with lower-wage jobs tended to commute from cities to the south. Transit services didn't always line up with work shifts. Workforce housing and housing for students would also be good to help retain students and employees.
- Developer feedback from individual interviews: Regulations and fees added to cost of housing. There was a perception that SDC costs were high, although they were comparable to other cities in the area. When asked what was attractive for developer investment, existing services, retail, and transit were noted as key factors.
- Final focus group: Non-profit affordable housing developers. Staff and Consultants met with representatives from Casa Oregon, the Housing Authority of Clackamas County, Proud Ground, NW Housing Alternatives and Catholic Charities. There was enthusiasm for finding opportunities for new affordable housing projects. Having a willing partner lessened the risk for development. There was a positive perception of affordable housing development in Wilsonville and a willingness to want to do it again.
- Forthcoming outreach: Planned additional interviews with library staff focused on community outreach. Library was a

## ATTACHMENT 3b.

resource in meeting daily needs. The project team also planned to contact employees suggested by employers who might have a good perspective to add. There was also the housing survey, open through September 15<sup>th</sup>.

John Cronkrite noted it was difficult to know scope and scale of the future housing need. He said he would have a hard time describing Wilsonville five years from now, and Councilor Ben West noted that the assumptions in the market research report were based on Metro's forecasts, which had historically been low in Wilsonville. There was some discussion about what the actual household demand number would be over the next 20 years, and what that meant for home construction and sale on a yearly basis. Lorelei Juntunen noted that in the strategic plan, the project team would need to think about how to frame the story and highlight need and growth.

Councilor Ben West asked about non-profits and if the ones that took part in the focus group were independent or quasi-governmental.

Lorelei Juntunen noted that most non-profits were separate from government, and Liz Winchester added that funding used almost always included government support, but Northwest Housing Alternatives was a privately owned non-profit organization.

Councilor Ben West wanted to know if the non-profits mentioned included all the different types of developers building affordable housing. Lorelei Juntunen noted that the outreach did not include for-profit affordable housing developers, as they were few and far between.

Roseann Johnson asked if groups that use public/private partnerships were included. Lorelei Juntunen stated that many of the non-profits the team spoke with had developed their own public/private partnerships on different projects.

### **FEEDBACK ABOUT IMPLEMENTATION ACTIONS |**

Lorelei + Task Force

- Review menu of implementation actions
- Feedback exercise
- Report back

*handout: List of Potential Strategies*

Lorelei Juntunen began this part of the meeting by stating that this was an important inflection point in the project. The team was mostly done defining the problem and could now focus on what could be done.

- To begin to get feedback, there was a laundry list of potential actions the City might take. The goal was to take the majority of the meeting to discuss what might be good and why.

## ATTACHMENT 3b.

- Lorelei presented the organization of the handout, noting the draft policy objectives continued to serve as a guide for the policies to be considered.
- The handout was a “laundry list” of policy strategies organized into broad categories:
  - Programs that reduce the cost of housing developments
  - Development permitting incentives or regulatory reforms
  - Outreach and coordination (willing partners that City could be working with)
  - Property tax abatement programs
  - Affordability Requirements
  - Homeownership Programs
  - Anti-Displacement and Renter Support Tools
  - Ownership or Sale Requirements
- For now, the focus was on figuring out what to do and what steps to take, not focus on figuring out where the money was going to come from.

Craig Porter asked about the Metro bond money, and how that process would work. Lorelei Juntunen stated that the money would be channeled through Clackamas County and would not go directly to the City of Wilsonville. Kimberly Rybold added that the County was still finalizing how they were going to disperse the money. There would be a couple of funding cycles where a percentage of the money would go out to other communities. Details on this were of interest to the City.

Lorelei Juntunen stated that renters were most at risk for displacement and in most need of help, and that is why a number of potential policies focused on this topic.

Marylee King asked if Wilsonville had a community land trust. Lorelei Juntunen stated that there was not one focused solely on Wilsonville, but that an organization called Proud Ground was a community serving the Portland metro region.

Lorelei provided instructions on the feedback exercise. Participants would use dots to provide feedback on strategies that would be easiest to implement, be most effective in achieving City goals or should be removed from consideration. The task force would then break into groups and talk about the rankings. The team would compile feedback and give it to Planning Commission next week. They would then get more feedback from

## ATTACHMENT 3b.

the Planning Commission to try to determine near term actions to take.

### Groups:

- 1) John Cronkrite, Bill Van Vliet, Iona Musgnung, Liz Winchester
- 2) Councilor Ben West, Marylee King, Paul Diller, Rebecca Small
- 3) Taft Mitchell, Roseann Johnson, Craig Porter, Commissioner Kamran Mesbah, Jarett Gilbert

### Group number 1

- Missing: Schools as partners not mentioned
- Red dots (items that would take disproportionate amount of effort): Inclusionary zoning, City database of rental buildings, track market conditions
- Green/blue dots: important to focus on renters and utilize existing programs. Partnerships with developers and County programs, HB 2001, down-payment assistance (return for City as well as help people in need), implement state renter protection rules

### Group Number 2

- Agreed on SMART/WES property development
- Consensus with space efficient housing (cottages), vertical housing structures
- Split on reduced parking requirements near transit
- Agreement on better connections to Clackamas County and outreach to market-rate developers
- Split on vertical housing tax abatement
- Agreement on better support for renters
- Paul brought up Tenant Counseling as a suggestion

### Group Number 3

- Most consensus on easy to achieve strategy: SDC waivers
- Agreement on SMART/WES Property development as "most effective in achieving City Goals."
- Agreement on strategy for development requirements in Frog Pond East and South
- General agreement to remove City-led landlord counseling as this would be costly to the City
- Split on expedited/fast track planning/building review, reduced parking requirements, affordability requirements, inclusionary zoning

## ATTACHMENT 3b.

### NEXT STEPS AND ADJOURN | Lorelei + Kim

- Recap of how today's feedback will be used
- Overview of next steps and schedule

Kimberly Rybold reminded everyone that the Planning Commission would meet Wednesday, September 11 at 6 pm for a work session on this project.

The next task force meeting was anticipated later in the year. The project team would take the feedback from Planning Commission and go back to City Council for a work session where the strategies would be discussed in greater detail for inclusion in the Strategic Plan document. The project team would then come back to the task force with the draft document.

Kimberly Rybold noted that between now and then, if questions or ideas came up, send them to her and she would distribute information to the group as needed. Additional communication would be sent to the group as the meeting date drew closer. Project updates would be posted to the City's web page and the Let's Talk Wilsonville page.

Paul Diller asked how the City was publicizing the survey, and Kimberly Rybold noted that it was on Let's Talk Wilsonville, also published in the BFM, and on the City's social media outlets. Discussion ensued about ways to ensure the City heard the voice of renters, such as a paper version of survey, a mailed survey to renters, and a professionally translated survey. Distribution of the survey to employers was also discussed.

Jarett Gilbert asked if the discussion from the focus group, particularly regarding transportation, would be included in the plan. Kimberly Rybold noted that this issue was included in the stakeholder outreach summary, and might be included in an appendix to the Strategic Plan.

Kimberly Rybold confirmed that a meeting summary and activity results would be shared with the task force.

*Scribe: Shelley White*



## Wilsonville Equitable Housing Strategic Plan

Task Force meeting no.1

September 4, 2019 | 4:30 pm to 6 pm | Willamette River Rooms 1 and 2, Wilsonville City Hall

## AGENDA

**Meeting Objectives:** Provide feedback on potential strategy options to City Council.

TIME	AGENDA ITEM
4:30-4:35p	<b>WELCOME</b>   Kim Rybold, project manager, and Lorelei Juntunen, consultant / facilitator <ul style="list-style-type: none"> <li>Review meeting objectives and agenda; staff and facilitator introductions</li> </ul>
4:35-4:50p	<b>STAKEHOLDER FEEDBACK TO DATE</b>   Kim <ul style="list-style-type: none"> <li>Review themes from the focus groups and stakeholder interviews to date</li> </ul> <i>handout: Stakeholder Outreach Themes</i>
4:50-5:50p	<b>FEEDBACK ABOUT IMPLEMENTATION ACTIONS</b>   Lorelei + Task Force <ul style="list-style-type: none"> <li>Review menu of implementation actions</li> <li>Feedback exercise</li> <li>Report back</li> </ul> <i>handout: List of Potential Strategies</i>
5:50-6:00p	<b>NEXT STEPS AND ADJOURN</b>   Lorelei + Kim <ul style="list-style-type: none"> <li>Recap of how today's feedback will be used</li> <li>Overview of next steps and schedule</li> </ul>

# TF Feedback Exercise Results

ATTACHMENT 30

## High-interest policies

(7 or more blue or green dots)

- Reduced or Waive Permit Fees or Systems Development Charges (SDCs) for Affordable Housing
- SMART/WES Property Redevelopment
- **Reduced Parking Requirements for Affordable Housing or Housing near High-Capacity Transit**
- Incentives for Space-Efficient Housing
- Outreach with Nonprofit Affordable Housing Developers
- Expedited and Fast-Tracked Planning and Building Permit Review for Affordable Housing or Specific Housing Types
- Implementation of Oregon House Bill 2001 (Middle Housing)
- Nonprofit Affordable Housing Property Tax Abatement
- Better Connections to Clackamas County's Housing Bond Implementation

## Less-desired policies

(3 or more red dots)

- **Reduced Parking Requirements for Affordable Housing or Housing near High-Capacity Transit**
- City-Led Landlord Counseling
- City-led Land Acquisition Strategy and Land Banking
- Policies Requiring Notification of Expiring Contracts
- Inclusionary Zoning
- Financed Building Permit and Planning Fees or SDCs
- Policies Requiring/Incenting Purchase Rights to Nonprofits or City (First Right of Refusal)
- City Database of Rental Buildings
- Landlord Accountability and Support
- Designate "Front Door" Staff at City Hall



- Most emphasis on building-focused tools for renters
- Themes for people-related tools
  - Agreement that renters need more support (e.g. tenant counseling), may not be a City role?
  - One promising tool for homeowners: down payment assistance

- Tenant counseling and advocacy
- Preserve mobile home parks and replace older homes in these parks
- Vest SCD rates at time of complete land use application for market rate and affordable development
- SDC Collection closer to Certificate of Occupancy Issuance
- Coordinate with schools
- Education, outreach and assistance for those interested in building ADUs and missing middle housing

## ATTACHMENT 3b.



DATE: August 29, 2019  
TO: Kim Rybold, City of Wilsonville  
FROM: Lorelei Juntunen, Emily Picha, Deb Meihoff (Communitas) and Andree Tremoulet  
(Commonworks Consulting)  
SUBJECT: Wilsonville Equitable Housing Strategic Plan - List of Potential Strategies

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To address the community's housing needs now and in the future, the City of Wilsonville has identified the need to establish a roadmap toward a more equitable housing system. This memorandum provides a menu of potential actions that the City can take to advance its Equitable Housing Strategy.

These are the draft policy objectives as of Summer 2019:

- Greater availability of a diversity of housing types.
- Increased partnerships with nonprofit and for-profit housing developers.
- New and expanded affordable homeownership opportunities, especially for first-time homebuyers.
- Reduced risk of housing displacement.
- Targeted housing opportunities in areas with access to services and public transit.
- Increased opportunities for Wilsonville employees to live in the city.
- Maintenance and expansion of quality subsidized affordable housing stock.

The tools outlined in this document fall under the following categories:

- A. Programs to Fund or Reduce Costs for Housing Development or Preservation
- B. Development/Permitting Incentives
- C. Outreach and Coordination
- D. Property Tax Abatement Programs
- E. Affordability Requirements
- F. Homeownership Programs
- G. Anti-Displacement and Renter Support Tools
- H. Ownership or Sale Requirements

## A. Programs to Fund or Reduce Costs for Housing Development or Preservation

**Grants/Loans for New Development and Preservation.** Investments intended to help regulated and unregulated properties with development costs, pre-development assistance, loan recapitalization, and/or pay for necessary capital repairs so that land-owners can avoid selling to the private market for capital. Would need to determine funding sources – possible sources include urban renewal, CDBG, Section 108 (up to 80% of MFI).

**Reduced or Waive Permit Fees or Systems Development Charges (SDCs) for Affordable Housing.** An array of programs that offer reductions or waivers on a project's permit fees or system development charges in order to reduce the cost to build housing. The City already waives SDCs for Accessory Dwelling Units. One option would be to develop a separate fee schedule for the portion of rent-restricted affordable units within a project.

**Financed Building Permit and Planning Fees or SDCs.** Program to finance permit fees and/or System Development Charges for affordable housing developments.

**Expedited and Fast-Tracked Planning and Building Permit Review for Affordable Housing or Specific Housing Types.** Allows for faster development review for affordable housing, or for pre-approved housing development types, thereby reducing time and cost of new development to allow for lower rents to be charged.

**Community Land Trusts.** There are several community land trust models throughout the country. The model used in the Portland area involves a non-profit, municipal, or other organization that owns land and provides long-term ground leases to low-income households to purchase the homes on the land, agreeing to purchase prices, resale prices, equity capture, and other terms. The City could pursue discussions with Proud Ground, determine the sites it could offer for a CLT, and explore options agreements for voluntary inclusionary zoning in partnership CLT's as part of single family neighborhood development.

**SMART/WES Property Development.** The two- to three-acre City-owned property near Wilsonville's WES transit station is the City's main opportunity to promote Transit-Oriented Development for affordable and/or workforce housing. Potential support could include development/permitting incentives or a public-private partnership that would provide development or infrastructure subsidies in exchange for fulfillment of community goals.

**Land Acquisition Strategy and Land Banking.** City-initiated program to buy and hold land for future development opportunities. This supports affordable housing by reducing or eliminating land cost from development.

**City-supported Employer-assisted Housing.** Employer-assisted housing programs help employees meet their housing needs, which in turn helps employers to achieve their business

goals. The City's role could be to provide subsidies, convene employers with other players in the housing sphere, or partner in development.

### **B. Development/Permitting Incentives**

**Development of Requirements and Policies for Master Planning Efforts in Frog Pond East and South.** Frog Pond East, West, and South are the main areas where the City expects new housing development. Frog Pond West has a master plan, but Frog Pond East and South do not. Those areas will likely be developed through a series of Planned Unit Developments. As part of its planning, the City should determine what kinds of affordability and unit type requirements to consider as a part of the master planning requirements for Frog Pond East and South.

**Implementation of Oregon House Bill 2001.** Oregon House Bill 2001 requires that local jurisdictions adopt zoning code regulations or comprehensive plan amendments to permit middle housing types in all areas that are zoned for residential use and allow for detached single-family dwellings. These changes will allow for a diversity of unit types throughout Wilsonville, but the City will need to assess its own plans for future planning areas for Frog Pond as well as the restrictions in each of its existing neighborhoods that have HOAs.

**Accessible Design Standards Incentives.** Incentives for visitability, adaptability, and accessibility. This could include incentives encouraging universal design.

**Incentives for Space-Efficient Housing.** Provides development standards that allow certain types of housing such as cottage clusters, internal division of larger homes, duplexes, and accessory dwelling units. This could include increased density and/or height for regulated affordable housing and/or for housing types that tend to be lower cost (e.g. cottage homes, duplexes/triplexes, etc.) Consider including as part of new development agreements. Follow up actions include fact-finding with existing HOAs about whether ADUs are allowed within CC&Rs.

**Reduced Parking Requirements for Affordable Housing or Housing near High-Capacity Transit.** Development standards that reduce the required number of parking spaces for affordable housing and/or housing near high-capacity or rapid transit. Potential to limit to subsidized units.

### **C. Outreach and Coordination**

**Track Market Conditions.** To support its programs, the City can enhance its tracking of the residential real estate market, such as RMLS, Zillow, Multifamily NW, and Co-Star.

**Outreach with non-profit affordable housing developers.** Proactively seek out connections to regional developers looking for infill and other development opportunities. Potential organizations include: REACH CDC, Habitat, Northwest Housing Alternatives.

**Outreach with market-rate developers.** Proactively seek out connections to regional developers looking for infill and other development opportunities. This could include a public relations strategy about possible opportunity sites available, developer tours, and increased participation in housing-related real estate events so that the City can better understand development activity within the region.

**Better connections to Clackamas County's Housing Bond Implementation.** Increase coordination and communication on the Metro Affordable Housing Bond.

### D. Property Tax Abatement Programs

**Multiple-Unit Limited Tax Exemption Program.** Incentivizes high-quality, mixed-use, and diverse housing options by selecting a development to award a property tax exemption.

**Vertical Housing Tax Abatement.** Subsidizes mixed-use development by providing a partial property tax exemption on increased property value for qualified developments.

**Tax Abatement for New and Rehabilitated Multifamily Rental Housing.** Offers a full property tax abatement for up to 10 years for multifamily rental housing affordable at up to 120% of Area Median Income. City sets length of exemption based on percent of units meeting affordability criteria.

**Nonprofit Affordable Housing Property Tax Abatement.** The Oregon legislature authorizes a property tax exemption for low-income housing (60% MFI and below) held by charitable, nonprofit organizations only.

**Low Income Rental Housing Property Tax Abatement.** The Oregon legislature authorizes a property tax exemption for new rental housing exclusively for low-income households (60% MFI and below). Housing need not be owned or operated by a nonprofit entity.

### E. Affordability Requirements

**Inclusionary Zoning.** Incentivizes or requires developers to set aside a certain share of new housing at a price affordable to people of low or middle income.

### F. Homeownership Programs

**Education on Home Ownership Preparation.** Help first-time homebuyers learn the basics about the home buying process in classes taught by experienced professionals who specialize in helping first-time homebuyers. Special topics on HOAs can be included. The City could coordinate with existing organizations such as the Portland Housing Center to facilitate this training or develop its own program.

**Alternative Funding Sources for Down Payment and Mortgage Assistance.** Expand financing options to low-income and middle-income households who plan to purchase a home.

## G. Anti-Displacement and Renter Support Tools

**Create Better Linkages to County Support Services for Renters.** Create formal structures with County to better provide resources and technical assistance for tenants: (1) Provide connections to the County mediation process in which people work with a neutral professional to facilitate a mutually beneficial, binding resolution, (2) work with County on trainings, counseling services, resource fair, website resources to help residents to gain familiarity with landlord-tenant law and information needed to know their rights, (3) provide information on existing local rent assistance programs.

**Monitor Implementation of State Rules on Rent Control and Evictions.** City staff can monitor and understand how Senate Bill 608 is being implemented within the City. This landmark law fundamentally changes landlord-tenant laws by regulating how and when Oregon landlords can increase rents, sets limitations on when landlords can use evictions, and requires landlords to pay relocation payments to tenants in certain circumstances.

**Mediation that Supports Residents to Remain in Their Homes.** The City could provide its own mediation services for homeowners facing foreclosure to resolve the issue with the mortgage by mutual agreement before a default judgment or foreclosure sale is reached.

**City-Led Landlord Counseling.** Support landlords towards successful property management by providing education services that inform landlords of their rights and responsibilities, coach them on best practices, and assist in solving disputes. This could also incorporate better connections to County resources.

**Landlord Accountability and Support.** Explore options to partner with – and hold accountable – landlords whose properties generate disproportionate complaints from tenants. Examples include strong code enforcement and a rental housing inspection program.

**City Database of Rental Buildings.** The City could create a database of rental buildings to provide data for programs to (1) support renters and (2) watch for opportunities to preserve housing that may be sold or may see rents increase.

**Short-term assistance for upfront rental assistance.** Create a Wilsonville-specific program for upfront rental costs.

**Platforms to More Easily Find a Place to Live.** Create a single place in which to find housing and submit a rental application, such as OneAppOregon.com.

**Designate “Front Door” Staff at City Hall.** Designate staff that are available for referrals, community housing training, etc. A possible role could be connecting employees to housing opportunities.

## H. Ownership or Sale Requirements

**Policies Requiring or Incenting Purchase Rights to Nonprofits or City (First Right of Refusal Policies).** Policy that would require landlords to notify cities and/or nonprofits of the intent to sell so that the cities/nonprofits have the ability to purchase land/properties before they turn to market rate (important for low-cost market-rate housing).

**Policies Requiring Notification of Expiring Contracts.** Policy requiring that rent-regulated properties coming upon their regulatory expirations notify cities or nonprofits (again to enable cities/nonprofits to purchase the properties before they turn to market rate).



## ATTACHMENT 3b.



DATE: August 29, 2019  
TO: Kim Rybold, City of Wilsonville  
FROM: ECONorthwest, Communitas, and Commonworks Team  
SUBJECT: Wilsonville Equitable Housing Strategy – Stakeholder Outreach Themes to Date

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As of August 29<sup>th</sup>, 2019, we have conducted three focus groups with employers, nonprofit service providers in Wilsonville, and nonprofit affordable housing providers. We have also conducted five interviews with for-profit developers and a representative from the real estate industry. This document provides an overview of key themes we have heard in our initial outreach with stakeholders. This document will be supplemented with feedback from additional stakeholder interviews, outreach, and survey results over the course of September.

- **Wilsonville’s rental market is perceived as having newer, higher quality, more expensive developments with longer waitlists.** The market is perceived as being more similar to Lake Oswego and West Linn than to Milwaukie or Oregon City. The County gets fewer calls on discrimination/repairs/landlord-tenant issues from residents in Wilsonville. The City has a lot of amenities that make it an attractive place to build housing.
- **There is ongoing concern about HOA fees and property taxes driving up housing costs.**
- **Some see isolation among some residents.** More social connections needed for residents who do not have a community gathering space. The city’s parks are a wonderful asset and people feel safe there.
- **Needed housing types:** Single-story units; triplex/duplexes; houses with basements for ADUs; low-cost, single-room occupancy units for people transitioning into the area; roommate matching/homeshare.
- **Who needs help with housing:** single parents, single working adults, people with disabilities, seniors (people cannot age in place easily in Wilsonville).
- **There are not a lot of services for homeless people available locally.**
- **Like affordable rental housing, affordable homeownership projects require subsidy.** About \$100,000 to \$120,000 in subsidy is needed to build a new home affordable at 60% to 80% AMI; if purchasing an existing home, a buyer needs about 20% of value of home. The subsidy can come from several sources: land write-downs, permit fee/SDC waivers, outright subsidy, etc.
- **Affordability is a key issue for employers.** In a recent survey of the city’s employers, approximately 30% identified housing costs as a problem for local businesses.
- **The cost of housing presents challenges for those relocating from out of state.** Employers are challenged to find affordable, temporary housing for employees moving

## ATTACHMENT 3b.

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to the area. Those arriving in the area find housing costs to be out of line with their previous location. Many employers have to increase wages as a result.

- **Workers commuting to Wilsonville face increasing congestion** (especially shift workers). Many would like to see increased transportation options for workers, such as regional transit connections and bike/walk options for workers.
- **Employers do not have capacity to offer housing assistance** because they are increasing wages. Instead, employees (particularly lower-wage employees) are finding lower-cost housing in places like Salem, Keizer, Woodburn, and Canby.
- **Additional workforce housing and affordable student housing is needed** to help accommodate growing employment and student populations.
- **Developers working in Wilsonville find some of the City's regulations to be onerous**, including the stormwater regulations, high SDC fees (though these are comparable to other areas). Many were complimentary of City staff but would like to see a more seamless review process. There has been public pushback on infill development due to density and parking concerns, which has led to increased carrying costs.
- **There is the perception that there is not a lot of land to accommodate new development and some missed opportunities** for (1) including residential in new planning areas and (2) encouraging new housing types (like homes with ADUs in new residential neighborhoods) with incentives (e.g. Vertical Housing Program) and an easier/clearer path for small and medium infill development.
- **Some developers referenced incentives that other communities provide:** SDC waivers for ADUs, Tigard's Lean Code, tools for preserving affordability, and tools to reduce carrying costs.
- **The list of developers working in Wilsonville is short.** Developers who might be a good fit for infill development in the Town Center or other areas are not familiar with the City's opportunities or potential incentives. While many developers are focusing attention on suburban markets, they remain interested in opportunities near good transit and existing services and retail. Infill developers are looking to partner with a city and would be open to an array of incentives. Supports could include land write-downs, SDC waivers, tax abatements, urban renewal support for infrastructure development, etc.
- **The City and County could have a closer working relationship, potentially through information sharing, relationship-building and formal agreements on County and other housing resources.** Information and referral linkages between the City and County regarding services for older adults are strong; what is needed is more actual onsite (in Wilsonville) delivery of County programs. More ongoing information sharing is needed about plans for Metro Housing Bond, assistance for renters, housing authority programs, use and availability of federal housing, and homelessness funding.
- **Wilsonville has a strong and positive history of working with affordable housing developers in the past.** For example, the City made land available, championed projects,

## ATTACHMENT 3b.

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and cleared a pathway toward a tax exemption. This has solidified the City's good reputation among affordable housing developers.

- **A city's advocacy and support for affordable housing is key in making a project work.** Projects need champions on City Council, the Planning Commission, and among City staff to problem-solve development review projects and provide support for these projects at neighborhood meetings.
- **The Metro Affordable Housing Bond is a near-term opportunity to implement affordable housing.** The City is receiving calls from affordable housing developers who might be interested in working in the city.
- **The City-owned site near the WES station could be a desirable Transit-Oriented Development site.** To make property near WES station viable, the City needs to: provide a clear path for land use review, write down land cost, provide goals for the project, and make site issues known.
- **Affordable housing developers like being involved early in process.** They are happy to share expertise and can even bring development team to talk about ideas for potential sites. Possible opportunities for tours and additional engagement.

**EQUITABLE HOUSING STRATEGIC PLAN TASK FORCE  
Meeting Summary**

<b>DATE:</b> JULY 17, 2019	<b>TIME END:</b> 6:15 PM
<b>LOCATION:</b> 29799 SW TOWN CENTER LOOP EAST, WILSONVILLE, OR	
<b>TIME START:</b> 4:31 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	<b>TF MEMBERS ABSENT</b>	
Rudy Kadlub	Councilor Ben West, Chair	Paul Diller	Bill Van Vliet
Marylee King	Liz Winchester	Bryse Bishoff	

**AGENDA SUMMARY**

AGENDA	ACTIONS
<p><b>WELCOME</b>   Kim Rybold, project manager, and Deb Meihoff, consultant / facilitator</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Review meeting objectives and agenda; staff and facilitator introductions</li> </ul>	<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><b>TASK FORCE INTRODUCTIONS</b>   Task Force members</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Name, background / expertise, organizational affiliations</li> </ul>	<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><b>PROJECT OVERVIEW AND TASK FORCE ROLE</b>   Deb + Task Force</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Purpose and need for strategic plan</li> <li><input type="checkbox"/> Overview of work scope, schedule, Stakeholder Engagement Strategy</li> <li><input type="checkbox"/> Review Task Force Charter</li> <li><input type="checkbox"/> Facilitated Discussion: Task Force members’ questions, interests, aspirations</li> </ul>	<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 align="center"><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><b>PRELIMINARY RESEARCH FINDINGS  </b> Deb</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Overview of other related work and planning</li> <li><input type="checkbox"/> Initial findings from Market Research</li> <li><input type="checkbox"/> Q&amp;A: Task Force questions and/or observations about the market findings</li> </ul>	<p>Deb presented the preliminary findings of the Housing Market Research Report.</p> <p>Housing Market Research Report (slide 7)  <i>Purpose: Synthesize info on current housing market to support city decision making</i>  <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"> <li>• Key Trends (slide 10) <ul style="list-style-type: none"> <li>○ 3<sup>rd</sup> in state for 5 yr population growth</li> <li>○ Greater share of people over 60 yrs</li> <li>○ 1/3 of residents are 20-40 yrs old</li> </ul> </li> <li>• The Latinx population has expanded (slide 11) <ul style="list-style-type: none"> <li>○ Increased Latinx residents of Wilsonville from 6% in 2000 to 11% in 2012-16; that is an increase of about 2,000 people</li> </ul> </li> <li>• Majority of Wilsonville residents rent their homes (slide 12) <ul style="list-style-type: none"> <li>○ In 2012-16 56% of households were renters and 44% were homeowners</li> <li>○ 89% of renters lived in multifamily housing</li> </ul> </li> <li>• Renter households in Wilsonville have lower median incomes (slides 13-14) <ul style="list-style-type: none"> <li>○ Incomes vary by family type, single parent households have greater proportion of lower income</li> <li>○ Greater share of renter households with singles</li> <li>○ Median household income for renters is half that of owners</li> </ul> </li> </ul> <p>What will the future population will look like in the region?</p> <ul style="list-style-type: none"> <li>• Forecasted trends (slide 16): <ul style="list-style-type: none"> <li>○ More middle aged millennials</li> <li>○ Relatively constant share of people 60+</li> <li>○ Growing share of Latinx residents</li> <li>○ Lower average household sizes</li> <li>○ Monthly housing costs rising</li> <li>○ Wilsonville is expected to grow by over 3,000 new residents over the next 20 years</li> <li>○ About half of the new households in Wilsonville will be low income (below 80% median income)</li> </ul> </li> </ul> <p>What types of housing will be needed in the region? (slide 18)</p> <ul style="list-style-type: none"> <li>• More middle-aged Millennials: between 2020 and 2040 millennials are expected to grow from 23% to 28% of Clackamas County population</li> </ul>

- 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

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.

- 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.

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.

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.

**POLICY OBJECTIVES** | Deb + Task Force

- Overview of draft and Council guidance
- 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

*handout: draft Equitable Housing Policy Objectives*

**Policy Objectives**

- To be set by Wilsonville City Council;
- Defining success and setting expectations for equitable growth;
- Will be used to assess and prioritize potential strategies

Kim asked the group to mention any objectives and other things the group may want to address.

Deb asked if there were other things to address.

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.

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><b>NEXT STEPS AND ADJOURN</b>   Deb + Kim</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Recap of how today's feedback will be used</li> <li><input type="checkbox"/> Overview of next steps and schedule</li> </ul>	<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 3<sup>rd</sup> or 4<sup>th</sup> 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

# ATTACHMENT A

## EQUITABLE HOUSING PROJECT INTERESTED PARTIES

<u>DATE</u>	<u>FIRST NAME</u>	<u>LAST NAME</u>	<u>ADDRESS</u>	<u>CITY</u>	<u>STATE</u>	<u>ZIP</u>	<u>EMAIL</u>	<u>TITLE</u>	<u>ADDITIONAL NOTES:</u>	<u>FOOD SENSITIVITIES</u>
6/24/2019	BRYSE	BISHOFF					<a href="mailto:BBishoff@dwfritz.com">BBishoff@dwfritz.com</a>	TALENT RECRUITER & SUPERVISOR, RECRUITMENT OPERATIONS, DWFRITZ		NONE 1
6/20/2019	JOHN	CRONKRITE	8004 SW EDGEWATER E	WILSONVILLE	OR	97070	<a href="mailto:johncronkrite@gmail.com">johncronkrite@gmail.com</a>	RESIDENT, PAST CITIZENS ACADEMY PARTICIPANT, REALTOR FOR WINDERMERE BRIDGEPORT REALTY GROUP	Past experience with Mortgage Assistance Program in Lincoln and Linn Counties Knowledge of Oregon land use law and affordable housing, familiarity with renter protection laws	NONE 2
6/24/2019	PAUL	DILLER	28500 SW MEADOWS LOOP	WILSONVILLE	OR	97070	<a href="mailto:pdiller@hotmail.com">pdiller@hotmail.com</a>	RESIDENT, LAWYER		NONE 3
6/24/2019	DEVIN	ELLIN	13930 GAIN ST	OREGON CITY	OR	97045	<a href="mailto:DEllin@co.clackamas.or.us">DEllin@co.clackamas.or.us</a>	SR. HOUSING DEVELOPER, HOUSING AUTHORITY OF CLACKAMAS COUNTY		NONE 4
6/24/2019	KEVIN	FERRASCI O'MALLEY	8565 SW SALISH LANE, SUITE 150	WILSONVILLE	OR	97070	<a href="mailto:kevin@wilsonvillechamber.com">kevin@wilsonvillechamber.com</a>	CEO, WILSONVILLE CHAMBER OF COMMERCE		NONE 5
6/24/2019	JOHN	GINSBURG					<a href="mailto:john.ginsburg@clackamas.edu">john.ginsburg@clackamas.edu</a>	DIRECTOR OF STUDENT LIFE & TITLE IX COORDINATOR FOR STUDENTS, CLACKAMAS COMMUNITY COLLEGE		NONE 6
6/9/2019	ROSEANN	JOHNSON	15555 BANGY RD	LAKE OSWEGO	OR	97035	<a href="mailto:RoseannJ@hbapdx.org">RoseannJ@hbapdx.org</a>	AST DIR GOV AFFAIRS, HBA, METRO PORTLAND	Advocate for housing choice and affordability for HBA, previously land development coordinator for Bluestone Homes, Inc. (Portland infill)	NONE 7
6/24/2019	RUDY	KADLUB	14350 SE INDUSTRIAL WAY	CLACKAMAS	OR	97015	<a href="mailto:rudy@costapacific.com">rudy@costapacific.com</a>	CEO, COSTA PACIFIC COMMUNITIES		 8
6/20/2019	MARYLEE	KING	32275 SW ARMITAGE RD	WILSONVILLE	OR	97070	<a href="mailto:maryleek@gmail.com">maryleek@gmail.com</a>	RESIDENT	with community groups engaged in homelessness issues, former Program	NONE 9
6/24/2019	KAMRAN	MESBAH					<a href="mailto:kamran.mesbah9@gmail.com">kamran.mesbah9@gmail.com</a>	PLANNING COMMISSIONER		NONE 10
6/24/2019	TAFT	MITCHELL	PO BOX 205	WILSONVILLE	OR	97070	<a href="mailto:tbmitchell1@frontier.com">tbmitchell1@frontier.com</a>	BOARD CHAIR, WILSONVILLE COMMUNITY SHARING		NONE 11

# ATTACHMENT A

6/27/2019	IONA	MUSGNUNG				<a href="mailto:lona.Musgnung@oit.edu">lona.Musgnung@oit.edu</a>	CAMPUS LIFE COORDINATOR, OREGON TECH	GLUTEN FRE	12	
6/7/2019	CRAIG	PORTER	6360 SW ADVANCE RD	WILSONVILLE	OR	97070 <a href="mailto:cjporter9999@gmail.com">cjporter9999@gmail.com</a>	RESIDENT	In real estate since 1972, has worked in lender/mortgage banker/developer/property owner roles	NONE	13
6/24/2019	REBECCA	SMALL	600 NE GRAND AVE	PORTLAND	OR	97232 <a href="mailto:rebecca.small@oregonmetro.gov">rebecca.small@oregonmetro.gov</a>	REGIONAL PLANNER, METRO		NONE	14
7/15.2918	BILL	VAN VLIET	1020 SW TAYLOR ST, SUITE 585	PORTLAND	OR	97205 <a href="mailto:billv@noah-housing.org">billv@noah-housing.org</a>	Executive Director		strict gluten free	15
6/24/2019	COUNCILOR BEN	WEST				<a href="mailto:west@ci.wilsonville.or.us">west@ci.wilsonville.or.us</a>	CITY COUNCILOR		NONE	16
6/24/2019	LIZ	WINCHESTER				<a href="mailto:winchester@nwhousing.org">winchester@nwhousing.org</a>	ASSET MANAGEMENT, NORTHWEST HOUSING ALTERNATIVES		NONE	17

**Planning Commission Record Index  
Equitable Housing Strategic Plan  
LP20-0002**

**Public Engagement**

**Surveys – two**

- Questions
- Results

Email notifications

Library voting boards

Let's Talk, Wilsonville storytelling and engagement

# Survey Report

22 July 2019 - 20 August 2019

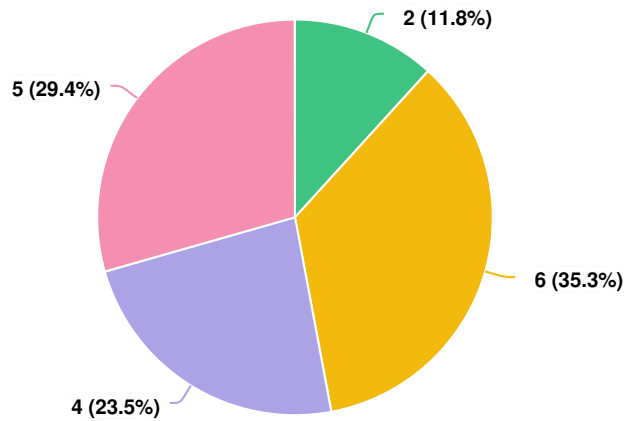
# Equitable Housing Survey

PROJECT: Equitable Housing Strategic Plan

**Let's Talk, Wilsonville!**

engagement   
by Bang the Table

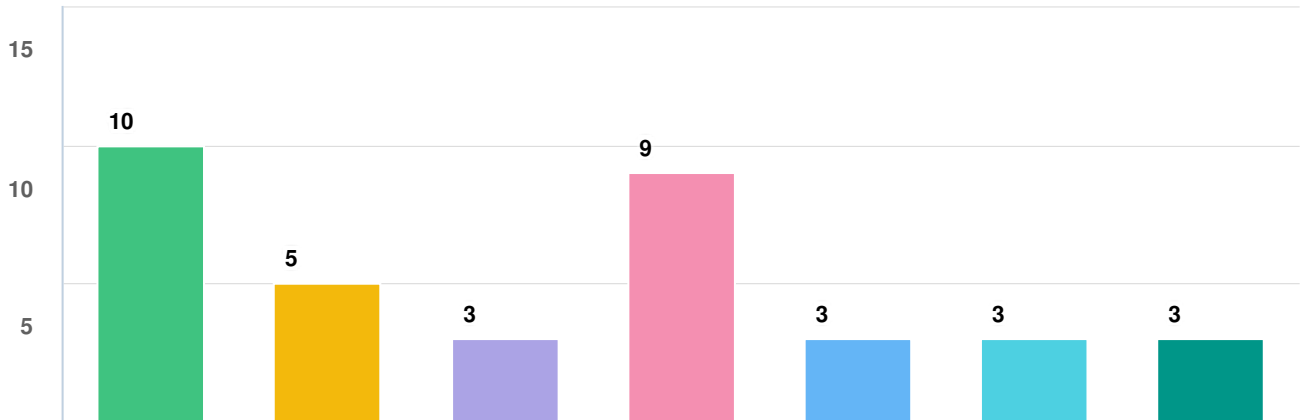
**Q1 How long have you lived in Wilsonville**



**Question options**

● Less than a year  
 ● 1-5 years  
 ● 5-10 years  
 ● 10+ years  
 (17 responses, 0 skipped)

**Q2 Why did you choose to live in Wilsonville? (select all that apply)**



**Question options**

● Commute  
 ● Housing Type  
 ● Housing Cost  
 ● Schools  
 ● Proximity to Family  
 ● Parks and Open Space  
 ● Other  
 (17 responses, 0 skipped)

**Q3** | **Other**

Kgreenfi

8/15/2019 07:39 PM

Beautiful, walkable, with excellent city government

SMR

8/18/2019 11:30 PM

One of us got a job in Wilsonville.

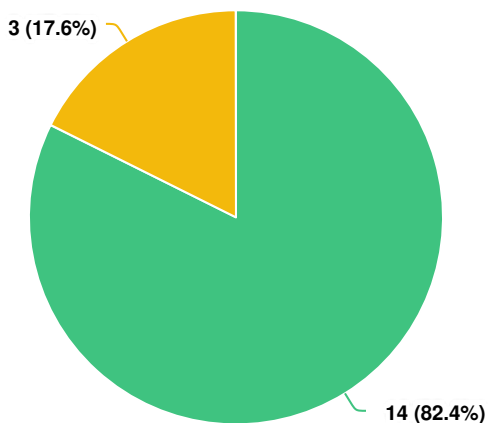
Jgreenfi

8/19/2019 09:48 AM

Overall livability, governance, diversity, transportation (SMART, WES), and location. Wilsonville has it all.

**Optional question** (3 responses, 14 skipped)

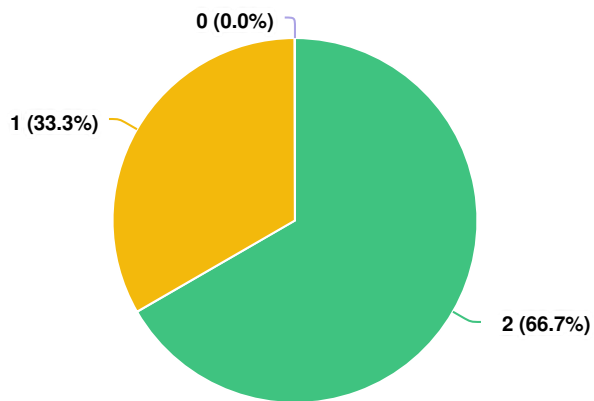
**Q4** Do you own or rent your home?



**Question options**

● Own ● Rent  
*(17 responses, 0 skipped)*

**Q5** What is the general condition of your home?

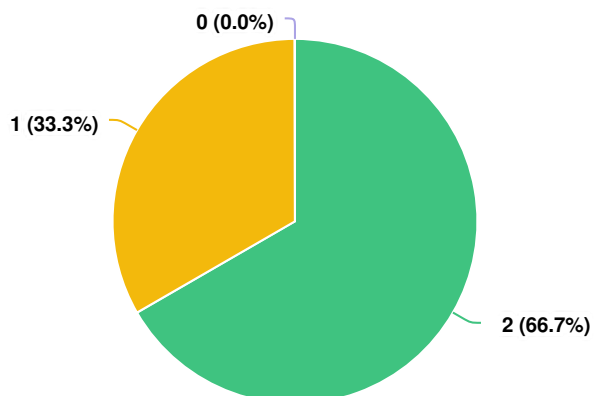


**Question options**

● Well-maintained ● Average ● Poorly-maintained  
*(3 responses, 14 skipped)*



**Q6 | Do you feel stressed about the possibility of rent increases?**

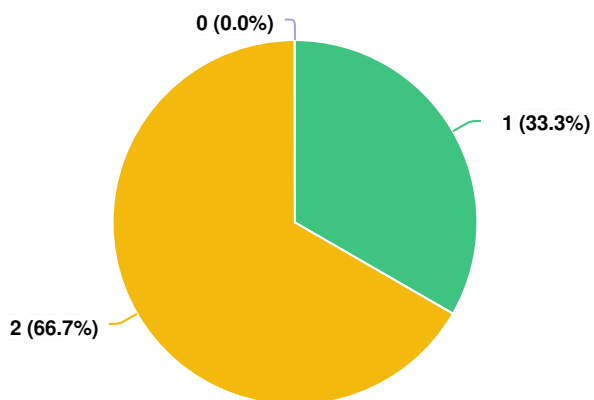


**Question options**

- Yes
- Somewhat
- No

(3 responses, 14 skipped)

**Q7 | Will you be looking to buy a home in the next 5 years?**

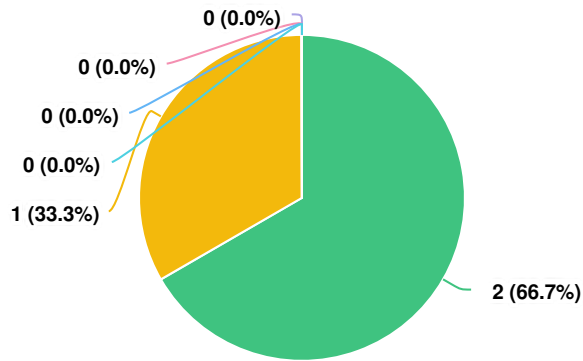


**Question options**

- Yes
- No
- Unsure

(3 responses, 14 skipped)

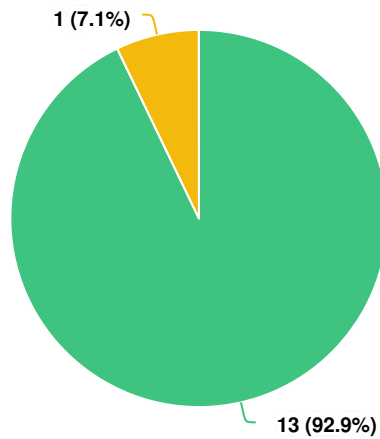
**Q8** What is the biggest challenge you see in buying a home in Wilsonville?



**Question options**

- Saving for a down payment
  - Getting approved for a loan
  - Finding the right house
  - Finding a neighborhood where you feel welcome
  - Finding a home you can afford
  - Other
- (3 responses, 14 skipped)

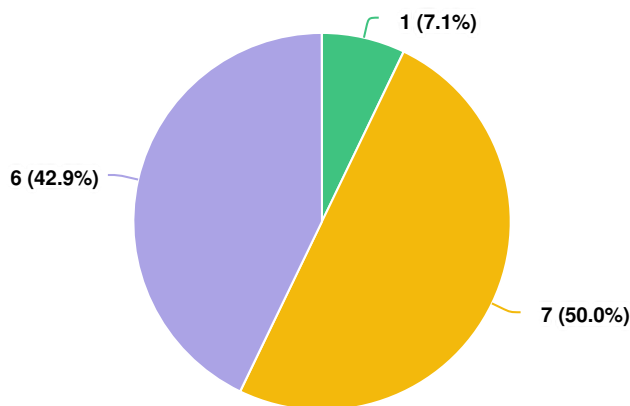
**Q10** Do you feel able to afford your home's maintenance needs?



**Question options**

- Yes
  - No
- (14 responses, 3 skipped)

**Q11** Do you feel stressed about affording your monthly housing costs (including mortgage payments, property taxes, insurance cos...

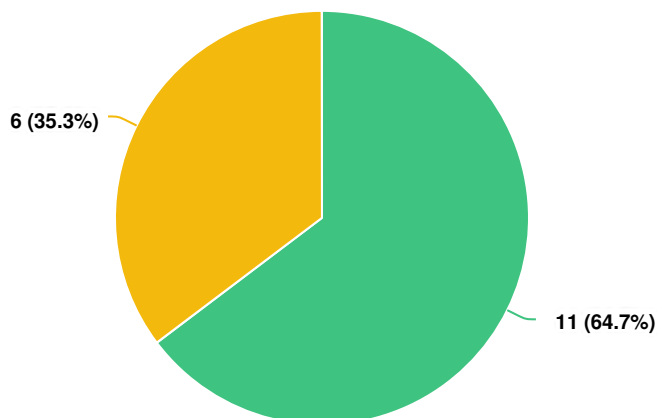


**Question options**

- Yes
- Somewhat
- No

(14 responses, 3 skipped)

**Q12** Do you feel your home is suitable for aging in place (when a person lives and ages in their residence of choice, for as lon...



**Question options**

- Yes
- No

(17 responses, 0 skipped)

**Q13** Why or why not?

Kgreenfi

8/15/2019 07:39 PM

Small, master on the main, adequate for retired couple, in quiet neighborhood, access to public transportation, proximity to hospital, stable, well-run city government.

Marl3y

8/15/2019 09:13 PM

Because of location

Nnguyen

8/15/2019 09:26 PM

I like our home. And want to stay for a long time.

Clfunk

8/15/2019 10:34 PM

I like living near everything.

#Grace19

8/16/2019 12:44 AM

It's comfortable here

Mra413

8/17/2019 10:07 AM

We designed and built our house.

Jgreenfi

8/19/2019 09:48 AM

We located in Wilsonville because of access to everything we need locally and nearby. We bought a home that will allow us to walk or ride SMART to most weekly needs even after we give up driving.

SJ

8/19/2019 09:51 AM

The access to hospitals, public transportation and family that lives close by.

**Optional question** (8 responses, 9 skipped)

**Q14** Why or why not?

glfunk

8/15/2019 08:27 PM

Stairs

Kaitithorson

8/16/2019 07:33 AM

Two story. Most homes in Wilsonville are. The city could use more one story that's not in Charbonneau.

Ngcombs

8/16/2019 01:45 PM

It is specifically for active seniors. You can have live in help but if needed more advanced help I would need to move into assisted living facility

SMR

8/18/2019 11:30 PM

Stairs, lack of disabled or elderly parking, lack of lighting in the parking lot.

Aparna

8/19/2019 12:45 PM

Tax is going up to afford it where I am at

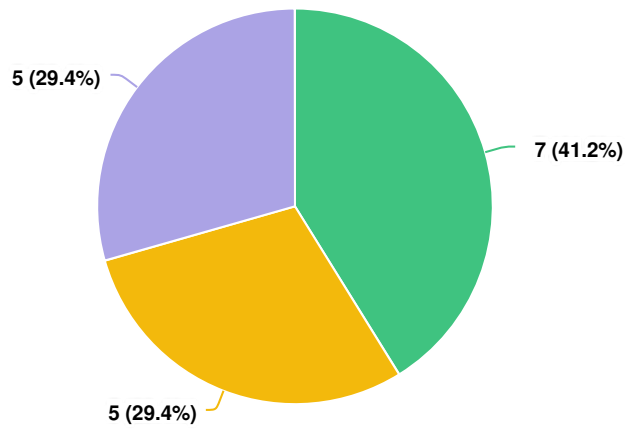
Marston

8/20/2019 09:11 AM

Need more options for one level homes that are upscale. Luckily my home has a master on the main, so I don't use the upstairs. The property taxes will force me to move out of Wilsonville as a retire.

**Optional question** (6 responses, 11 skipped)

**Q15** Do you think you could afford to buy a home in Wilsonville in today's housing market?

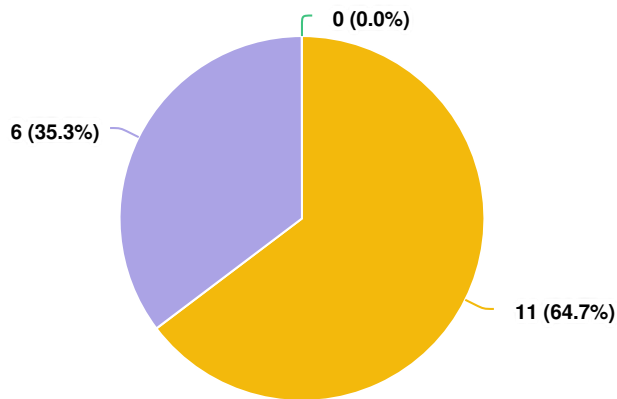


**Question options**

Yes No Unsure

(17 responses, 0 skipped)

**Q16** Do you plan to move in the next 5 years?



**Question options**

Yes No Unsure

(17 responses, 0 skipped)

## Q18 Why or why not?

Kgreenfi

8/15/2019 07:39 PM

Wilsonville is a very good location for a retired couple who wants to walk, bike, have access to the city when needed, have access to good health care, and belong to a community.

Nnguyen

8/15/2019 09:26 PM

We never want to be house poor so we will stay in order to not have too high of payment

Kaitithorson

8/16/2019 07:33 AM

Love Wilsonville, want to raise kids here.

Ngcombs

8/16/2019 01:45 PM

We like living in Wilsonville, a very friendly, active community

Mra413

8/17/2019 10:07 AM

We just moved here and built a new house. We love it!

CreedHarmon

8/19/2019 09:25 AM

Just bought.

Jgreenfi

8/19/2019 09:48 AM

We bought here with a view to aging in place comfortably.

SJ

8/19/2019 09:51 AM

we like our neighborhood and it's an easy commute to my job.

Aparna

8/19/2019 12:45 PM

We have local jobs to support our living here.

Marston

8/20/2019 09:11 AM

Planning to wait until retirement to move. Would love to stay but property taxes are way to high, the water bill is quite high as well. Everything is easy to get to, so I don't spend much time on the freeway which I appreciate.

**Optional question** (10 responses, 7 skipped)

**Q19** Why or why not?

glfunk

8/15/2019 08:27 PM

Might move to Eugene for family

Marl3y

8/15/2019 09:13 PM

Children graduating and now divorced so not sure what the future will bring

Clfunk

8/15/2019 10:34 PM

Looking at options for retirement

#Grace19

8/16/2019 12:44 AM

Not sure.

SMR

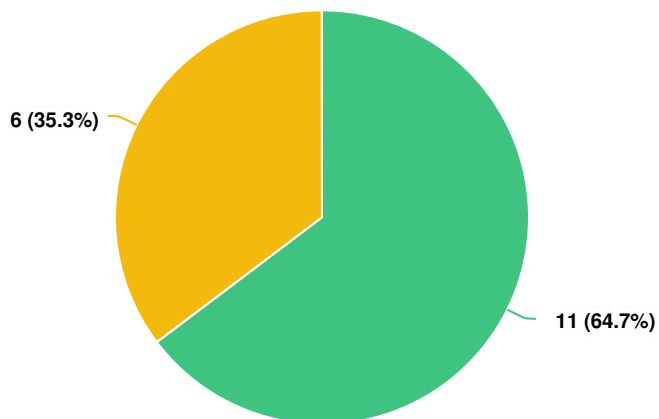
8/18/2019 11:30 PM

When our apartment rent increases beyond the already exorbitant amount we already pay we will have to seek to move outside of Wilsonville most likely. We have a relatively low rent amount compared to most of Wilsonville but it's still entirely too much.

**Optional question** (5 responses, 12 skipped)



**Q20** Do you think there is an adequate variety of housing types in Wilsonville?



**Question options**

- Yes
- No

(17 responses, 0 skipped)

**Q21 | What type of housing do you feel is needed?**

SMR

8/18/2019 11:30 PM

More low income properties, subsidized apartments, shelters, and transitional housing for women and families.

Amsmith

8/19/2019 12:03 AM

More new housing that is NOT in Villebois

CreedHarmon

8/19/2019 09:25 AM

Lower income.

Jgreenfi

8/19/2019 09:48 AM

More small lots with single-floor homes for retirees and small families

Marston

8/20/2019 09:11 AM

Upscale duplex that are one level. More one level homes in the 1800-2200 square feet range.

**Optional question** (5 responses, 12 skipped)

**Q22 | Please identify your greatest concern related to housing in Wilsonville.**

Kgreenfi

8/15/2019 07:39 PM

Wilsonville should retain the current balance of single family and multi-family housing as it expands. It should increase duplex and quad-plex housing aimed at seniors and should retain a balance of apartments aimed at families and at professional and retired singles and couples. It should aim to be a diverse community that retains its current character.

glfunk

8/15/2019 08:27 PM

I hear rent is too high for working families that live in apartments

Marl3y

8/15/2019 09:13 PM

The number of houses and the schools at capacity

Nnguyen

8/15/2019 09:26 PM

High density

Clfunk

8/15/2019 10:34 PM

More walking/ running paths on my end of Wilsonville (Landover). With all the new housing being added it would sure be nice to not have to drive to Grahams Ferry to enjoy a walk.

#Grace19

8/16/2019 12:44 AM

Parking sucks!

Kaitithorson

8/16/2019 07:33 AM

Priced very highly right now. Houses in some areas are also extremely close together. Larger lot sizes.

Ngcombs

8/16/2019 01:45 PM

Need more affordable housing, especially if you want to keep the younger generation in Wilsonville.

Mra413

8/17/2019 10:07 AM

Over-crowding and an infrastructure that can't handle the rapid growth.

teresapetrin

8/18/2019 10:02 PM

too much new housing with not enough new roads

SMR

8/18/2019 11:30 PM

Cost.

Amsmith

8/19/2019 12:03 AM

Not enough to choose from except Villebois. Would like more options where the houses aren't so close together.

CreedHarmon

8/19/2019 09:25 AM

Not enough diversity, both in income types and ethnicity.

Jgreenfi

8/19/2019 09:48 AM

Too much focus on larger lots and estate homes

SJ

8/19/2019 09:51 AM

It's difficult for young people just starting out to afford housing in Wilsonville, along with childcare and other expenses young families experience.

Aparna

Too many new constructions without a planning for growing traffic. Example

8/19/2019 12:45 PM

Frog Pond development with no two lane roads

Marston

8/20/2019 09:11 AM

There are nice one level homes, that don't go for sale often. But are really old and will need 75K of remodel to make them nice like the newer homes/condo/townhomes available. These dense homes are not feasible as you age. WAY TOO MANY STAIRS.

(17 responses, 0 skipped)

## Renter Survey Key Takeaways – Survey Report

### Summary:

**All surveys were distributed to Affordable Housing apartment complexes. There was a total of 14 surveys submitted.**

Residents surveyed seem to be connected to the community of Wilsonville:

- Many of the respondents chose to live in Wilsonville and do not plan to leave.
- Around 36% of respondents only looked in Wilsonville for housing.
- Most respondents were somewhat long-term residents, 5 years+.
- Around 40% of respondents would contact friends or family in times of need which suggests they have a strong network nearby.

Survey respondents feel secure and satisfied with their housing:

- Compared to the national averages the respondents to this survey found affordable housing very quickly.
- The majority also do not feel that they are at risk of losing their housing or not being able to afford their current home in the future.
- While many of the responses to the quick poll and library kiosk indicate a need for more housing suitable to ageing in place, all but one respondent to this survey feel they are able to age in their current home without issue

Survey respondents may not feel it is possible to be homeowners or are just not interested:

- The most picked answer for the last question (housing strategy question) is “working with apartment owners to maintain housing for the long term and keep rents from increasing too rapidly.”
- Very few respondents aspire to buy a home. This could be due to how satisfied they are with their current living situation. However, I think it is interesting to note that they believe the biggest barrier to buying a home in Wilsonville would be finding a home they could afford. To me this says that if they did aspire to own a home they see it being a big challenge to stay in their community.

### Breakdown:

#### Question 1: How long have you lived in Wilsonville?

85.7% of survey respondents have lived in Wilsonville for 5+ years.

#### Question 2: Why did you choose to live in Wilsonville?

Housing cost was at least one of the reasons 71.4% of survey respondents choose to live in Wilsonville. For 50% of respondents Parks and Open space was one of the reasons they choose Wilsonville. Only one survey respondent choose Wilsonville because of the proximity to work. No respondents choose to live in Wilsonville for the school system or because they liked the home.

**Question 3: When you were looking for your current home, how long did it take before you found it in Wilsonville?**

71.4% of respondents only looked for housing for between 0-6 months before finding housing in Wilsonville. The other respondents found housing between 6 months and 2 years. No respondents waited more than 2 years to find housing.

**Question 4: When you were looking for your current home, what other areas were you considering?**

35.7% of respondents were looking for housing in only Wilsonville. The 2 other towns most commonly choose are Tualatin and Oregon City.

**Question 5: Do you feel your home is suitable for ageing in place?**

All but one respondent feel that their home is suitable for aging in place.

**Question 6: Is your home big enough to meet the needs of your family?**

84.6% of respondents feel their home is big enough to meet their needs.

**Question 7: If you could improve one thing about your housing now, what would it be?**

The majority of respondents choose other. There does not appear to be any trend for the other responses. The second highest response for this question was more bedrooms.

**Question 8: How well do you feel the property owner is maintaining your home?**

71.4% of respondents feel their property is well maintained. No respondents felt their home is poorly maintained.

**Question 9: Do you feel stressed about your ability to afford monthly housing costs?**

64.3% respondents are not stressed about affording housing. Only 1 respondent feels stressed with 2 feeling somewhat stressed.

**10. Do you plan to stay in your current home for at least the next 5 years?**

71.4% of respondents plan to stay in their current home for the next 5 years. 21.1% were unsure.

**11. Do you aspire one day to buy a home?**

85.7% of respondents do not aspire to buy a home?

**12. What do you think would be the biggest challenge to buying a home in Wilsonville?**

72.7% of respondents believe that finding a home that they could afford would be the biggest barrier to buying a home.

**13. If you had an issue with your living situation or needed assistance, who would you go to for help?**

46.2% would go to County or State services for help. 38.5% would go to family or friends.

**14. Which of these ideas would help ensure that people from different backgrounds, ages, ethnicities, incomes, and physical abilities can live in Wilsonville?**

46.2% chose working with apartment owners to maintain housing for the long term and keep rents from increasing too rapidly.

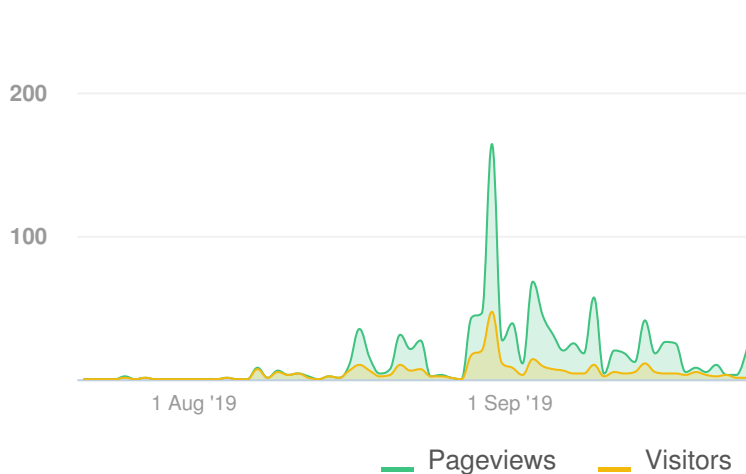
# Project Report

19 July 2019 - 22 September 2019

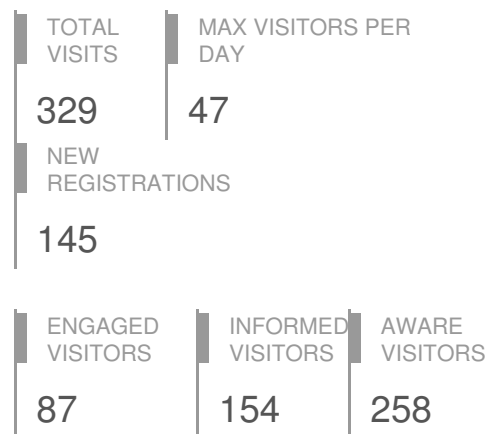
## Let's Talk, Wilsonville! Equitable Housing Strategic Plan



### Visitors Summary



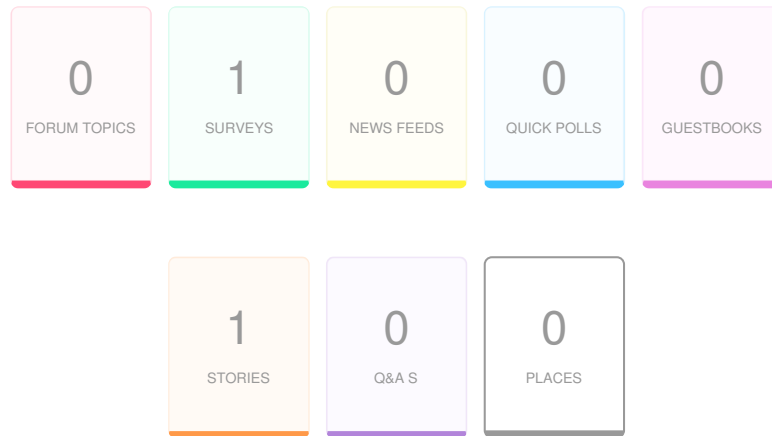
### Highlights



Aware Participants		Engaged Participants	
	258		87
Aware Actions Performed	Participants	Engaged Actions Performed	Registered    Unverified    Anonymous
Visited a Project or Tool Page	258		
Informed Participants	154	Contributed on Forums	0    0    0
Informed Actions Performed	Participants	Participated in Surveys	80    0    0
Viewed a video	0	Contributed to Newsfeeds	0    0    0
Viewed a photo	0	Participated in Quick Polls	0    0    0
Downloaded a document	0	Posted on Guestbooks	0    0    0
Visited the Key Dates page	0	Contributed to Stories	12    0    0
Visited an FAQ list Page	0	Asked Questions	0    0    0
Visited Instagram Page	0	Placed Pins on Places	0    0    0
Visited Multiple Project Pages	70	Contributed to Ideas	0    0    0
Contributed to a tool (engaged)	87		

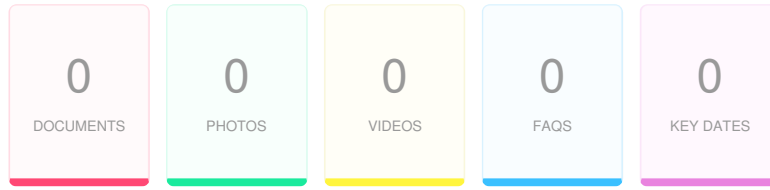


## ENGAGEMENT TOOLS SUMMARY



Tool Type	Engagement Tool Name	Tool Status	Visitors	Contributors		
				Registered	Unverified	Anonymous
Story Telling Tool	Priced out of Portland	Accepted	50	1	0	0
Story Telling Tool	2 bedrooms 1 bath	Accepted	0	1	0	0
Story Telling Tool	Why I Live in Wilsonville	Accepted	0	1	0	0
Story Telling Tool	Quality Education for my children	Accepted	0	1	0	0
Story Telling Tool	Starting Out	Accepted	0	1	0	0
Story Telling Tool	Why wilsonville	Accepted	0	1	0	0
Story Telling Tool	We love Wilsonville	Accepted	0	1	0	0
Story Telling Tool	Wilsonville WAS a great place	Accepted	0	1	0	0
Story Telling Tool	Planning for the future growth in Wilsonville	Accepted	0	1	0	0
Story Telling Tool	When housing was affordable	Accepted	0	1	0	0
Story Telling Tool	Great start	Accepted	0	1	0	0
Story Telling Tool	Living In a Tent is Touch and Go	Accepted	0	1	0	0
Survey Tool	Equitable Housing Survey	Archived	165	80	0	0

## INFORMATION WIDGET SUMMARY



Widget Type	Engagement Tool Name	Visitors	Views/Downloads
Key Dates	Key Date	0	0

## STORY TELLING TOOL

### Priced out of Portland

author: Erica

My husband and I have always been hard workers, both growing up on Oregon farms and going to college. We knew how to save money, be frugal, and at 23 I was making enough as a manager to buy a condo in downtown Portland. I thought I was too young and I would buy when I was ready to settle down. We both did Dave Ramsey as young college students. When it came time to settle down Oregon had changed. I no longer got jobs just by applying. My husband had been in the luxury tech design business in the Pearl District, but was now working as a pizza delivery driver during the recession. We got a small house with a yard, he got two jobs, and then in 2014 rental prices increased dramatically. We went from paying \$640 for a very small Victorian house in Oregon City to paying nearly \$1100 in the only city with "affordable" rentals. Wilsonville. I wasn't sure about Wilsonville. I cried when we moved. I love historic homes and Wilsonville was very, shiny and new. There were mostly chain restaurants. We had been working like crazy to pay down debt, and with our cheap rental had paid off 45K with a low paying job and a pizza delivery job. We got creative using transit, riding bikes, no t.v. or internet. We had dreams of owning a home but I didn't see that happening in Wilsonville. It felt like a place we could live in for now, but eventually we'd have to leave and I didn't want to get attached. Of course I did. We have been here almost 5 years now and I can't imagine a better city for our family. We are involved in our community, my son walks to his school, and we have built a number of solid friendships. We lucked out with timing and managed to get an inexpensive rental at an expensive apartment complex which saved us money. I didn't need to drive my son to school each day. But we still dream of owning a home. If we want to stay in our neighborhood we are looking at paying more per month for a smaller condo than what we rent now. Not that we qualify. With three kids in a two bedroom I often wonder how long our downstairs neighbors will cope. Above us a couple merely walking to their kitchen pounds above us all day long. We knew everything they do, just like the neighbors below us. The kids had to learn not to run, not to walk around too much; A far cry from my husband and I who grew up running around in fields all day. There are no three bedrooms in the city we can afford, and at our complex our rent would increase by \$600 a month. My husband now works four jobs. He works his main tech job fifteen minutes away, comes home for an hour and then drives to wash dishes getting off work around 11:30pm. He comes home and gets up at 5am to do it all over again. On weekends he does tech support for a company out of San Francisco and then picks up computer gigs online. He gets several job offers each week from other states and we often wonder if we should just leave to get out of the low pay and high cost of living here. But we come from several generations of Oregonians. We'd both be leaving our families, and we love the Pacific Northwest. Our lives are here. Right now there is a large gap in Wilsonville. There are no starter homes, just condos for older financially stable couples who are downsizing or starter homes for singles or two working professionals with at least one high paying job. We would gladly take an inexpensive small home the size of our apartment (1,000) and a simple life, but that doesn't exist anywhere. Or an old fixer upper that requires a lot of work. That also doesn't exist. There are a few mobile home parks. We are surrounded by people who say "live frugally" when everything we buy is secondhand or free. Or people who say "get an education" when we both have extensive college education and lots of experience. Both of us have been told we are overqualified for jobs. We are told "work hard and it will pay off" but cost of living has only gone up, surpassing wages. My husband is not able to give more to his job because he is always working and always tired. More apartments were supposed to be built nearby, but wealthy homeowners no longer wanted them built. It would lower their home values. It's hard to have a village feel when you don't want the middle class villagers. Our monthly costs to live here went up almost \$200 this last year. That all said I know we are so blessed. At least we have jobs. We have enough food to eat and live in a wonderful area. We have healthcare and our kids are thriving and healthy. We have plenty of room and my husband makes good money doing something he loves. We just don't feel it should take middle class people 3-4 jobs to buy a home. We want to be able to save money for emergencies and build wealth through our hard work. We want to be able to give more financially to pe

## STORY TELLING TOOL

ople in need and the community.

VISITORS <b>50</b>	CONTRIBUTORS <b>1</b>	CONTRIBUTIONS <b>1</b>
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No Responses

## STORY TELLING TOOL

### 2 bedrooms 1 bath

author: Cberk

I love in Wilsonville because of the location to I-5, and the school district. I started at apartments on Rose Way. Two bedrooms two baths on the fourth floor. I could barely afford it but it was close to Boeckman Creek and it was available, also the lease terms were reasonable. After our first year there, the rent increased and it was no longer affordable. My son had started kindergarten and we moved to my mom's house in Hubbard. We finally found a two bedroom one bathroom second floor apartment on SW Bailey. The rent was 700 + about 150 for water sewer and garbage. Rent has increased by about \$100 dollars a year. We now pay 1025. My mom lives with my son and myself. She shares his bedroom, and we only have one bathroom. We pay about 40-100\$ dollars a month to do laundry in the coin operated machines \$2.00/ load. We have to lug our laundry to the rooms down a slippery flight of stairs. We have had next door neighbors who had a domestic violence incident every night. Another neighbor below us who constantly complained about any noise we made after 5 pm. Our apartment needs mold treatment, and we can't get management to replace our toilet. We had issues with our refrigerator, oven, dishwasher and the aforementioned mold. We have had a "no cause" eviction in 2005. Because of this we live in constant fear of another "no cause" eviction. We would like to move but the cost is prohibitive. Because I have outstanding student loan debt that prevents me from getting a mortgage, and because there are no "starter" or rentable "single family units" this life long Oregonian is looking for homes outside of the state.

VISITORS <span>0</span>	CONTRIBUTORS <span>1</span>	CONTRIBUTIONS <span>1</span>
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No Responses

## STORY TELLING TOOL

### Why I Live in Wilsonville

author: Citizen A

I live in Wilsonville because I was able to get low income housing here. That has made all the difference. Now my social security payment stretches to cover my monthly expenses instead of just covering rent. I can't say how grateful I am for my housing situation.

VISITORS <b>0</b>	CONTRIBUTORS <b>1</b>	CONTRIBUTIONS <b>1</b>
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No Responses

## STORY TELLING TOOL

### Quality Education for my children

author: SW39

We moved here in 2012 so I could attend online nursing school. We could have lived anywhere in Oregon, but I chose Wilsonville because of the quality of the schools. Last week my twins who were at Inza Wood, then Wilsonville High, enrolled at University of Arizona in engineering and science majors. One of them has a \$38,000/year engineering scholarship. The Wilsonville schools prepared them to succeed at the highest levels of endeavor in our country.

VISITORS <b>0</b>	CONTRIBUTORS <b>1</b>	CONTRIBUTIONS <b>1</b>
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No Responses

## STORY TELLING TOOL

### Starting Out

author: Caitlin

I never thought that I would live in Wilsonville. But here I am. Growing up in SW Portland, Wilsonville was a small town to pass through on the way down I5. Somewhere in my childhood, Bullwinkles came to town. That's what I knew the town for. Birthday parties and the slightly strange Fry's (I think it was something else in the 90s?). Wilsonville was fun but not on my radar as a place to live. Fast forward through college, the recession, and learning to budget. When it came down to purchasing a house, I wanted something with freeway access, a big yard, and affordability. Wilsonville stood out as a place where that could happen - I was pleased to discover the quality of the library, schools, and other public works! I complain about my commute and traffic daily, but when it comes down to it, I appreciate the life I have. I don't think I would be so happy if I had a higher mortgage. Part of Wilsonville's charm is that it's a great place for young families or people starting out. I think there are ways to get creative in creating affordable housing. More apartments or mobile homes are solutions but perhaps zoning for duplexes or even a tiny home village could help broaden the range of options.

VISITORS <b>0</b>	CONTRIBUTORS <b>1</b>	CONTRIBUTIONS <b>1</b>
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No Responses



## STORY TELLING TOOL

### Why wilsonville

author: Sandra V

We moved from LO to take advantage of a great market in LO. We found the renaissnce boat club and love the area. However as retirees we are finding that Wilsonville really is geared to young families. Not much for us. No eclectic rest aurants, no better grocery stores. Lots of great parks. We would love if he city would start considering things that might appeal to a broader range of community members.

VISITORS <b>0</b>	CONTRIBUTORS <b>1</b>	CONTRIBUTIONS <b>1</b>
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No Responses

## STORY TELLING TOOL

### We love Wilsonville

author: Ngcombs

We moved from California 17 months ago. We started looking in Oregon because our daughter's family lives here. We looked in several different communities and then our daughter suggested Wilsonville because it seemed to be the closest to the type of community we were living in. We visited several times before settling on our current residence. We love the many parks, walking trails and the real sense of community in Wilsonville. We both have done volunteer work, which really helps you to get to know the area and the people. The community Center is a great place to meet other seniors, take a class or enjoy lunch. Everything you need is close by and the citizens are outgoing and very friendly.

VISITORS <b>0</b>	CONTRIBUTORS <b>1</b>	CONTRIBUTIONS <b>1</b>
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No Responses

## STORY TELLING TOOL

### Wilsonville WAS a great place

author: GW01

We bought our home in Wilsonville in 1999 because it was more affordable than everywhere else in the metro area, and it was quieter w/less traffic. And it was almost like being out in the country; on the other side of our cul-de-sac were fields and forest. Most of the things that brought us to Wilsonville are long gone, replaced by "McMansions" on tiny lots (Villebois), Tigard-like congestion on the roads during certain times of the day, and a city council that thinks it has to pursue growth, often for its own sake. Wilsonville is still better than many cities on the west side (e.g. Tigard, Beaverton and Hillsboro). But it has lost much of what made it special to us ~20 years ago.

VISITORS <b>0</b>	CONTRIBUTORS <b>1</b>	CONTRIBUTIONS <b>1</b>
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No Responses

## STORY TELLING TOOL

### Planning for the future growth in Wilsonville

author: mike walsh

My wife and I raised our 2 children in Wilsonville when there was only 1 traffic light and the name Lowrie was associated with the only grocery store and not a school. That was in the 1980's and early 1990's. It was the country with wide open spaces and driving from one end of Wilsonville to the other took less than a minute. We now live in Charbonneau which so far the river has blocked development in our immediate area. I can understand why people were moving to Wilsonville over the last 20 years. It is obvious to anyone who has lived in Wilsonville over the last 5 years that things have changed- not all bad- but planning for the future growth like Frog Pond West and East developments has to be taken seriously and immediately. The necessary infrastructure and proper planning by Wilsonville officials to fix things before they become a problem doesn't seem to be happening in all areas. City Council was forward thinking in developing the water treatment system to handle growth. What happened everywhere else? Example is the need for new southbound lane over the Boones Bridge. It's great that a little funding from the State for planning has been just provided but doing anything to resolve the congestion to get on to I-5 South is years away. Why wasn't City Government taking action 3-5 years ago? The quick fix-its like metered 3 lane entrances to south I-5 has helped but in no way solved the problem. When over a thousand new houses will be built around Frog Pond and there are only two entrances- Wilsonville Rd and Eligison- to get on to I-5. It will be grid lock much worse than now. The only visible infrastructure efforts I can see are the new school and a stop light at Boeckman and Stafford Rds. Wilsonville has the land to build. Developers will come in and build houses/condos, and more people will move into them. However without immediate planning and the appropriate budget for construction of roads, parks, schools, mass transit, etc- (which the Developers should be contributing more to the costs than they are now) Wilsonville will be just like Beaverton, Tigard and Tualatin. Plan for the Future - NOW

VISITORS <b>0</b>	CONTRIBUTORS <b>1</b>	CONTRIBUTIONS <b>1</b>
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No Responses

## STORY TELLING TOOL

### When housing was affordable

author: DagneSunrise

My family moved here in 1987. The company my husband worked for had been closed down by the county, state and Federal tax departments. The owner left the country. My husband had found a new job in Portland and we had a 1 year old. It was a tough and scary time for us. Although inside the urban growth boundary, Wilsonville was considered a rural town. At the time it had an elementary school and middle school. The high school was in West Linn. There were 2 stop lights, the ones on either side of the freeway. It had Thriftway where the bowling alley is and Lowies where Walgreen is. The Wilsonville primary school was where the old Albertsons' store is. There was no Fred Meyers store complex. The library was a double wide mobile home. We found a nice duplex to rent in Old Town, across from Boones Ferry Park. It was a nice community (still is for the most part). At Halloween, we could leave the candy in a bowl on the porch and take our children out Trick-or-Treating and there would still be candy in the bowl when you came back. I found many volunteer opportunities here, too. Wilsonville's housing was very affordable in true meaning of the word. It was a working class community. The cost of both rentals (apartments and homes) was less than the 1/3 of middle class income standard. The cost of buying a home was affordable, mortgages also were well under the 1/3 of middle class income. We were pleased to find that after 3 years, we were able to put a down payment on our house. We still live there today. We had also hoped our children would be able to find jobs in Wilsonville and be able to live here. Shortly after we moved here the city council was taken over by a group of developers and real estate agents. They decided the town needed to get on the Urban Development bandwagon and voted to get urban renewal going. As citizens, we voted it down but were told our vote was none binding and City Council went ahead with it. Their first big project was the Fry's - Town Center project. They called the hay field a blighted area. We had a recall election and removed all but one of them. The next council looked at what infrastructure we need. They built the library, which we had been asking for, for quite a while. But the damage was done. The city has gone berserk with the easy money. Since then, the city staff and the City council have been focused on using urban renewal to create a high end city, trying to beating out L.O., Tualatin and West Linn for being the most upscale local community. Wilsonville's city government and staff has put expensive housing developments and it's tax dollars ahead of all the needs of its citizens. The city wants big business to come here but hasn't invested in working class housing for the needed workers. Sadly every city council so far, has only listened to the money talking and not what the community has asked for and needs. The City only listen to the citizen who give lip service to what the council and staff want to hear about what they have already planned to do. Why do we still live here? We can't afford to leave Wilsonville and the Metro area. This is where the jobs are. My son does have a job here in Wilsonville, he just can't afford to live here. So he pays rent on his bedroom to help us out.

VISITORS <b>0</b>	CONTRIBUTORS <b>1</b>	CONTRIBUTIONS <b>1</b>
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No Responses

## STORY TELLING TOOL

### Great start

author: Jennifer

I've been impressed with the efforts so far of the city to keep housing affordable, from the percentage of multi family rentals, to the transportation services offered. My main concerns are: 1) is there a plan for the mobile home park? If the landlord decides to sell, is the city prepared to assist these residents? 2) the town center redevelopment should have housing as part of the plan 3) please do not cave to pressure again regarding multi family development in the later Frog Pond development. What I observed was a number of loud voices from current single-family home owners, more invested in the rising equity of their own homes than young families or retirees who require options other than single family homes. City council meetings should be marketed to attract attendance from renters so their voice is also heard. On social media, there also seems to be a lot of residents who are unsure of affordable options in Wilsonville, such as what to do when rent goes up, or how to sign up for housing vouchers. Perhaps the city could do outreach to those residents, and hold quarterly info sessions with reps and housing advocates.

VISITORS <b>0</b>	CONTRIBUTORS <b>1</b>	CONTRIBUTIONS <b>1</b>
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No Responses

## STORY TELLING TOOL

### Living In a Tent is Touch and Go

author: Touchy Subject

I want to start out by saying we call this place "Pleasantville." It is gorgeous, quiet, and clean, and we would love to have our daughter (who is now four) start school here. Unfortunately, this area is not very supportive of the blue-collar working class. My husband was an 18-wheeler driver, and we were relocated here in December of 2016. At the time, I had found an apartment that was only \$40 per month more than our apartment in Texas. We would be losing more than 200 square feet, our second bathroom, and two walk-in closets, but we figured we would eventually be able to purchase a home here, so we thought we would just "rough it" for awhile in the tiny apartment until we found a home to buy. Boy, were we wrong about how much it really costs to live here. We have now found that even renting here is something we are no longer able to afford. We've had several months (including this one) where our out-of-state relatives are sending us money to help just cover our bills so that we don't lose electricity or get evicted. And it's not for lack of trying: I've looked into housing assistance, SNAP/WIC, "affordable housing", energy bill assistance, et cetera, only to be told that we just make a few hundred dollars too much per month to qualify. I ask them the same thing every time we get told "no": so are we not supposed to work as much to try to get ourselves out of this situation? I understand there are many worse off than us, but when you're being told "no" by everybody, it is incredibly frustrating. We feel pretty invisible. My husband works full-time, and as much overtime as he can. We cannot afford to send our daughter to daycare so that I can have a full-time job, so I work at a retail job one day a week on my husband's day off, and do freelance work from home to even afford to live paycheck to paycheck. The only help we have ever received is from St. Vincent De Paul - twice. We can't afford a deposit on a new apartment that doesn't charge a \$150 late fee if you get paid one day past their grace period, and our rent is about to be raised more than \$100 per month. The only decent apartments around here seem to be in cahoots to make sure nobody pays less than \$1,500 a month to live around here. We can't afford a moving truck back home, so our choice is either to continue to live in constant fear of not being able to make it, or put all of our stuff in storage and live in a combination of a tent/our vehicle (that is, if it doesn't get repossessed first). Oh yeah, and that is while we watch "For Sale" signs go "Pending" within days all over the place around here. It is unfathomable to us how anyone could possibly afford to buy a house here, or even rent for more than a few years without making six figures a year, or receiving some form of assistance. It may be too late for us, but I'm hoping you can construct some form of plan for the future that will eliminate families like ours being forced out just for not having two high-paying full-time incomes come in each month.

VISITORS <b>0</b>	CONTRIBUTORS <b>1</b>	CONTRIBUTIONS <b>1</b>
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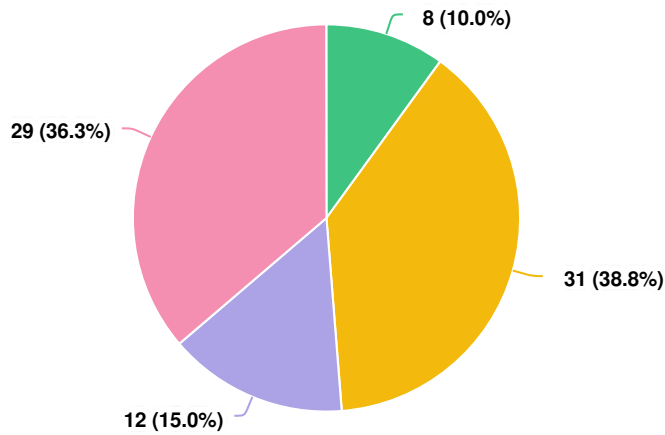
No Responses

## ENGAGEMENT TOOL: SURVEY TOOL

### Equitable Housing Survey

VISITORS	165	CONTRIBUTORS	80	CONTRIBUTIONS	80
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#### How long have you lived in Wilsonville

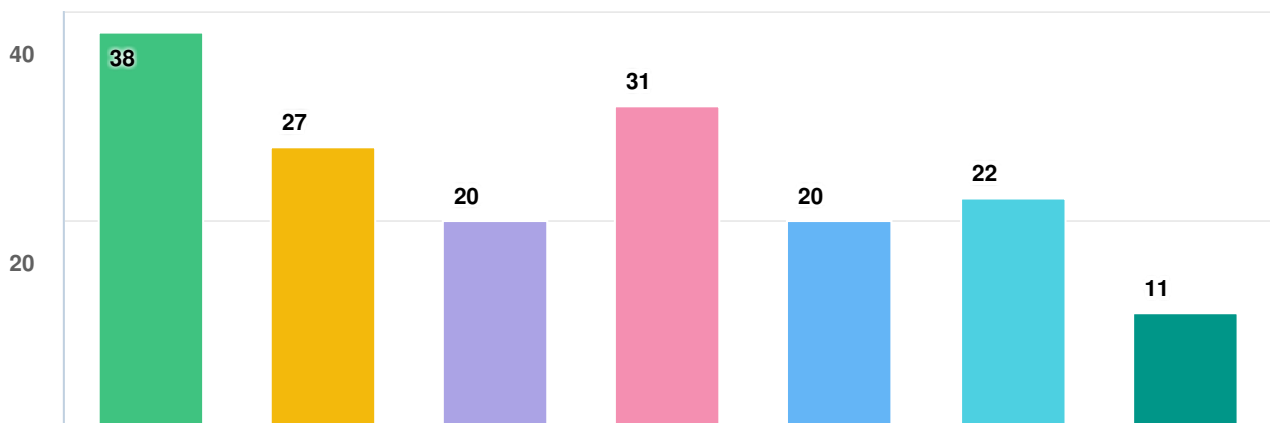


**Question options**

- Less than a year
- 1-5 years
- 5-10 years
- 10+ years

(80 responses, 0 skipped)

#### Why did you choose to live in Wilsonville? (select all that apply)



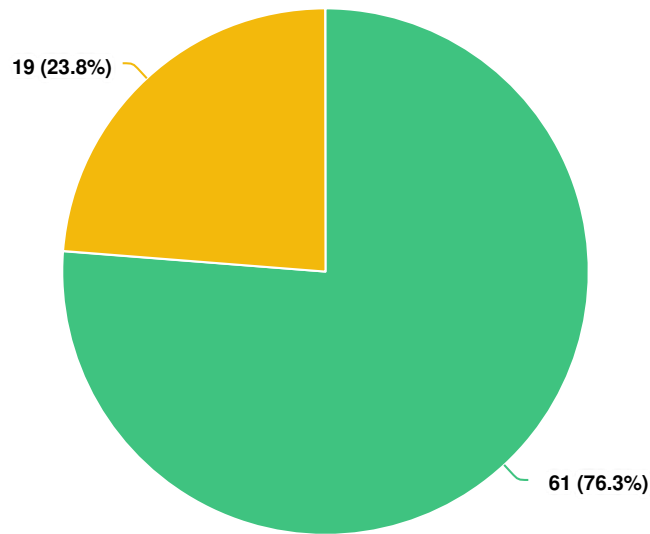
**Question options**

- Commute
- Housing Type
- Housing Cost
- Schools
- Proximity to Family
- Parks and Open Space
- Other

(80 responses, 0 skipped)



### Do you own or rent your home?

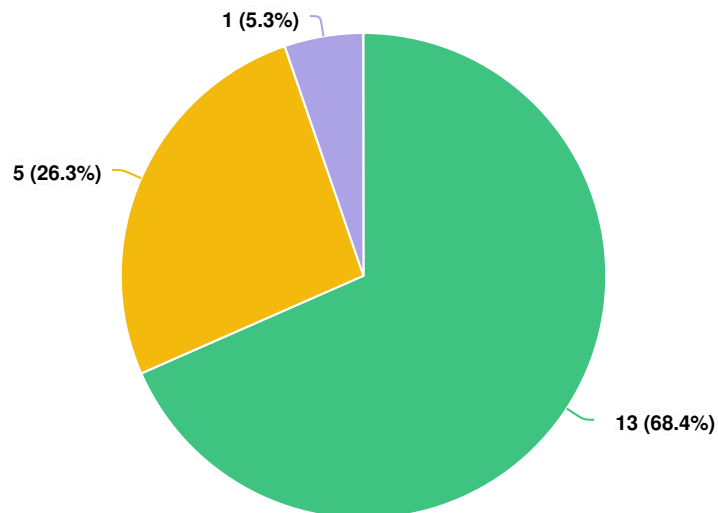


#### Question options

- Own
- Rent

(80 responses, 0 skipped)

### What is the general condition of your home?

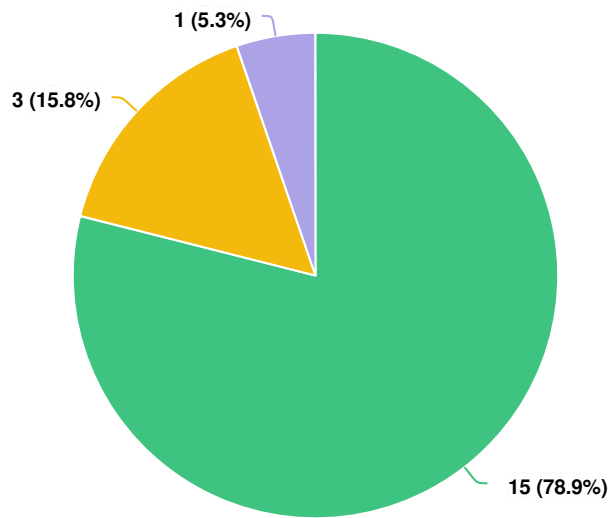


#### Question options

- Well-maintained
- Average
- Poorly-maintained

(19 responses, 61 skipped)

### Do you feel stressed about the possibility of rent increases?

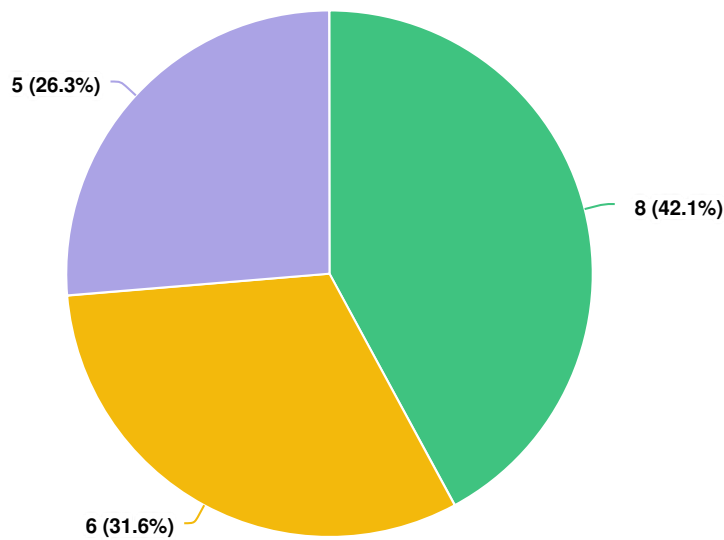


**Question options**

- Yes
- Somewhat
- No

(19 responses, 61 skipped)

### Will you be looking to buy a home in the next 5 years?

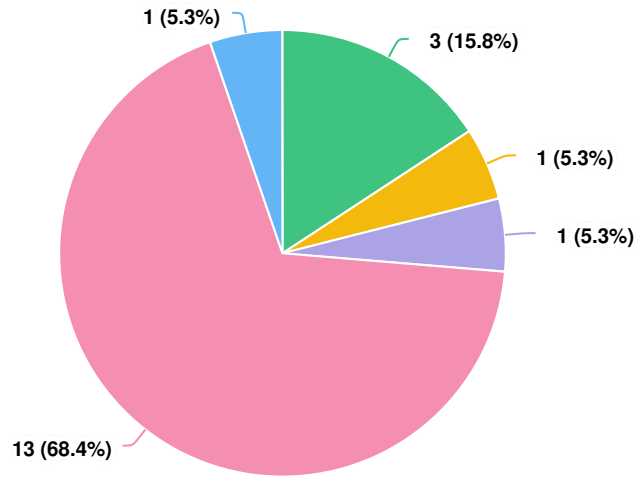


**Question options**

- Yes
- No
- Unsure

(19 responses, 61 skipped)

### What is the biggest challenge you see in buying a home in Wilsonville?

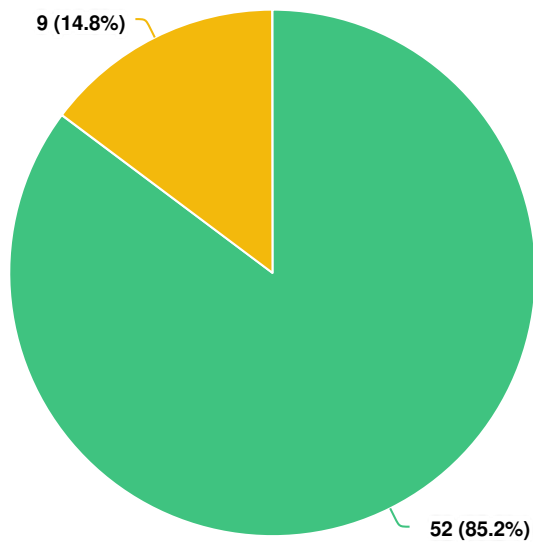


#### Question options

- Saving for a down payment
- Getting approved for a loan
- Finding the right house
- Finding a home you can afford
- Other

(19 responses, 61 skipped)

### Do you feel able to afford your home's maintenance needs?

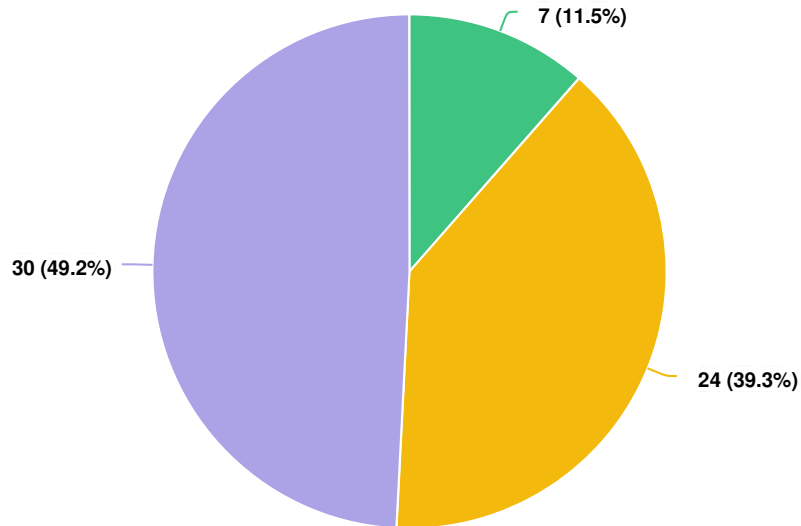


#### Question options

- Yes
- No

(61 responses, 19 skipped)

**Do you feel stressed about affording your monthly housing costs (including mortgage payments, property taxes, insurance cos...**

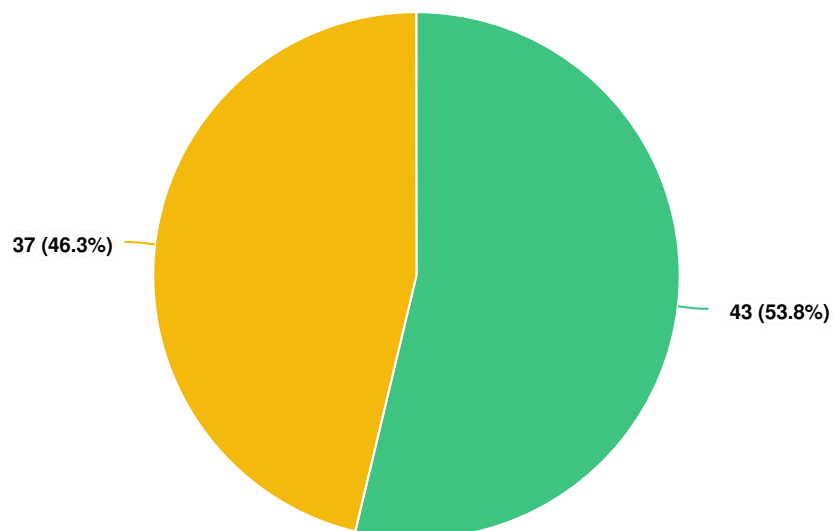


**Question options**

● Yes ● Somewhat ● No

(61 responses, 19 skipped)

**Do you feel your home is suitable for aging in place (when a person lives and ages in their residence of choice, for as lon...**

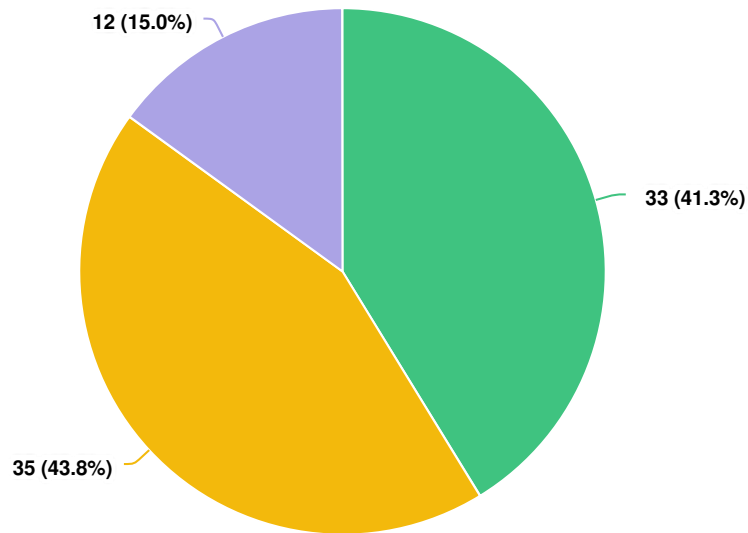


**Question options**

● Yes ● No

(80 responses, 0 skipped)

### Do you think you could afford to buy a home in Wilsonville in today's housing market?

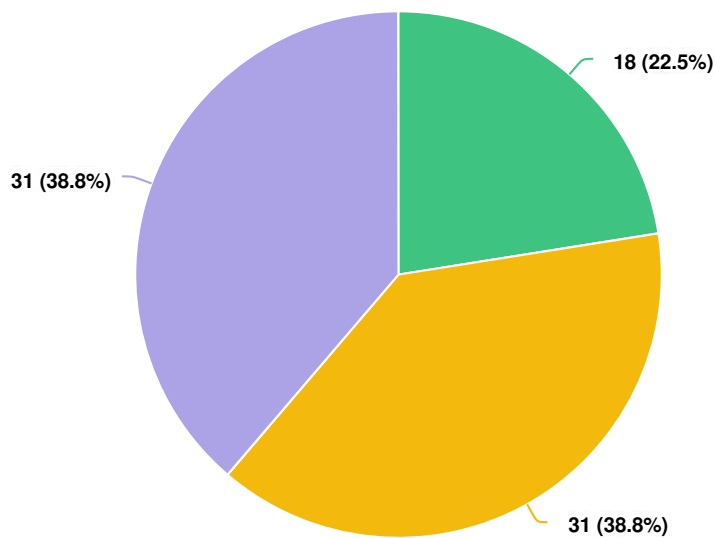


#### Question options

Yes No Unsure

(80 responses, 0 skipped)

### Do you plan to move in the next 5 years?

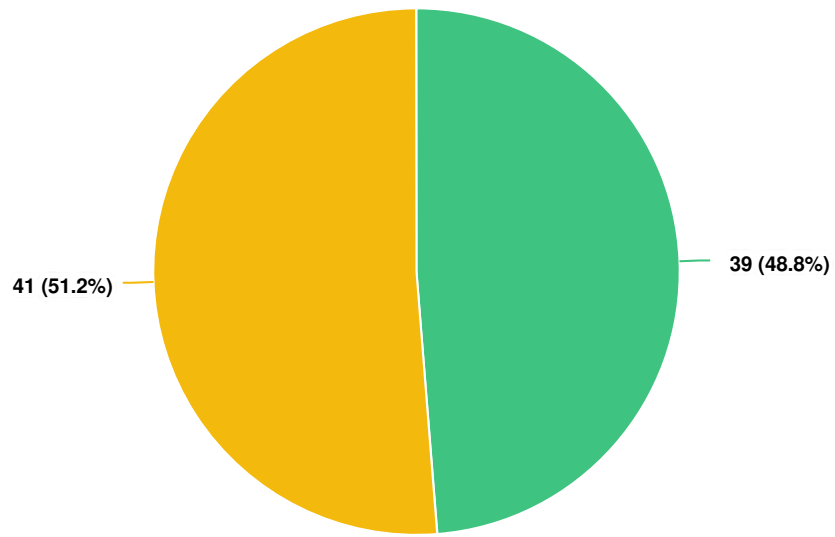


#### Question options

Yes No Unsure

(80 responses, 0 skipped)

**Do you think there is an adequate variety of housing types in Wilsonville?**



**Question options**

- Yes
- No

*(80 responses, 0 skipped)*

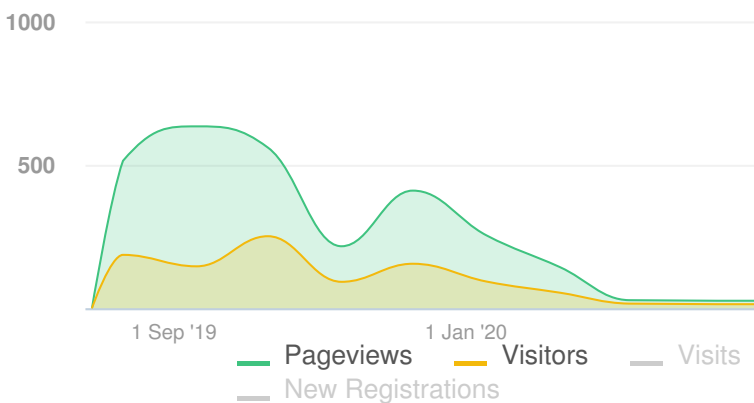
# Project Report

19 July 2019 - 23 April 2020

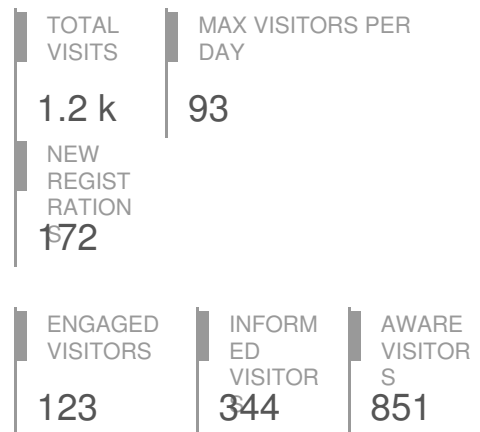
## Let's Talk, Wilsonville! Equitable Housing Strategic Plan



### Visitors Summary

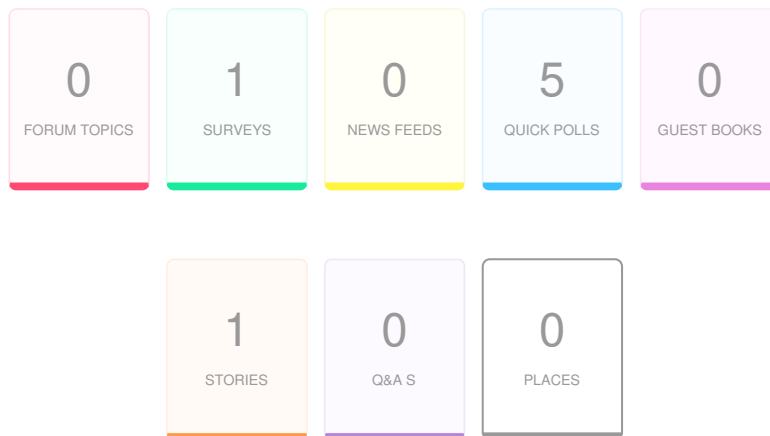


### Highlights



Aware Participants		Engaged Participants	
851		123	
Aware Actions Performed	Participants	Engaged Actions Performed	Registered    Unverified    Anonymous
Visited a Project or Tool Page	851		
Informed Participants	344	Contributed on Forums	0    0    0
Informed Actions Performed	Participants	Participated in Surveys	80    0    0
Viewed a video	0	Contributed to Newsfeeds	0    0    0
Viewed a photo	0	Participated in Quick Polls	4    0    29
Downloaded a document	0	Posted on Guestbooks	0    0    0
Visited the Key Dates page	3	Contributed to Stories	17    0    0
Visited an FAQ list Page	0	Asked Questions	0    0    0
Visited Instagram Page	0	Placed Pins on Places	0    0    0
Visited Multiple Project Pages	232	Contributed to Ideas	0    0    0
Contributed to a tool (engaged)	123		

## ENGAGEMENT TOOLS SUMMARY



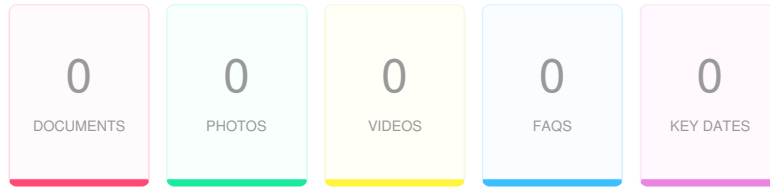
Tool Type	Engagement Tool Name	Tool Status	Visitors	Contributors		
				Registered	Unverified	Anonymous
Story Telling Tool	2 bedrooms 1 bath	Accepted	0	4	0	0
Story Telling Tool	Starting Out	Accepted	0	4	0	0
Story Telling Tool	We love Wilsonville	Accepted	0	4	0	0
Story Telling Tool	Priced out of Portland	Accepted	186	3	0	0
Story Telling Tool	Why I Live in Wilsonville	Accepted	0	3	0	0
Story Telling Tool	Why wilsonville	Accepted	0	3	0	0
Story Telling Tool	Planning for the future growth in Wilsonville	Accepted	0	3	0	0
Story Telling Tool	Great start	Accepted	0	3	0	0
Story Telling Tool	Living In a Tent is Touch and Go	Accepted	0	3	0	0
Story Telling Tool	Enough stuff for the wealthy	Accepted	0	3	0	0
Story Telling Tool	Quality Education for my children	Accepted	0	2	0	0
Story Telling Tool	Wilsonville WAS a great place	Accepted	0	2	0	0
Story Telling Tool	When housing was affordable	Accepted	0	2	0	0
Story Telling Tool	Don't cave again	Accepted	0	2	0	0
Survey Tool	Equitable Housing Survey	Archived	248	80	0	0



## ENGAGEMENT TOOLS SUMMARY

Tool Type	Engagement Tool Name	Tool Status	Visitors	Contributors		
				Registered	Unverified	Anonymous
Quick Poll	Which of these ideas would most help ensure that people f...	Published	33	4	0	29
Quick Poll	Cuál de estas ideas ayudaría a garantizar que personas de...	Published	1	0	0	1
Quick Poll	Which of these ideas would most help ensure that people f...	Draft	0	0	0	0
Quick Poll	Which of these ideas would most help ensure that people f...	Draft	0	0	0	0
Quick Poll	Cuál de estas ideas ayudaría a garantizar que personas de...	Draft	0	0	0	0

## INFORMATION WIDGET SUMMARY



Widget Type	Engagement Tool Name	Visitors	Views/Downloads
Key Dates	Key Date	3	3

## STORY TELLING TOOL

### 2 bedrooms 1 bath

author: Cberk

I love in Wilsonville because of the location to I-5, and the school district. I started at apartments on Rose Way. Two bedrooms two baths on the fourth floor. I could barely afford it but it was close to Boeckman Creek and it was available, also the lease terms were reasonable. After our first year there, the rent increased and it was no longer affordable. My son had started kindergarten and we moved to my mom's house in Hubbard. We finally found a two bedroom one bathroom second floor apartment on SW Bailey. The rent was 700 + about 150 for water sewer and garbage. Rent has increased by about \$100 dollars a year. We now pay 1025. My mom lives with my son and myself. She shares his bedroom, and we only have one bathroom. We pay about 40-100\$ dollars a month to do laundry in the coin operated machines \$2.00/ load. We have to lug our laundry to the rooms down a slippery flight of stairs. We have had next door neighbors who had a domestic violence incident every night. Another neighbor below us who constantly complained about any noise we made after 5 pm. Our apartment needs mold treatment, and we can't get management to replace our toilet. We had issues with our refrigerator, oven, dishwasher and the aforementioned mold. We have had a "no cause" eviction in 2005. Because of this we live in constant fear of another "no cause" eviction. We would like to move but the cost is prohibitive. Because I have outstanding student loan debt that prevents me from getting a mortgage, and because there are no "starter" or rentable "single family units" this life long Oregonian is looking for homes outside of the state.

Visitors <b>0</b>	Contributors <b>4</b>	CONTRIBUTIONS <b>4</b>
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See next page for Responses

## STORY TELLING TOOL

### 2 bedrooms 1 bath

23 September 19			Thank you for sharing your experience with us! If you continue to experience problems with maintenance, Clackamas County has a Human Resources Coordinator that offers assistance to those experiencing landlord/tenant issues. The contact phone number for this assistance is 503-650-5750.
Kim Rybold			
AGREES 2	DISAGREES 0	REPLIES 0	

## STORY TELLING TOOL

### We love Wilsonville

author: Ngcombs

We moved from California 17 months ago. We started looking in Oregon because our daughter's family lives here. We looked in several different communities and then our daughter suggested Wilsonville because it seemed to be the closest to the type of community we were living in. We visited several times before settling on our current residence. We love the many parks, walking trails and the real sense of community in Wilsonville. We both have done volunteer work, which really helps you to get to know the area and the people. The community Center is a great place to meet other seniors, take a class or enjoy lunch. Everything you need is close by and the citizens are outgoing and very friendly.

Visitors <b>0</b>	Contributors <b>4</b>	CONTRIBUTIONS <b>4</b>
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See next page for Responses

## STORY TELLING TOOL

### We love Wilsonville

24 September 19		Thank you for sharing your story!
Kim Rybold		
AGREES 2	DISAGRE ES 0	REPLIES 0

## STORY TELLING TOOL

### Why I Live in Wilsonville

author: Citizen A

I live in Wilsonville because I was able to get low income housing here. That has made all the difference. Now my social security payment stretches to cover my monthly expenses instead of just covering rent. I can't say how grateful I am for my housing situation.

Visitors <b>0</b>	Contributors <b>3</b>	CONTRIBUTIONS <b>3</b>
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See next page for Responses

## STORY TELLING TOOL

### Why I Live in Wilsonville

23 September 19			Thank you for sharing your story.
Kim Rybold			
AGREES	DISAGRE ES	REPLIES	
1	0	0	



## STORY TELLING TOOL

### Planning for the future growth in Wilsonville

author: mike walsh

My wife and I raised our 2 children in Wilsonville when there was only 1 traffic light and the name Lowrie was associated with the only grocery store and not a school. That was in the 1980's and early 1990's. It was the country with wide open spaces and driving from one end of Wilsonville to the other took less than a minute. We now live in Charbonneau which so far the river has blocked development in our immediate area. I can understand why people were moving to Wilsonville over the last 20 years. It is obvious to anyone who has lived in Wilsonville over the last 5 years that things have changed- not all bad- but planning for the future growth like Frog Pond West and East developments has to be taken seriously and immediately. The necessary infrastructure and proper planning by Wilsonville officials to fix things before they become a problem doesn't seem to be happening in all areas. City Council was forward thinking in developing the water treatment system to handle growth. What happened everywhere else? Example is the need for new southbound lane over the Boones Bridge. It's great that a little funding from the State for planning has been just provided but doing anything to resolve the congestion to get on to I-5 South is years away. Why wasn't City Government taking action 3-5 years ago? The quick fix-its like metered 3 lane entrances to south I-5 has helped but in no way solved the problem. When over a thousand new houses will be built around Frog Pond and there are only two entrances- Wilsonville Rd and Eligison- to get on to I-5. It will be grid lock much worse than now. The only visible infrastructure efforts I can see are the new school and a stop light at Boeckman and Stafford Rds. Wilsonville has the land to build. Developers will come in and build houses/condos, and more people will move into them. However without immediate planning and the appropriate budget for construction of roads, parks, schools, mass transit, etc- (which the Developers should be contributing more to the costs than they are now) Wilsonville will be just like Beaverton, Tigard and Tualatin. Plan for the Future - NOW

Visitors <b>0</b>	Contributors <b>3</b>	CONTRIBUTIONS <b>3</b>
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See next page for Responses

## STORY TELLING TOOL

### Planning for the future growth in Wilsonville

23 September 19			Mike - thank you for sharing your thoughts on housing need and infrastructure in Wilsonville.
Kim Rybold			
AGREES 1	DISAGREES 0	REPLIES 0	

## STORY TELLING TOOL

### Great start

author: Jennifer

I've been impressed with the efforts so far of the city to keep housing affordable, from the percentage of multi family rentals, to the transportation services offered. My main concerns are: 1) is there a plan for the mobile home park? If the landlord decides to sell, is the city prepared to assist these residents? 2) the town center redevelopment should have housing as part of the plan 3) please do not cave to pressure again regarding multi family development in the later Frog Pond development. What I observed was a number of loud voices from current single-family home owners, more invested in the rising equity of their own homes than young families or retirees who require options other than single family homes. City council meetings should be marketed to attract attendance from renters so their voice is also heard. On social media, there also seems to be a lot of residents who are unsure of affordable options in Wilsonville, such as what to do when rent goes up, or how to sign up for housing vouchers. Perhaps the city could do outreach to those residents, and hold quarterly info sessions with reps and housing advocates.

Visitors <b>0</b>	Contributors <b>3</b>	CONTRIBUTIONS <b>3</b>
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See next page for Responses

## STORY TELLING TOOL

### Great start

23 September 19			<p>Jennifer - thank you for sharing your thoughts. I'll share a couple of quick answers to your first two questions, but feel free to contact me directly (rybold@ci.wilsonville.or.us) if you have any further questions. First, the City has a mobile home park closure ordinance, which covers the process a landowner would have to follow if either of the City's remaining mobile home parks were to close. Additionally, the Town Center Plan, adopted earlier this year, includes housing as one of the future uses.</p>
AGREES	DISAGREES	REPLIES	
1	0	0	

## STORY TELLING TOOL

### Living In a Tent is Touch and Go

author: Touchy Subject

I want to start out by saying we call this place "Pleasantville." It is gorgeous, quiet, and clean, and we would love to have our daughter (who is now four) start school here. Unfortunately, this area is not very supportive of the blue-collar working class. My husband was an 18-wheeler driver, and we were relocated here in December of 2016. At the time, I had found an apartment that was only \$40 per month more than our apartment in Texas. We would be losing more than 200 square feet, our second bathroom, and two walk-in closets, but we figured we would eventually be able to purchase a home here, so we thought we would just "rough it" for awhile in the tiny apartment until we found a home to buy. Boy, were we wrong about how much it really costs to live here. We have now found that even renting here is something we are no longer able to afford. We've had several months (including this one) where our out-of-state relatives are sending us money to help just cover our bills so that we don't lose electricity or get evicted. And it's not for lack of trying: I've looked into housing assistance, SNAP/WIC, "affordable housing", energy bill assistance, et cetera, only to be told that we just make a few hundred dollars too much per month to qualify. I ask them the same thing every time we get told "no": so are we not supposed to work as much to try to get ourselves out of this situation? I understand there are many worse off than us, but when you're being told "no" by everybody, it is incredibly frustrating. We feel pretty invisible. My husband works full-time, and as much overtime as he can. We cannot afford to send our daughter to daycare so that I can have a full-time job, so I work at a retail job one day a week on my husband's day off, and do freelance work from home to even afford to live paycheck to paycheck. The only help we have ever received is from St. Vincent De Paul - twice. We can't afford a deposit on a new apartment that doesn't charge a \$150 late fee if you get paid one day past their grace period, and our rent is about to be raised more than \$100 per month. The only decent apartments around here seem to be in cahoots to make sure nobody pays less than \$1,500 a month to live around here. We can't afford a moving truck back home, so our choice is either to continue to live in constant fear of not being able to make it, or put all of our stuff in storage and live in a combination of a tent/our vehicle (that is, if it doesn't get repossessed first). Oh yeah, and that is while we watch "For Sale" signs go "Pending" within days all over the place around here. It is unfathomable to us how anyone could possibly afford to buy a house here, or even rent for more than a few years without making six figures a year, or receiving some form of assistance. It may be too late for us, but I'm hoping you can construct some form of plan for the future that will eliminate families like ours being forced out just for not having two high-paying full-time incomes come in each month.

Visitors <b>0</b>	Contributors <b>3</b>	CONTRIBUTIONS <b>3</b>
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See next page for Responses

## STORY TELLING TOOL

### Living In a Tent is Touch and Go

23 September 19		Thank you for your thoughts and for sharing your experience.
Kim Rybold		
AGREES 1	DISAGRE ES 0	

## STORY TELLING TOOL

### Quality Education for my children

author: SW39

We moved here in 2012 so I could attend online nursing school. We could have lived anywhere in Oregon, but I chose Wilsonville because of the quality of the schools. Last week my twins who were at Inza Wood, then Wilsonville High, enrolled at University of Arizona in engineering and science majors. One of them has a \$38,000/year engineering scholarship. The Wilsonville schools prepared them to succeed at the highest levels of endeavor in our country.

Visitors <b>0</b>	Contributors <b>2</b>	CONTRIBUTIONS <b>2</b>
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See next page for Responses

## STORY TELLING TOOL

### Quality Education for my children

23 September 19		Thank you for participating and sharing your experience.
Kim Rybold		
AGREES 0	DISAGRE ES 0	REPLIES 0



## STORY TELLING TOOL

### Wilsonville WAS a great place

author: GW01

We bought our home in Wilsonville in 1999 because it was more affordable than everywhere else in the metro area, and it was quieter w/less traffic. And it was almost like being out in the country; on the other side of our cul-de-sac were fields and forest. Most of the things that brought us to Wilsonville are long gone, replaced by "McMansions" on tiny lots (Villebois), Tigard-like congestion on the roads during certain times of the day, and a city council that thinks it has to pursue growth, often for its own sake. Wilsonville is still better than many cities on the west side (e.g. Tigard, Beaverton and Hillsboro). But it has lost much of what made it special to us ~20 years ago.

Visitors <b>0</b>	Contributors <b>2</b>	CONTRIBUTIONS <b>2</b>
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See next page for Responses

## STORY TELLING TOOL

### Wilsonville WAS a great place

23 September 19			Thank you for sharing your thoughts with us.
Kim Rybold			
AGREES 0	DISAGRE ES 0	REPLIES 0	

## STORY TELLING TOOL

### When housing was affordable

author: DagneSunrise

My family moved here in 1987. The company my husband worked for had been closed down by the county, state and Federal tax departments. The owner left the country. My husband had found a new job in Portland and we had a 1 year old. It was a tough and scary time for us. Although inside the urban growth boundary, Wilsonville was considered a rural town. At the time it had an elementary school and middle school. The high school was in West Linn. There were 2 stop lights, the ones on either side of the freeway. It had Thriftway where the bowling alley is and Lowies where Walgreen is. The Wilsonville primary school was where the old Albertsons' store is. There was no Fred Meyers store complex. The library was a double wide mobile home. We found a nice duplex to rent in Old Town, across from Boones Ferry Park. It was a nice community (still is for the most part). At Halloween, we could leave the candy in a bowl on the porch and take our children out Trick-or-Treating and there would still be candy in the bowl when you came back. I found many volunteer opportunities here, too. Wilsonville's housing was very affordable in true meaning of the word. It was a working class community. The cost of both rentals (apartments and homes) was less than the 1/3 of middle class income standard. The cost of buying a home was affordable, mortgages also were well under the 1/3 of middle class income. We were pleased to find that after 3 years, we were able to put a down payment on our house. We still live there today. We had also hoped our children would be able to find jobs in Wilsonville and be able to live here. Shortly after we moved here the city council was taken over by a group of developers and real estate agents. They decided the town needed to get on the Urban Development bandwagon and voted to get urban renewal going. As citizens, we voted it down but were told our vote was none binding and City Council went ahead with it. Their first big project was the Fry's - Town Center project. They called the hay field a blighted area. We had a recall election and removed all but one of them. The next council looked at what infrastructure we need. They built the library, which we had been asking for, for quite a while. But the damage was done. The city has gone berserk with the easy money. Since then, the city staff and the City council have been focused on using urban renewal to create a high end city, trying to beating out L.O., Tualatin and West Linn for being the most upscale local community. Wilsonville's city government and staff has put expensive housing developments and it's tax dollars ahead of all the needs of its citizens. The city wants big business to come here but hasn't invested in working class housing for the needed workers. Sadly every city council so far, has only listened to the money talking and not what the community has asked for and needs. The City only listen to the citizen who give lip service to what the council and staff want to hear about what they have already planned to do. Why do we still live here? We can't afford to leave Wilsonville and the Metro area. This is were the jobs are. My son does have a job here in Wilsonville, he just can't afford to live here. So he pays rent on his bedroom to help us out.

Visitors <b>0</b>	Contributors <b>2</b>	CONTRIBUTIONS <b>2</b>
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See next page for Responses

## STORY TELLING TOOL

### When housing was affordable

23 September 19		Thank you for participating and sharing your story.
Kim Rybold		
AGREES 0	DISAGRE ES 0	REPLIES 0

## STORY TELLING TOOL

### Don't cave again

author: Immigrant1

I completely agree with what was written here by Jennifer and others. I believe the city policymakers did indeed cave on Frog Pond to a well-organized protest by some of the wealthiest members of the community who conjured images of slums and scare tactics when the plans for Frog Pond West were being considered; instead we end up with 2-million dollar homes. As a city, we need to refocus our determination to build an inclusive community and one with a large variety of housing types including housing for all people who work here, and I don't just mean the high-tech firms, I'm including retail and service workers. By building a complete community that respects all the workers and residents we can reduce traffic by reducing the need to commute in and out of the city.

Visitors <b>0</b>	Contributors <b>2</b>	CONTRIBUTIONS <b>2</b>
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See next page for Responses

## STORY TELLING TOOL

### Don't cave again

14 November 19			Thank you for sharing your perspective on housing in Wilsonville!
Kim Rybold			
AGREES	DISAGRE ES	REPLIES	
0	0	0	

## STORY TELLING TOOL

### Starting Out

author: Caitlin

I never thought that I would live in Wilsonville. But here I am. Growing up in SW Portland, Wilsonville was a small town to pass through on the way down I5. Somewhere in my childhood, Bullwinkles came to town. That's what I knew the town was for. Birthday parties and the slightly strange Fry's (I think it was something else in the 90s?). Wilsonville was fun but not on my radar as a place to live. Fast forward through college, the recession, and learning to budget. When it came down to purchasing a house, I wanted something with freeway access, a big yard, and affordability. Wilsonville stood out as a place where that could happen - I was pleased to discover the quality of the library, schools, and other public works! I complain about my commute and traffic daily, but when it comes down to it, I appreciate the life I have. I don't think I would be so happy if I had a higher mortgage. Part of Wilsonville's charm is that it's a great place for young families or people starting out. I think there are ways to get creative in creating affordable housing. More apartments or mobile homes are solutions but perhaps zoning for duplexes or even a tiny home village could help broaden the range of options.

Visitors <b>0</b>	Contributors <b>4</b>	CONTRIBUTIONS <b>6</b>
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See next page for Responses

## STORY TELLING TOOL

### Starting Out

23 September 19			Caitlin - thank you for your insights and for sharing your story.
Kim Rybold			
AGREES 2	DISAGRE ES 0	REPLIES 0	

13 November 19			Tiny home village! Love that idea. Have you heard of cottage clusters too? There are all sorts of options to build attractive, small, inexpensive homes that don't feel like (and are not) massive apartment buildings
Immigrant1			
AGREES 1	DISAGRE ES 0	REPLIES 0	



## STORY TELLING TOOL

### Priced out of Portland

author: Erica

My husband and I have always been hard workers, both growing up on Oregon farms and going to college. We knew how to save money, be frugal, and at 23 I was making enough as a manager to buy a condo in downtown Portland. I thought I was too young and I would buy when I was ready to settle down. We both did Dave Ramsey as young college students. When it came time to settle down Oregon had changed. I no longer got jobs just by applying. My husband had been in the luxury tech design business in the Pearl District, but was now working as a pizza delivery driver during the recession. We got a small house with a yard, he got two jobs, and then in 2014 rental prices increased dramatically. We went from paying \$640 for a very small Victorian house in Oregon City to paying nearly \$1100 in the only city with "affordable" rentals. Wilsonville. I wasn't sure about Wilsonville. I cried when we moved. I love historic homes and Wilsonville was very, shiny and new. There were mostly chain restaurants. We had been working like crazy to pay down debt, and with our cheap rental had paid off 45K with a low paying job and a pizza delivery job. We got creative using transit, riding bikes, no t.v. or internet. We had dreams of owning a home but I didn't see that happening in Wilsonville. It felt like a place we could live in for now, but eventually we'd have to leave and I didn't want to get attached. Of course I did. We have been here almost 5 years now and I can't imagine a better city for our family. We are involved in our community, my son walks to his school, and we have build a number of solid friendships. We lucked out with timing and managed to get an inexpensive rental at an expensive apartment complex which saved us money. I didn't need to drive my son to school each day. But we still dream of owning a home. If we want to stay in our neighborhood we are looking at paying more per month for a smaller condo than what we rent now. Not that we qualify. With three kids in a two bedroom I often wonder how long our downstairs neighbors will cope. Above us a couple merely walking to their kitchen pounds above us all day long. We knew everything they do, just like the neighbors below us. The kids had to learn not to run, not to walk around too much; A far cry from my husband and I who grew up running around in fields all day. There are no three bedrooms in the city we can afford, and at our complex our rent would increase by \$600 a month. My husband now works four jobs. He works his main tech job fifteen minutes away, comes home for an hour and then drives to wash dishes getting off work around 11:30pm. He comes home and get's up at 5am to do it all over again. On weekends he does tech support for a company out of San Francisco and then picks up computer gigs online. He gets several job offers each week from other states and we often wonder if we should just leave to get out of the low pay and high cost of living here. But we come from several generations of Oregonians. We'd both be leaving our families, and we love the Pacific Northwest. Our lives are here. Right now there is a large gap in Wilsonville. There are no starter homes, just condos for older financially stable couples who are downsizing or starter homes for singles or two working professionals with at least one high paying job. We would gladly take an inexpensive small home the size of our apartment (1,000) and a simple life, but that doesn't exist anywhere. Or an old fixer upper that requires a lot of work. That also doesn't exist. There are a few mobile home parks. We are surrounded by people who say "live frugally" when everything we buy is secondhand or free. Or people who say "get an education" when we both have extensive college education and lots of experience. Both of us have been told we are overqualified for jobs. We are told "work hard and it will pay off" but cost of living has only gone up, surpassing wages. My husband is not able to give more to his job because he is always working and always tired. More apartments were supposed to be built nearby, but wealthy home owners no longer wanted them built. It would lower their home values. It's hard to have a village feel when you don't want the middle class villagers. Our monthly costs to live here went up almost \$200 this last year. That all said I know we are so blessed. At least we have jobs. We have enough food to eat and live in a wonderful area. We have healthcare and our kids are thriving and healthy. We have plenty of room and my husband makes good money doing something he loves. We just don't feel it should take middle class people 3-4 jobs to buy a home. We want to be able to save money for emergencies and build wealth through our hard work. We want to be able to give more financially to pe

## STORY TELLING TOOL

ople in need and the community.

Visitors <b>186</b>	Contributors <b>3</b>	CONTRIBUTIONS <b>4</b>
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See next page for Responses

## STORY TELLING TOOL

### Priced out of Portland

23 September 19	Erica - thank you for participating and sharing your story with us.		
Kim Rybold			
AGREES	DISAGREES	REPLIES	
1	0	0	

13 November 19	I wish more people would read this! Thank you.		
Immigrant1			
AGREES	DISAGREES	REPLIES	
0	0	0	

## STORY TELLING TOOL

### Why wilsonville

author: Sandra V

We moved from LO to take advantage of a great market in LO. We found the renaissnce boat club and love the area. However as retirees we are finding that Wilsonville really is geared to young families. Not much for us. No eclectic rest aurants, no better grocery stores. Lots of great parks. We would love if he city would start considering things that might appeal to a broader range of community members.

Visitors <b>0</b>	Contributors <b>3</b>	CONTRIBUTIONS <b>3</b>
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See next page for Responses

## STORY TELLING TOOL

### Why wilsonville

23 September 19			Sandra - thanks for your suggestion and for sharing your story.
Kim Rybold			
AGREES	DISAGREES	REPLIES	
0	0	0	

26 December 19			Hey Sandra, thanks for sharing, But I would differ with you slightly. I do feel there an abundance of things in Wilsonvile geared toward retirees. what is an eclectic restaurant? Most of the programs at the community center are targeted at senior citizens. we have 4 grocery stores. 6 coffee shops. and 10 plus restaurants owned by individuals. Help me with some viable suggestions Thanks
Stvnewport			
AGREES	DISAGREES	REPLIES	
0	0	0	

## STORY TELLING TOOL

### Enough stuff for the wealthy

author: SW39

In 2012 I paid \$1295 per month for a 3 br apartment while going to college and taking care of my kids. We moved to Wilsonville because of the quality of the middle school. By 2015 I had graduated nursing school, was working in Salem and the rent had soared to \$1795 for the same apartment. We need affordable housing for the middle class. Come on. Enough pretties for the millionaires, we need basics for the lower and middle classes.

Visitors <span>0</span>	Contributors <span>3</span>	CONTRIBUTIONS <span>3</span>
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See next page for Responses

## STORY TELLING TOOL

### Enough stuff for the wealthy

23 December 19			Thank you for sharing your perspective on housing costs.
Kim Rybold			
AGREES 0	DISAGRE ES 0	REPLIES 0	

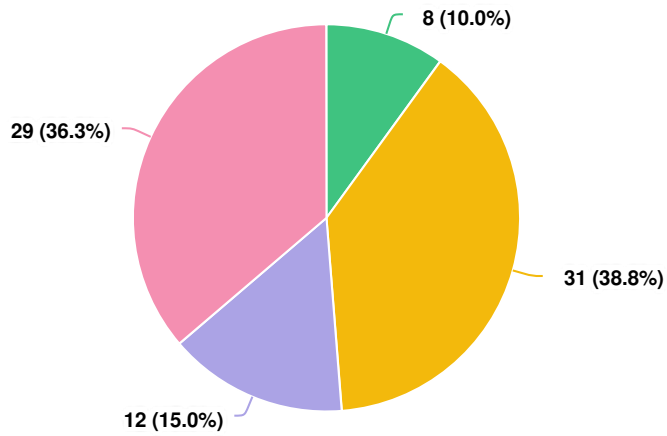
28 January 20			<p>I agree with this story. I first moved to Wilsonville in 2013. Since then rents have blown me out almost from living here. I paid similar amount for my first one bedroom with a garage and now am paying in a much older and not as nice place over 1400 and with water and all about 1500. It is about half my take home pay. Last year my rent increased 6.9% and my income c.o.l. increase was only 3%. I am going backward.. Sadly it is not just here, but the whole north Willamette Valley. And people wonder where all new homeless are coming from?? This keeps up, I may be one in the next few years, as housing will be more than I can afford. I am what my parents would call middle class in their day.</p>
Wilsonville Bike commuter			
AGREES 0	DISAGRE ES 0	REPLIES 0	

## ENGAGEMENT TOOL: SURVEY TOOL

### Equitable Housing Survey

Visitors <b>248</b>	Contributors <b>80</b>	CONTRIBUTIONS <b>80</b>
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How long have you lived in Wilsonville

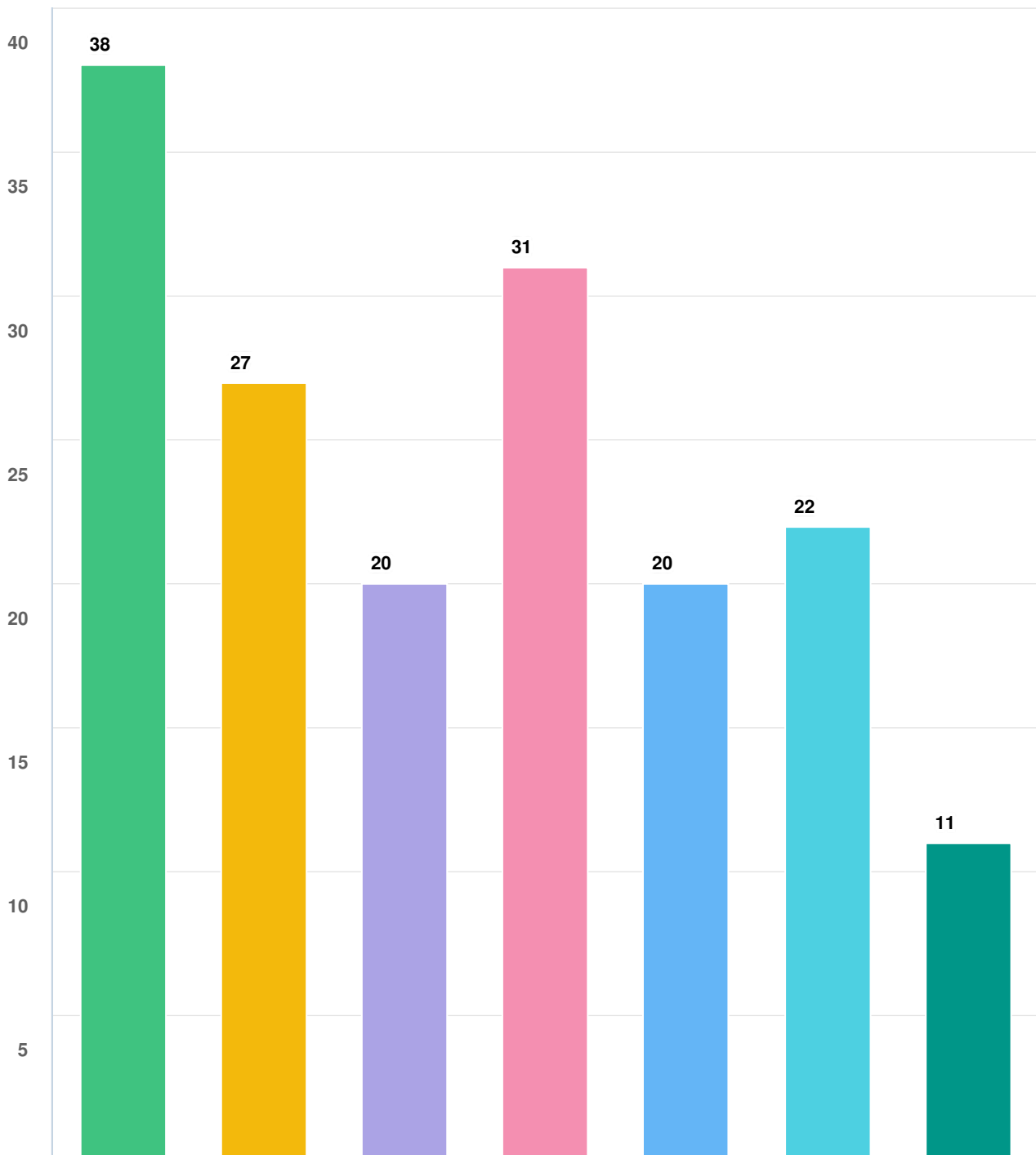


**Question options**

- Less than a year
- 1-5 years
- 5-10 years
- 10+ years



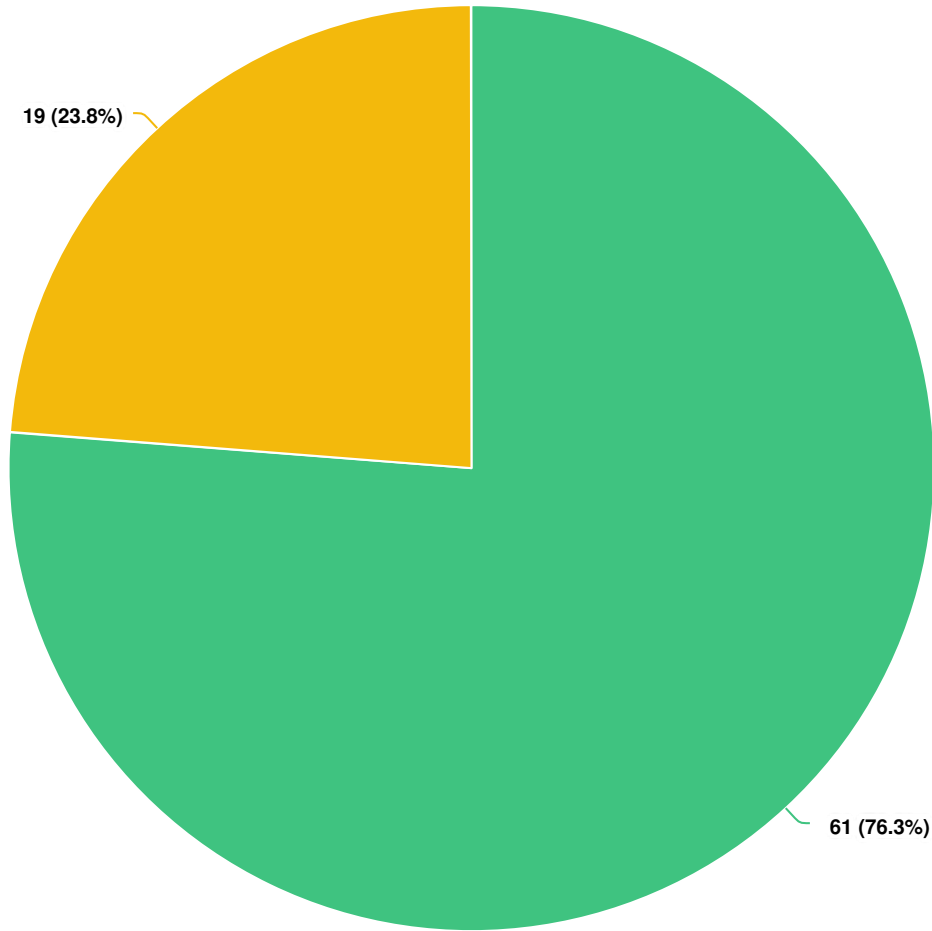
### Why did you choose to live in Wilsonville? (select all that apply)



**Question options**

- Commute
- Housing Type
- Housing Cost
- Schools
- Proximity to Family
- Parks and Open Space
- Other

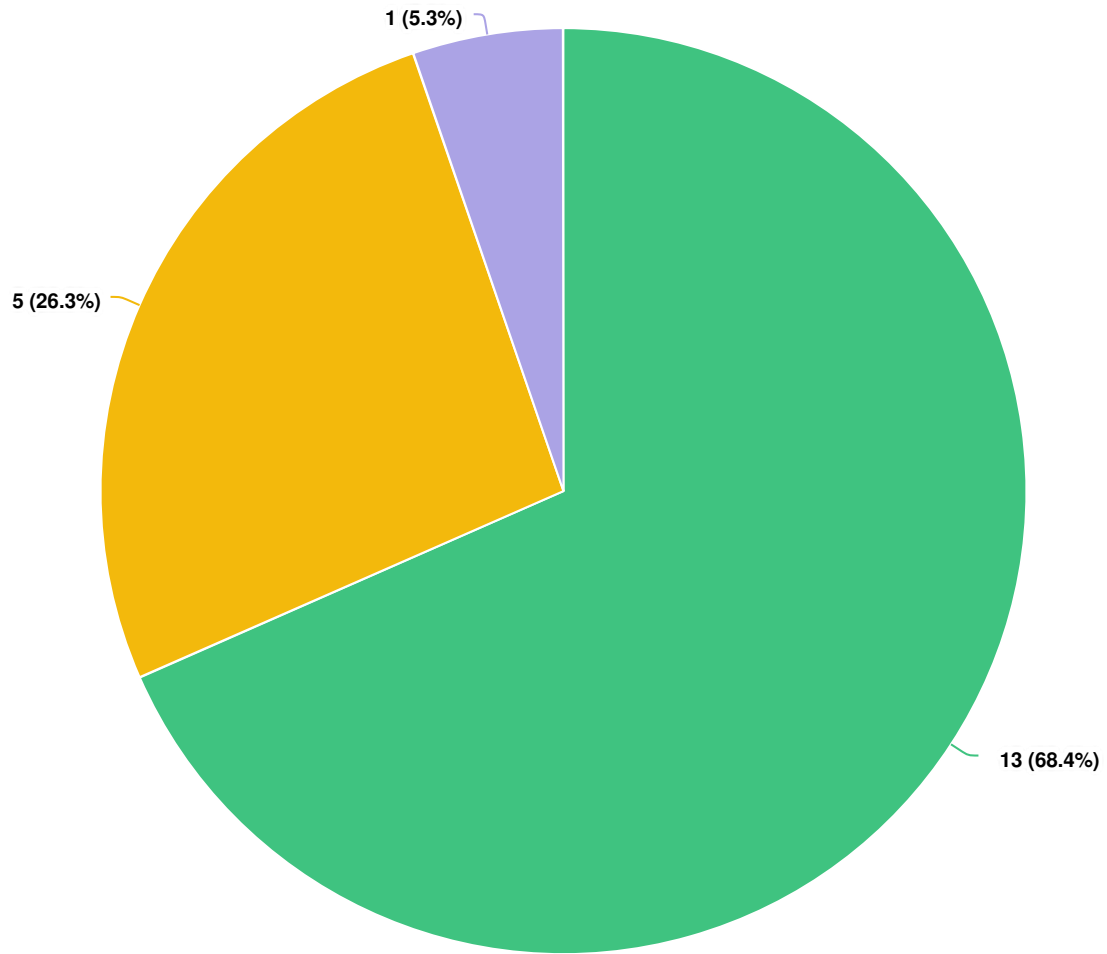
### Do you own or rent your home?



**Question options**

- Own
- Rent

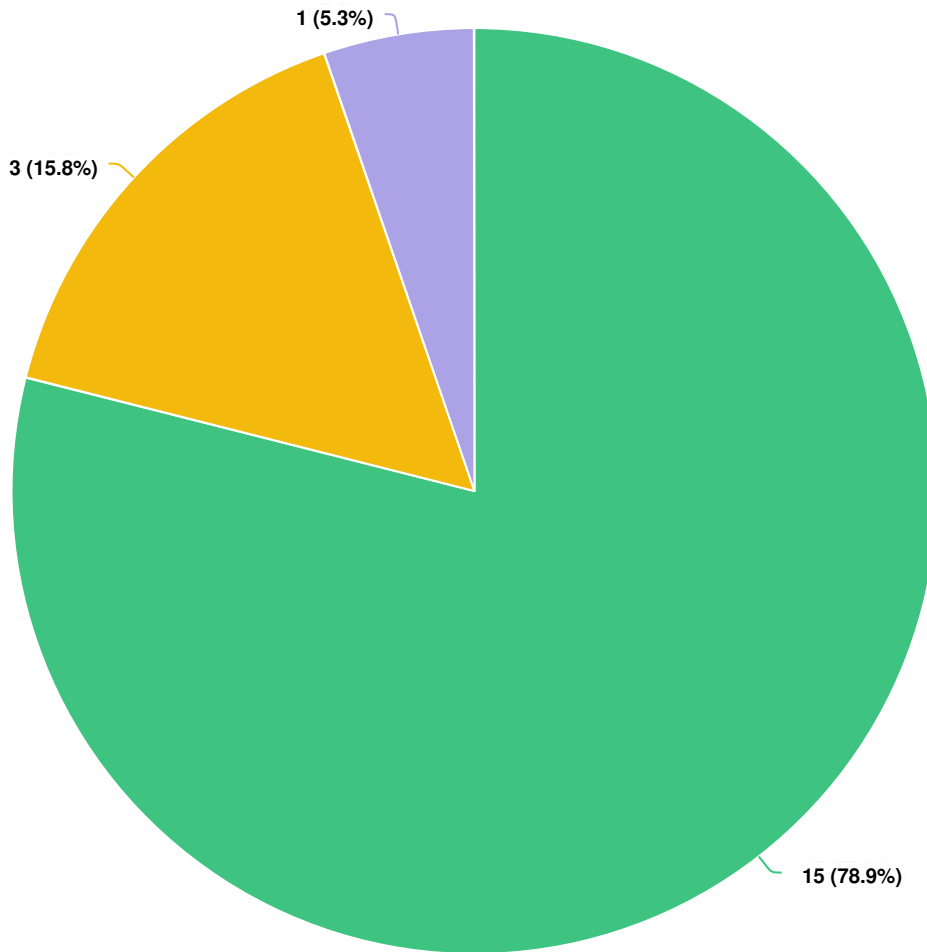
### What is the general condition of your home?



#### Question options

- Well-maintained
- Average
- Poorly-maintained

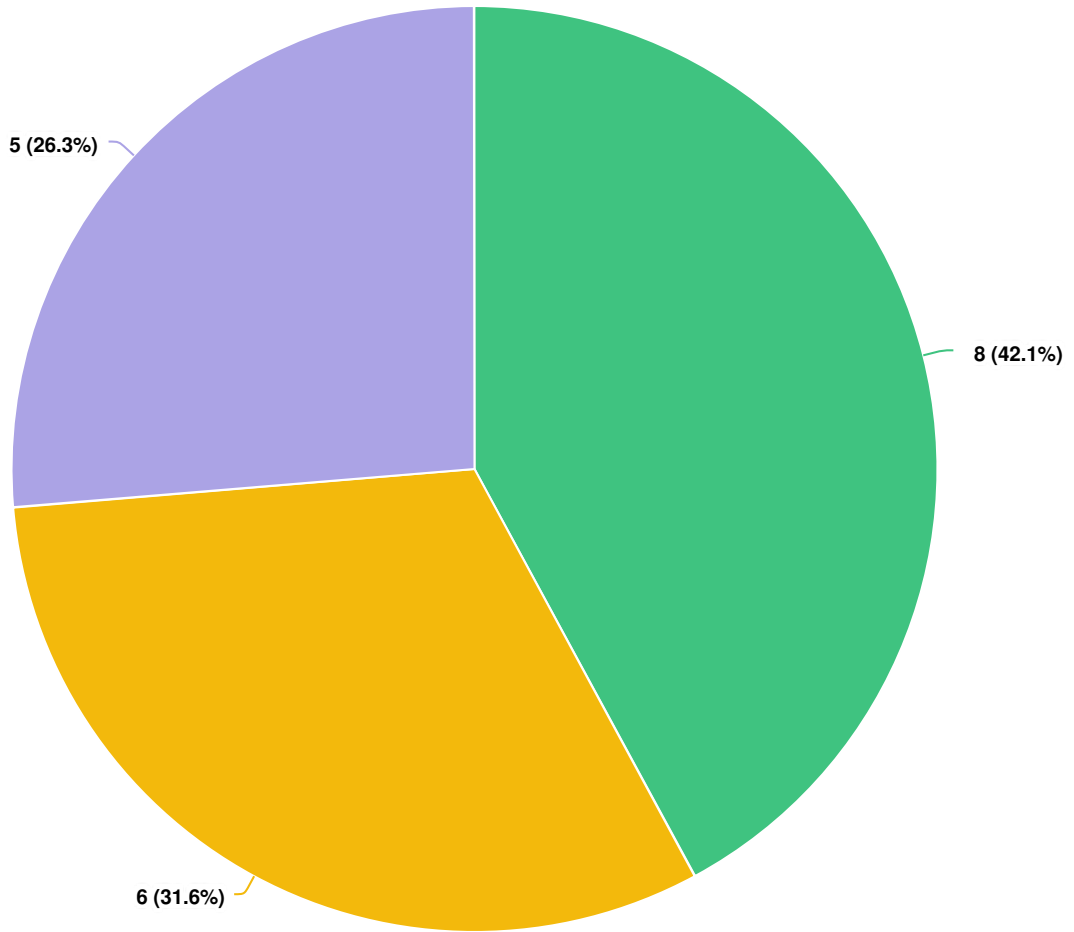
**Do you feel stressed about the possibility of rent increases?**



**Question options**

- Yes
- Somewhat
- No

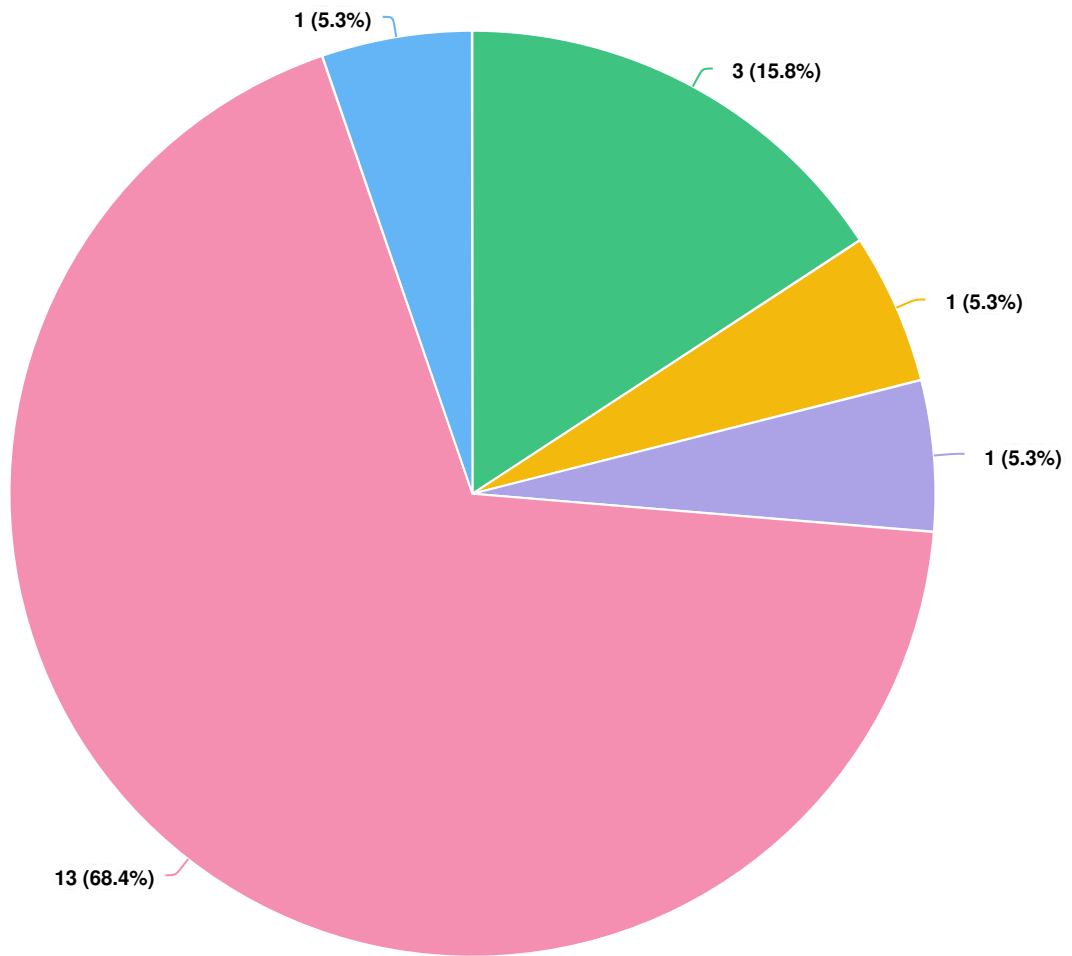
### Will you be looking to buy a home in the next 5 years?



#### Question options

- Yes
- No
- Unsure

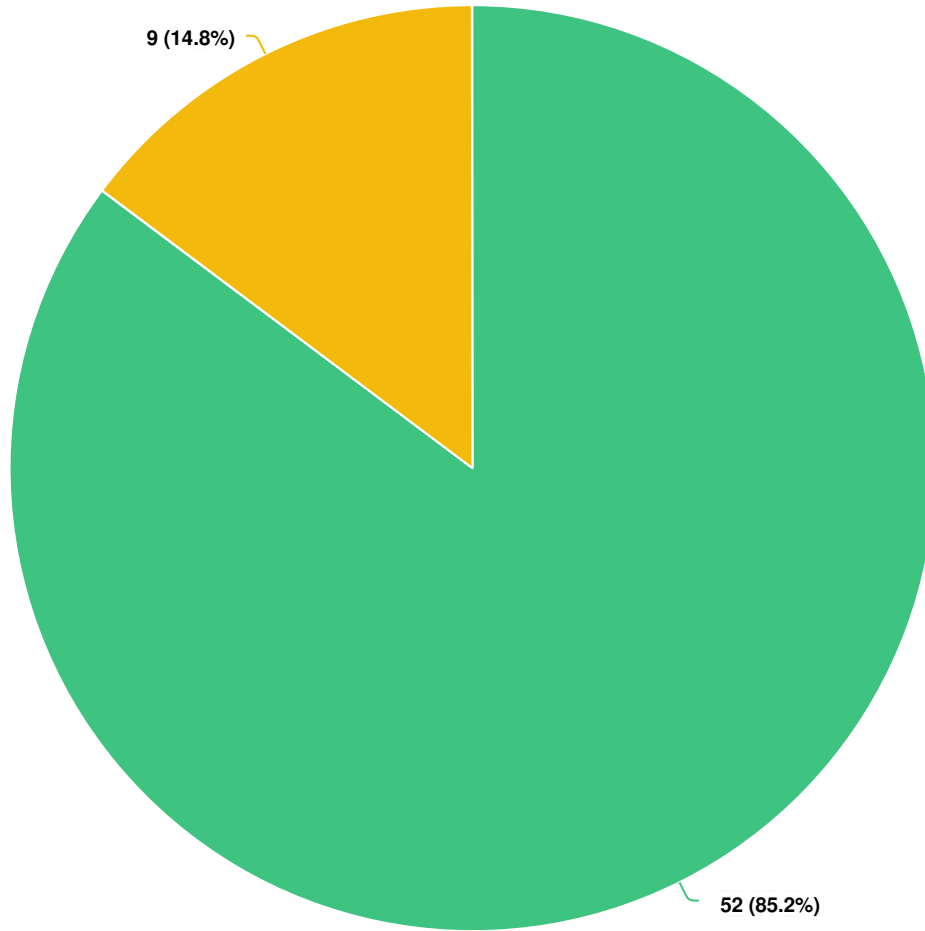
### What is the biggest challenge you see in buying a home in Wilsonville?



**Question options**

- Saving for a down payment
- Getting approved for a loan
- Finding the right house
- Finding a home you can afford
- Other

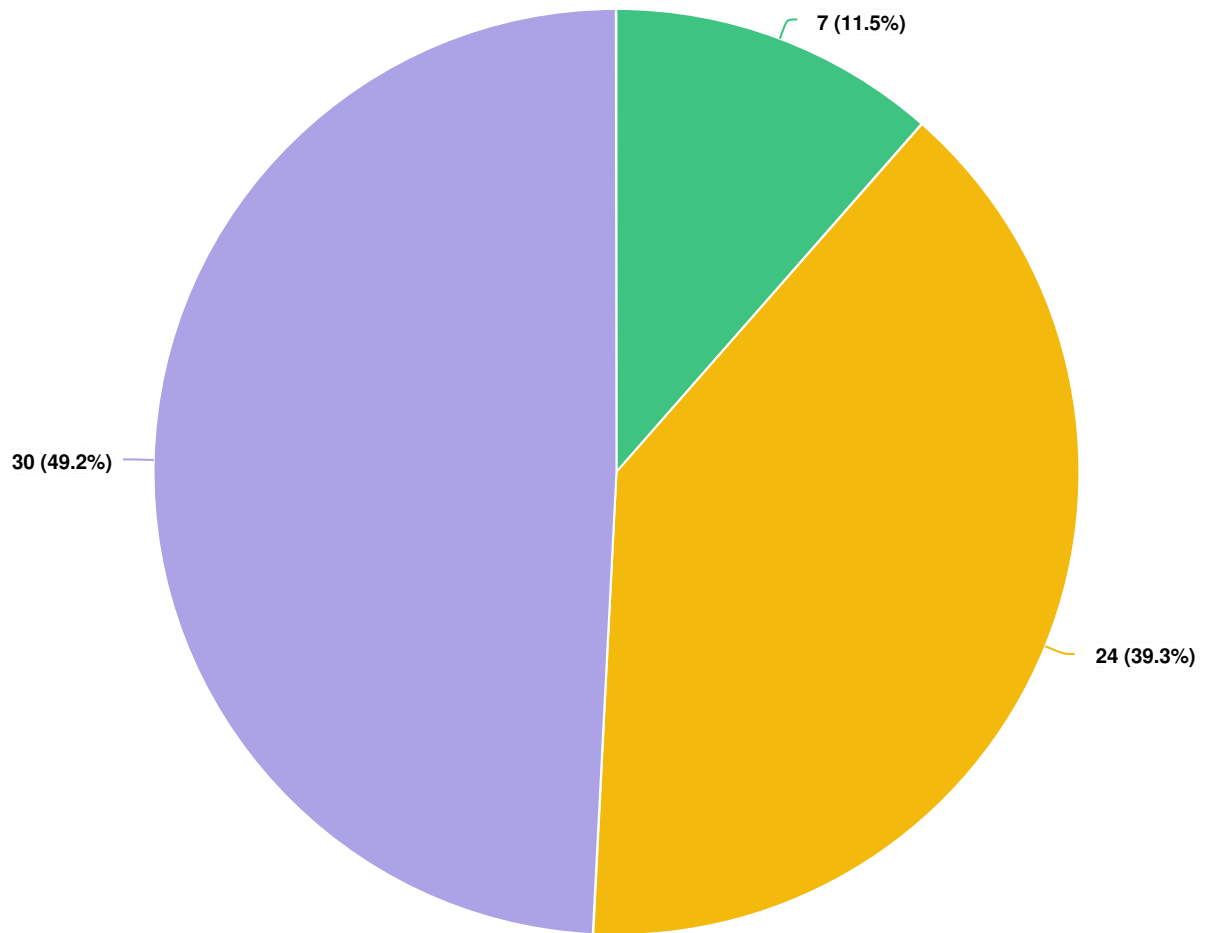
**Do you feel able to afford your home's maintenance needs?**



**Question options**

- Yes
- No

**Do you feel stressed about affording your monthly housing costs (including mortgage payments, property taxes, insurance costs, HOA dues)?**

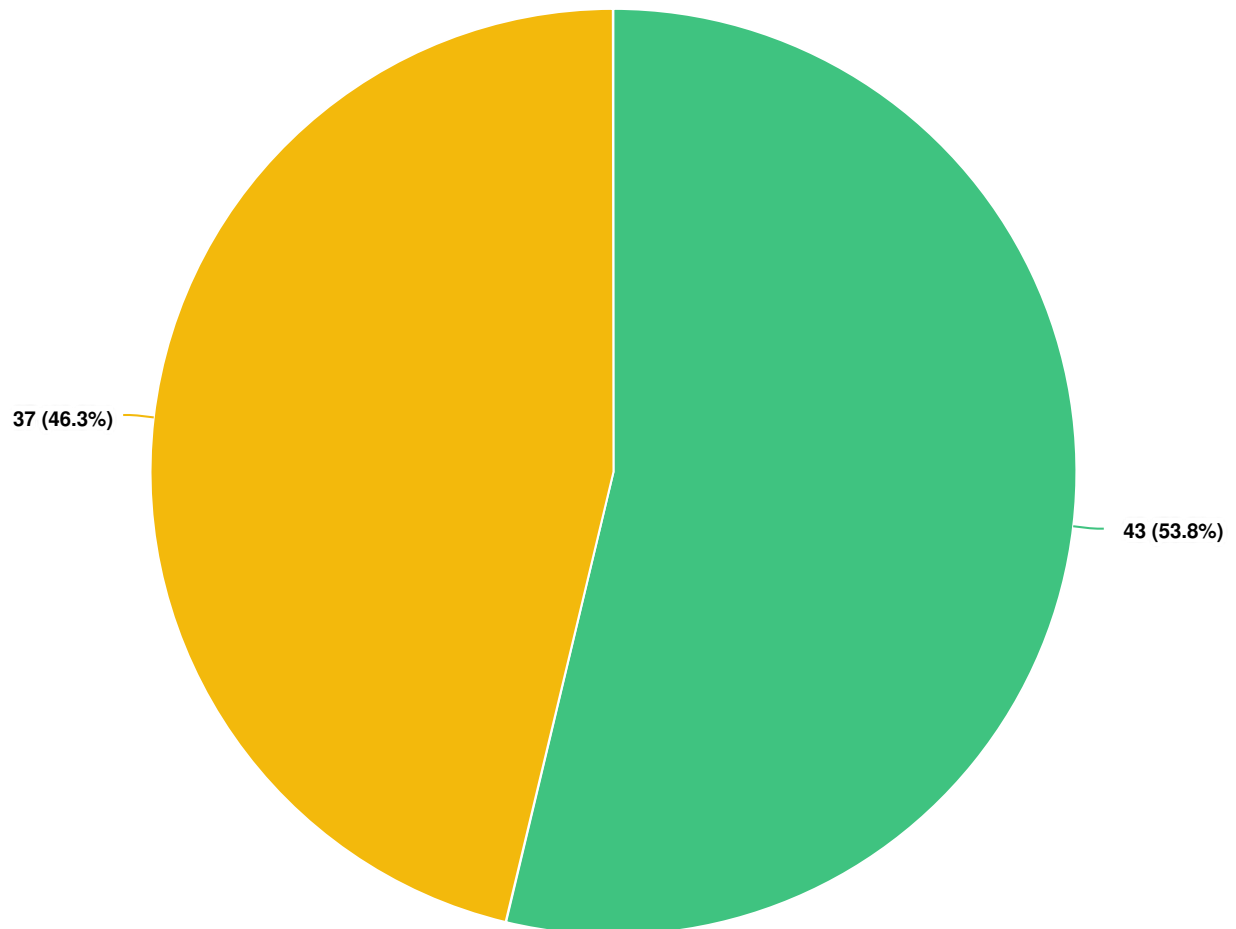


**Question options**

- Yes
- Somewhat
- No



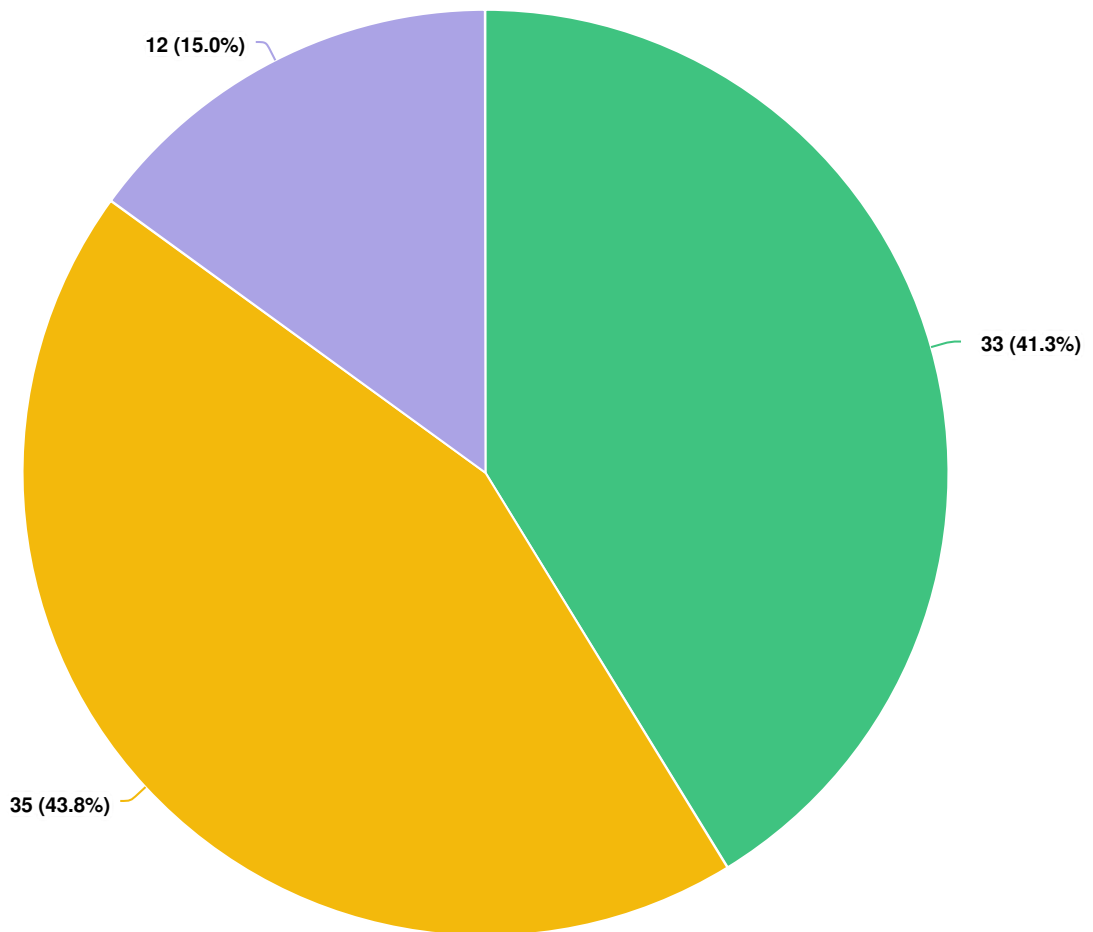
**Do you feel your home is suitable for aging in place (when a person lives and ages in their residence of choice, for as long as they are able to)?**



**Question options**

- Yes
- No

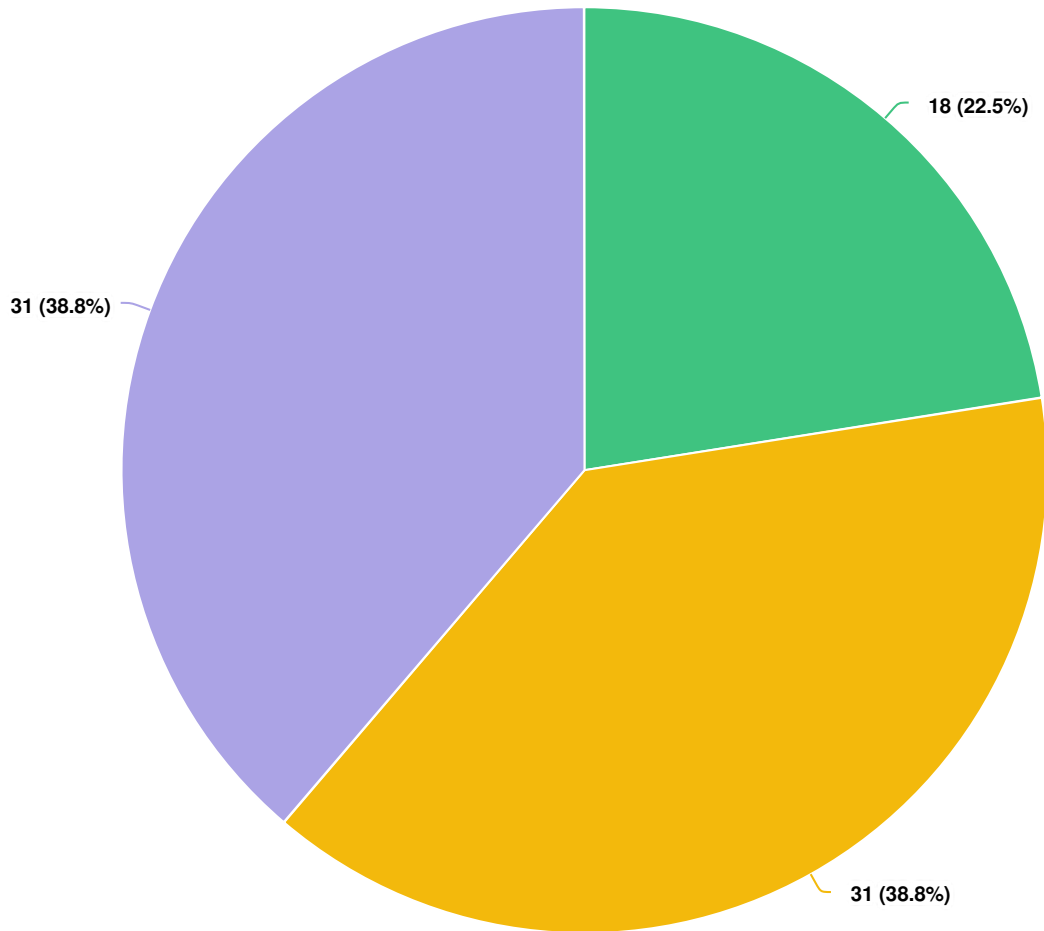
**Do you think you could afford to buy a home in Wilsonville in today's housing market?**



**Question options**

- Yes
- No
- Unsure

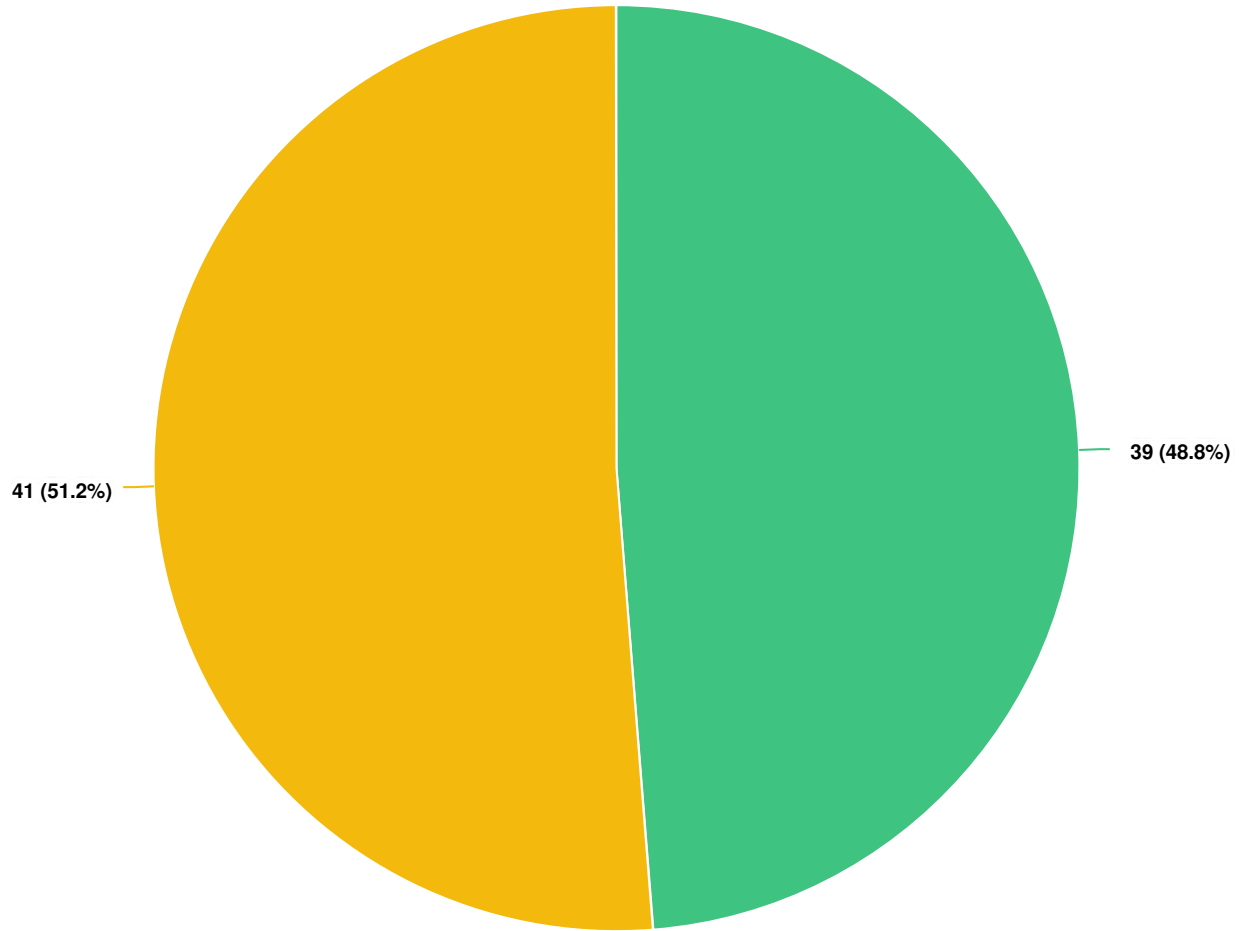
### Do you plan to move in the next 5 years?



**Question options**

- Yes
- No
- Unsure

**Do you think there is an adequate variety of housing types in Wilsonville?**



**Question options**

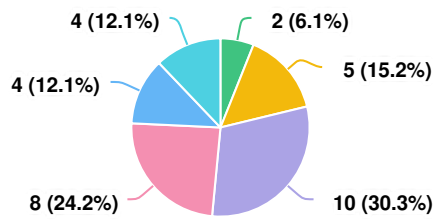
- Yes
- No

## ENGAGEMENT TOOL: QUICK POLL

Which of these ideas would most help ensure that people from different backgrounds, ages, ethnicities, incomes, and physical abilities have an opportunity to enjoy Wilsonville?

Visitors <b>33</b>	Contributors <b>33</b>	CONTRIBUTIONS <b>33</b>
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Which of these ideas would most help ensure that people from different backgrounds, ages, ethnicities, incomes, and physica...



### Question options

- b. Help build more housing in Town Center and near transit
- c. Make it easier to build different types of homes – single detached homes, cohousing, townhomes, cottage clusters, apartments, mobile home parks
- d. Encourage builders to construct more single-level homes with features that make independent living easier
- e. Work with apartment owners to maintain housing for the long term and keep rents from increasing too rapidly (all types of apartments, not just affordable housing)

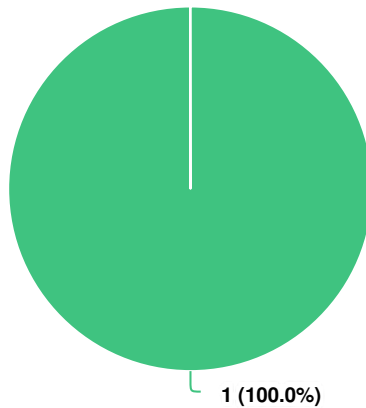
▲ 1/2 ▼

## ENGAGEMENT TOOL: QUICK POLL

Cuál de estas ideas ayudaría a garantizar que personas de diferentes orígenes, edades, etnias, ingresos y habilidades físicas puedan vivir en Wilsonville.

Visitors <b>1</b>	Contributors <b>1</b>	CONTRIBUTIONS <b>1</b>
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Cuál de estas ideas ayudaría a garantizar que personas de diferentes orígenes, edades, etnias, ingresos y habilidades físicas...



### Question options

- d. Fomentar más hogares de un solo nivel con características de accesibilidad que faciliten la vida independiente

**Planning Commission Record Index**  
**Equitable Housing Strategic Plan**  
**LP20-0002**

**Public Comment**

2019 - 2020 Comments

*C. ALLARD*  
*N. CUTLER & Staff Responses (2)*  
*D. ELLIN*  
*S. ELON*  
*G. FARR*  
*M. FRASER*  
*K. GREENFIELD*  
*C. MARTIN*  
*A. MCCONNAUGHEY*  
*G. PRIOR*  
*M. PRIOR*  
*R. TRUIT*  
*J. VANLANDINGHAM*  
*M. VEDACK*  
*A. VOVES*

# CITIZEN INPUT - A. VOVES - Support for Equitable Housing Strategic Plan

Bergeron, Tami

Tue 5/12/2020 7:48 AM

To: Kamran Mesbah - PC (kamranmesbah@hotmail.com) <kamranmesbah@hotmail.com>; Ron Heberlein <ronheberlein@gmail.com>; Jerry Greenfield <jerrygreenfield@gmail.com>; Jennifer Willard <willardjenniferlee@gmail.com>; Aaron Woods <aaronwoo1@comcast.net>; Phyllis Millan (phyllmikey@frontier.com) <phyllmikey@frontier.com>;

Cc: Bateschell, Miranda <bateschell@ci.wilsonville.or.us>; Rybold, Kim <rybold@ci.wilsonville.or.us>;

## **Tami Bergeron**

*Administrative Assistant*

City of Wilsonville

503.570.1571

[bergeron@ci.wilsonville.or.us](mailto:bergeron@ci.wilsonville.or.us)

[www.ci.wilsonville.or.us](http://www.ci.wilsonville.or.us)

[Facebook.com/CityofWilsonville](https://www.facebook.com/CityofWilsonville)

29799 SW Town Center Loop East, Wilsonville, OR 97070

*Disclosure Notice: Messages to and from this e-mail address may be subject to the Oregon Public Records Law.*

*Despite the public closure of our facilities, the City of Wilsonville remains open for business. We have adjusted operations to efficiently maintain core City services with social distancing guidelines in place. Our goal is to remain responsive to our customers while prioritizing the health and safety of our residents, co-workers and partners in business. Need to meet? Let us know. We are happy to schedule a call or teleconference.*

---

**From:** April Voves <aprilvoves@gmail.com>

**Sent:** Monday, May 11, 2020 7:57 PM

**To:** Talk2PC

**Subject:** Support for Equitable Housing Strategic Plan

**[This email originated outside of the City of Wilsonville]**

---



Dear Planning Commission,

I support the hard work that City staff and community members have put into preparing the Equitable Housing Strategic Plan!

I fully support the direction of the Equitable Housing Strategic Plan in addressing our biggest racial and income gaps in Wilsonville. To improve this plan, we need to clarify equity by identifying and directing action to the following needs:

1. PEOPLE OF COLOR, AND THEIR NEED FOR AFFORDABLE, MULTI-ROOM HOMES TO SUPPORT MULTI-GENERATIONAL HOUSING.
2. SINGLE-PARENT HOUSEHOLDS, AND THEIR NEED FOR AFFORDABLE HOUSING THAT IS CONNECTED TO JOBS, TRANSIT, AND SERVICES.
3. LOW OR FIXED-INCOME INDIVIDUALS AND FAMILIES, AND THEIR NEED FOR HOMEOWNERSHIP.
4. PEOPLE IN NEED OF EMERGENCY, TRANSITIONAL, OR SUPPORTIVE HOUSING.

I know that by calling out these groups not everyone is mentioned, but by focusing our system on those hardest to reach, all will benefit. Equity is about providing the support people need to succeed, not giving everyone the same thing.

This is not a partisan endorsement because it places people, not a political party at the center of the focus. Solving structural inequality will require more and less government.

As COVID-19 is reminding us, systemic injustice is a matter of life and death for people of color and historically marginalized groups.

Thank you for your time and consideration,

April Voves

# CITIZEN INPUT: Clarify Equity in Housing Strategic Plan

Bergeron, Tami

Tue 5/12/2020 5:09 PM

To: Kamran Mesbah - PC (kamranmesbah@hotmail.com) <kamranmesbah@hotmail.com>; Ron Heberlein <ronheberlein@gmail.com>; Jerry Greenfield <jerrygreenfield@gmail.com>; Phyllis Millan (phyllmikey@frontier.com) <phyllmikey@frontier.com>; Jennifer Willard <willardjenniferlee@gmail.com>; Aaron Woods <aaronwoo1@comcast.net>;

Cc: Bateschell, Miranda <bateschell@ci.wilsonville.or.us>; Pauly, Daniel <paul@ci.wilsonville.or.us>; Rybold, Kim <rybold@ci.wilsonville.or.us>;

## Tami Bergeron

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[Facebook.com/CityofWilsonville](https://www.facebook.com/CityofWilsonville)

29799 SW Town Center Loop East, Wilsonville, OR 97070

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---

**From:** Catherine Allard <pastorcat@meridianucc.org>

**Sent:** Tuesday, May 12, 2020 4:40 PM

**To:** Talk2PC; Bergeron, Tami

**Cc:** Veliz, Kim

**Subject:** Clarify Equity in Housing Strategic Plan

**[This email originated outside of the City of Wilsonville]**

---

Dear City Council and Planning Commission,

I support the hard work that City staff and community members have put into preparing the Equitable Housing Strategic Plan.

I fully support the direction of the Equitable Housing Strategic Plan in addressing our biggest racial and income gaps in Wilsonville. To improve this plan, I support Garet Prior's recommendation that we clarify equity by identifying and directing action to the following needs:

1. PEOPLE OF COLOR, AND THEIR NEED FOR AFFORDABLE, MULTI-ROOM HOMES TO SUPPORT MULTI-GENERATIONAL HOUSING.
2. SINGLE-PARENT HOUSEHOLDS, AND THEIR NEED FOR AFFORDABLE HOUSING THAT IS CONNECTED TO JOBS, TRANSIT, AND SERVICES.
3. LOW OR FIXED-INCOME INDIVIDUALS AND FAMILIES, AND THEIR NEED FOR HOMEOWNERSHIP.
4. PEOPLE IN NEED OF EMERGENCY, TRANSITIONAL, OR SUPPORTIVE HOUSING.

I know that calling out these groups means that not everyone is mentioned, but by focusing our system on those hardest to reach, all will benefit. **Equity is about providing the support people need to succeed, not giving everyone the same thing.**

This is not a partisan endorsement because it places people, not a political party at the center of the focus. Solving structural inequality will require more and less government.

As COVID-19 is reminding us, systemic injustice is a matter of life and death for people of color and historically marginalized groups.

Thank you for your consideration of this request to clarify equity in the Equitable Housing Strategic Plan; and thank you for your service in our community,

Rev. Catherine Allard  
Wilsonville resident (12108 SW Palermo St) and local church pastor

Meridian United Church of Christ  
6750 SW Boeckman Rd  
Wilsonville, OR 97070  
Office: 503-682-0339  
Mobile: 971-272-3230  
[Email: pastorcat@meridianucc.org](mailto:pastorcat@meridianucc.org)  
[www.meridianucc.org](http://www.meridianucc.org)

# CITIZEN COMMENTS: Clarify Equity in Housing Strategic Plan

Bergeron, Tami

Tue 5/12/2020 5:08 PM

To: Kamran Mesbah - PC (kamranmesbah@hotmail.com) <kamranmesbah@hotmail.com>; Ron Heberlein <ronheberlein@gmail.com>; Jerry Greenfield <jerrygreenfield@gmail.com>; Phyllis Millan (phyllmikey@frontier.com) <phyllmikey@frontier.com>; Jennifer Willard <willardjenniferlee@gmail.com>; Aaron Woods <aaronwoo1@comcast.net>;

Cc: Bateschell, Miranda <bateschell@ci.wilsonville.or.us>; Pauly, Daniel <pauly@ci.wilsonville.or.us>; Rybold, Kim <rybold@ci.wilsonville.or.us>;

## Tami Bergeron

*Administrative Assistant*

City of Wilsonville

503.570.1571

[bergeron@ci.wilsonville.or.us](mailto:bergeron@ci.wilsonville.or.us)

[www.ci.wilsonville.or.us](http://www.ci.wilsonville.or.us)

[Facebook.com/CityofWilsonville](https://www.facebook.com/CityofWilsonville)

29799 SW Town Center Loop East, Wilsonville, OR 97070

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*Despite the public closure of our facilities, the City of Wilsonville remains open for business. We have adjusted operations to efficiently maintain core City services with social distancing guidelines in place. Our goal is to remain responsive to our customers while prioritizing the health and safety of our residents, co-workers and partners in business. Need to meet? Let us know. We are happy to schedule a call or teleconference.*

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**From:** Chelsea Martin <communicateking@gmail.com>

**Sent:** Tuesday, May 12, 2020 4:38 PM

**To:** Talk2PC

**Cc:** Veliz, Kim

**Subject:** Clarify Equity in Housing Strategic Plan

[This email originated outside of the City of Wilsonville]

Dear City Council and Planning Commission,

I support the hard work that City staff and community members have put into preparing the Equitable Housing Strategic Plan!

I fully support the direction of the Equitable Housing Strategic Plan in addressing our biggest racial and income gaps in Wilsonville. To improve this plan, we need to clarify equity by identifying and directing action to the following needs:

1. PEOPLE OF COLOR, AND THEIR NEED FOR AFFORDABLE, MULTI-ROOM HOMES TO SUPPORT MULTI-GENERATIONAL HOUSING.
2. SINGLE-PARENT HOUSEHOLDS, AND THEIR NEED FOR AFFORDABLE HOUSING THAT IS CONNECTED TO JOBS, TRANSIT, AND SERVICES.
3. LOW OR FIXED-INCOME INDIVIDUALS AND FAMILIES, AND THEIR NEED FOR HOMEOWNERSHIP.
4. PEOPLE IN NEED OF EMERGENCY, TRANSITIONAL, OR SUPPORTIVE HOUSING.

I know that calling out these groups means that not everyone is mentioned, but by focusing our system on those hardest to reach, all will benefit. Equity is about providing the support people need to succeed, not giving everyone the same thing.

This is not a partisan endorsement because it places people, not a political party at the center of the focus. Solving structural inequality will require more and less government.

As COVID-19 is reminding us, systemic injustice is a matter of life and death for people of color and historically marginalized groups.

Thank you for your time and consideration!

Chelsea King

Sent from my iPhone

**From:** [mcooperweb@gmail.com](mailto:mcooperweb@gmail.com)  
**To:** [Talk2PC](#); [Veliz, Kim](#)  
**Subject:** Equity in Housing Strategic Plan  
**Date:** Monday, May 11, 2020 9:47:31 AM

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**[This email originated outside of the City of Wilsonville]**

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Dear City Council and Planning Commission,

I support the hard work that City staff and community members have put into preparing the Equitable Housing Strategic Plan!

I fully support the direction of the Equitable Housing Strategic Plan in addressing our biggest racial and income gaps in Wilsonville. To improve this plan, we need to clarify equity by identifying and directing action to the following needs:

1. PEOPLE OF COLOR, AND THEIR NEED FOR AFFORDABLE, MULTI-ROOM HOMES TO SUPPORT MULTI-GENERATIONAL HOUSING.
2. SINGLE-PARENT HOUSEHOLDS, AND THEIR NEED FOR AFFORDABLE HOUSING THAT IS CONNECTED TO JOBS, TRANSIT, AND SERVICES.
3. LOW OR FIXED-INCOME INDIVIDUALS AND FAMILIES, AND THEIR NEED FOR HOMEOWNERSHIP.
4. PEOPLE IN NEED OF EMERGENCY, TRANSITIONAL, OR SUPPORTIVE HOUSING.

I know that calling out these groups means that not everyone is mentioned, but by focusing our system on those hardest to reach, all will benefit. Equity is about providing the support people need to succeed, not giving everyone the same thing.

This is not a partisan endorsement because it places people, not a political party at the center of the focus. Solving structural inequality will require more and less government.

As COVID-19 is reminding us, systemic injustice is a matter of life and death for people of color and historically marginalized groups.

Thank you for your time and consideration!

Megan Prior

--

*Megan Prior*

**From:** [Richard Truitt](#)  
**To:** [Bergeron, Tami](#)  
**Cc:** [Bateschell, Miranda](#)  
**Subject:** Testimony for Planning Commission May 13 on Equitable Housing Strategic Plan  
**Date:** Wednesday, May 13, 2020 12:50:04 PM

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**[This email originated outside of the City of Wilsonville]**

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Good evening, Commissioners,

My name is Rich Truitt, resident of Wilsonville for nearly 20 years. I appear on behalf of non-profit North Willamette Valley Habitat for Humanity (NWXVHFH), which I currently serve as Vice Chair.

As I have indicated in earlier testimony and conversations with City staff, the Task Force, the Commission and Council, NWVHFH is a willing potential partner with the City in helping to achieve the goals of the proposed Strategic Plan for Equitable Housing in Wilsonville. NWVHFH is an experienced provider of modest, affordable homes through our ownership program for families of limited income. We commend the City for the forward-looking plan to address housing needs for underserved populations and note that certain actions by the City will be necessary to make housing opportunities in Wilsonville affordable for clients of NWVHFH and likely other non-profit housing providers.

We encourage adoption of the Plan and early action by the City to explore which actions such as tax abatement, waiver or reduction of System Development Charges, and waiver of certain code requirements will be most effective in helping to make homes in Wilsonville affordable for some of the families we serve.

Thank you for your support of this important work by the City.

Richard R. Truitt, P.E.  
Vice Chair, North Willamette Valley Habitat for Humanity

**From:** [Grant Farr](#)  
**To:** [Talk2PC](#)  
**Subject:** Equitable Housing Strategic Plan  
**Date:** Friday, May 8, 2020 12:52:13 AM

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**[This email originated outside of the City of Wilsonville]**

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All,

First, thanks so much for opening the forum to our community as we work towards a better community for all in our community. I'll just note something obvious, I am not a policy expert, and certainly do not find myself engaging often in a debate like this. However, as a person raised in Wilsonville, and now returning after several years away I am even more vested in Our future as a community together. The Equitable Housing Strategic Plan is a great opportunity for our community to be a bastion of smart government and sensible interventions to lift those very groups that need it. In its current form, the strategic plan lacks specific language to assist in outlining areas in which our town may differ from others. By acting to specifically highlighting the Latinx, single parent, and low income communities and their specific needs it seems that we would be doing exactly what a local municipality should do which is look at our community and address our specific needs. please take this into consideration moving forward. I want to highlight the work of Gareth Prior, who's resources and easy to understand outlines helped me to have a better understanding of this.

Please consider adding these specific areas.

All the best,

Grant

--

Sent from my iPhone



**From:** [Ashley McConnaughey](#)  
**To:** [Rybold, Kim](#)  
**Subject:** City's Equitable Housing Strategic Plan Task Force  
**Date:** Thursday, July 11, 2019 3:08:05 PM

---

Hello Kimberly,

Looking forward to meeting everyone and hearing the first round of opinions and goals at next weeks meeting. In the meantime, as mentioned on the city's website I would like to be included in any email updates released now and in the future.

I am especially interested in how the task force plans to make housing more available to those with physical and mental disabilities. I have worked with this population for more than 20 years and now involved with my Fathers company, Good to Go Oregon West to support adults with intellectual disabilities with their daily life skills. Housing is a common issue for these members of society and independent living is a huge goal for many.

Thank you so much,  
Ashley McConnaughey

--



**From:** [Ellin, Devin](#)  
**To:** [Bergeron, Tami](#)  
**Cc:** [Rybold, Kim](#)  
**Subject:** RE: Equitable Housing Strategic Plan Project  
**Date:** Thursday, January 23, 2020 1:26:25 PM  
**Attachments:** [image001.png](#)

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Thanks, Tami.

I wanted to make sure that you received the news that Clackamas County released our [NOFA for the Metro Affordable Housing Bond Funds](#) yesterday. Please help us spread the word. We'd love to see some projects in Wilsonville come forward.

Thanks,

Devin Ellin | 503.650.3417

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**From:** Bergeron, Tami <bergeron@ci.wilsonville.or.us>  
**Sent:** Thursday, January 23, 2020 1:07 PM  
**Subject:** Equitable Housing Strategic Plan Project

***Planning Commissioners, Task Force Members, Interested Parties, Staff and others:***

***Please note the following on behalf of Kimberly Rybold, Senior Planner...***

The City of Wilsonville is developing an [Equitable Housing Strategic Plan](#) to provide a clearer path to affordable housing in Wilsonville for people of all household compositions, income ranges, ages and life stages. After holding a number of stakeholder engagement activities throughout the summer and fall, including focus groups, interviews, interactive information boards, and surveys, a draft Equitable Housing Strategic Plan will be available for review in late January at [ci.wilsonville.or.us/housing](http://ci.wilsonville.or.us/housing).

The Equitable Housing Task Force will hold its final meeting on [Wednesday, January 29, 2020](#) from 4:30 to 6:00 pm, at Wilsonville City Hall to review and provide feedback on the draft plan. The project team will share the feedback on the strategies received from City Council in the fall along with additional stakeholder input from recent surveys to inform the discussion. The corresponding agenda is attached and meeting materials will be posted at the end of this week on the [City's website](#).

On [Wednesday, February 12](#), at 6 pm at City Hall, the Planning Commission will hold a work session to review and provide feedback on the draft plan, and hear the input of the project Task Force.

Both meetings are open to the public. Comments and testimony are not taken at the Task Force meeting, but may be presented for consideration by the Planning Commission during a period of public input at the beginning of the meeting. You can also stream the Planning Commission meeting live or view on-demand recordings on the City's [YouTube channel](#).

Funded in part by a grant from Metro, the Equitable Housing Strategic Plan addresses a region-wide need to develop more affordable housing. The City of Wilsonville's 2018 Community Survey indicated that only 38% of residents rated the availability of affordable quality housing as excellent or good.

For more information, or to provide additional input, contact Kimberly Rybold, Senior Planner, 503-570-1583, [rybold@ci.wilsonville.or.us](mailto:rybold@ci.wilsonville.or.us).

**Kim Rybold, AICP**  
*Senior Planner*

503.570.1583  
[rybold@ci.wilsonville.or.us](mailto:rybold@ci.wilsonville.or.us)

**Tami Bergeron**  
*Administrative Assistant*  
City of Wilsonville

503.570.1571  
[bergeron@ci.wilsonville.or.us](mailto:bergeron@ci.wilsonville.or.us)  
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[Facebook.com/CityofWilsonville](https://www.facebook.com/CityofWilsonville)



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**From:** [Elon S](#)  
**To:** [Planning](#)  
**Cc:** [Mayor](#); [Councilor Kristin Akervall](#); [Councilor Charlotte Lehan](#); [Councilor Ben West](#); [Councilor Joann Linville](#)  
**Subject:** Equitable Housing Strategic Plan  
**Date:** Wednesday, January 29, 2020 10:25:57 AM

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**[This email originated outside of the City of Wilsonville]**

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Good morning,

I was glad to see the meeting for the plan in the Boones Ferry Messenger. About 1 year ago I emailed the mayor and council, lamenting the lack of (what I feel is) affordable housing (despite me earning > \$100k/year). Since I have a puppy, I'm not able to attend this afternoons meeting so I wanted to convey my thoughts in this email.

While there's considerable development occurring in Villebois, for me it doesn't necessarily make the most sense. The property taxes are VERY high, the bottom end of the market is very high and the development is somewhat limited.

For example, the lots are VERY small with super high property taxes. As a comparison, the home I own in Atlanta is on 1/4 acre and I pay \$2600/year in property taxes. Most of the small villebois homes are on 1/10th acre with \$4500/year in property taxes.

It's hard to touch a private house in villebois for < \$400,000. There are some condos but I think they're pretty boring and likely overpriced since there's so few. The townhouses aren't much better, super tiny first floor bedroom, master bedroom upstairs which limits your resale market considerably.

I'm always surprised there isn't more development around the WES station like a Live/Work/Play development with commercial space on the first few bottom floors, with apartments above. If I'm stuck with essentially no land, I'd much rather live in a medium-rise building, like 7-10 stories, in a building with an elevator, than on a ground level where my view is just of cars and asphalt. I was happy to see the idea to develop a city center in the Safeway strip mall but that seems years away while, and we're hearing this all over the west coast, people from California are flocking here because they can't afford where they live.

It seems farmers just outside the city have PLENTY of land and HUGE houses, while everyone else is squeezed onto a postage stamp. I understand the desire for good development, though any time you restrict development, prices increase. More laws, more costs, supply is restricted and demand is increasing. I joke to my Atlanta friends I can bike to a vineyard but can't afford a real house.

Sometimes people tell me "live elsewhere," like Woodburn. That means I have a longer commute and have to waste gas sitting in traffic trying to cross the I-5 bridge, clog up the Wilsonville roads, etc. I don't think that benefits you, or the environment, especially when I hear people so worried about global warming these days. I'm all for good development, so let's get it going! :D

Bottom line: I refuse to pay top dollar, at the high end of a real estate market, to live on a

high-tax, tiny parcel, track house, so for now I'm going to continue to rent. I'd like a real garden :) I hope to see more good developments. As long as prices remain high, I don't think the job is getting done.

Thanks for listening!

-ilan

--

1. You can't win.
2. You can't break even.
3. You can't get out of the game.

**From:** [Garet Prior](#)  
**Subject:** Equitable Housing Task Force #3 + Actions and Measures  
**Date:** Tuesday, February 11, 2020 5:12:07 PM

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[This email originated outside of the City of Wilsonville]

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Dear City Council, Planning Commission, and Equitable Housing Task Force members,

I am incredibly thankful for the hard work of the Task Force members, city staff, ECONorthwest, and Deb Meihoff, through following the Equitable Housing Strategic Plan. On January 29, I attended the final Task Force meeting and [wrote an analysis of the draft actions and measurements](#).

The following comments are for Planning Commission and City Council as you work to finalize the plan:

Previous [concerns I had about not specifically mentioning race](#) and the limited outreach to renters, especially with the Latinx community, **have been addressed** in the draft [Equitable Housing Strategic Plan!](#)

The proposed housing equity measures ([page 22](#)) to **track the number of regulated affordable homes, workforce income, and mortgage denials by race** are excellent and address similar equity gaps that I [highlighted as important](#).

Additionally, I highly **support** the following housing equity measures proposed by Task Force members:

- Permits issued to non-profits for housing development or renovation
- Students experiencing homelessness
- Housing units built within 1/2 mile of transit or services
- Income and race composition at the neighborhood-level

If you want to understand how affable housing is a crucial element of our community, then read the list of benefits ([starting on page 2](#)). The first statement about the **direct connection between safe housing and student achievement** is [close to my heart](#).

I **support** the following immediate actions (within two years):

1. [Transit-Oriented Development](#) at the [Wilsonville Transit Center](#).
2. Equity lens applied to [missing middle housing](#) code changes.
3. Equity lens applied to new growth areas ([Frog Pond](#)).
4. Tax breaks for affordable housing and increasing homeownership.
5. Resource facilitation at the city-level ([City of Milwaukie](#) recently hired a housing point person).

**The only element missing is to call for housing equity with infill opportunities in the [Town Center](#) and [The Piazza at Villebois](#).** I strongly encourage City Council to add this to the high-priority action list (see below). To make this happen, it will most likely involve high-priority

action 2A, securing land for the development of equitable and affordable housing.

Closing comments by Council West, "equity is not isolating your neighbor," and Planning Commissioner Kamran Mesbah, "development of an equity lens must inform all of the indicators," were insightful and encouraging.

Thank you for your time and consideration. Please contact me if you would like to discuss.

--

**Garet Prior**

(440) 796-0298

[A Garet in Wilsonville](#)

*Our greatest inequalities in education, urbanism, and faith translated into understandable and actionable steps.*

**From:** [Bergeron, Tami](#)  
**To:** [Eric Postma - PC](#); [Jerry Greenfield](#); [Kamran Mesbah - PC \(kamranmesbah@hotmail.com\)](#); [Peter Hurley \(pkhurley1@gmail.com\)](#); [Phyllis Millan \(phyllmikey@frontier.com\)](#); [Ron Heberlein](#); [Simon Springall](#)  
**Cc:** [Bateschell, Miranda](#); [Rybold, Kim](#)  
**Subject:** Equity Measures and Data Bias  
**Date:** Monday, December 2, 2019 2:46:21 PM  
**Attachments:** [Housing Deep Dive.pdf](#)

---

Planning Commissioners, please note the following email and attachment we received after hours, the Friday before Thanksgiving.

**From:** Gareth Prior <[garet.prior@gmail.com](mailto:garet.prior@gmail.com)>  
**Sent:** Friday, November 22, 2019 5:16 PM  
**Subject:** Equity Measures and Data Bias

Dear Mayor, City Council, Planning Commission, and members of the Equitable Housing Task Force,

From your discussion at the last City Council work session and [online feedback](#) I received, many in the community are asking for measures to define equity.

My most [recent article](#), builds upon coverage of public meetings ([one](#), [two](#), and [three](#)), to **examine the assumptions and biases behind Wilsonville's [Equitable Housing Strategic Plan](#), define equity gaps, and recommend equity-based actions or measurements.**

The attached document includes a quick recap from 500+ pages of technical documents I analyzed with an equity lens (e.g. Clackamas County HNA, Wilsonville HNA, Wilsonville BLI, Wilsonville Market Research Report, and Wilsonville Annual Building Report).

This analysis led me to propose the following **equity-based actions or measurements:**

1. Set targets for neighborhood integration by requiring a minimum of affordable housing in a new development with over 200 homes (inclusionary zoning) and set policy targets for integration in established neighborhoods to support infill and redevelopment.
2. To maintain the economic and racial integration in our schools, establish policies to guide decisions for student enrollment and school zones.
3. For single-parent homes with children, set a target to reduce the number of cost-burdened homes and increase the percentage of homeowners, to be equal to that of two-parent households.
4. Create a target to erase the racial gap for homeownership and cost-burdened homes in Wilsonville.
5. Assess the need for transitional housing and provide a target to provide the number of homes to meet that need.



6. Require future housing data collection and analysis (e.g. HNA, BLI, etc.) to include an equity-based group of people to provide input, feedback, and identify equity measures.

Please let me know if you have any questions and I look forward to seeing your action to define and measure equity to erase the racial gaps in our neighborhoods and schools.

Thank you,

--

**Garet Prior**

(440) 796-0298

[A Garet in Wilsonville](#)

*Our greatest inequalities in education, urbanism, and faith translated into understandable and actionable steps.*

*Tami Bergeron*

Administrative Assistant - Planning

[bergeron@ci.wilsonville.or.us](mailto:bergeron@ci.wilsonville.or.us)

503.570.1571

**From:** [Garet Prior](#)  
**Subject:** Priority Actions for Equitable Housing  
**Date:** Wednesday, November 6, 2019 8:22:23 PM  
**Attachments:** [Tools Near and Long.pdf](#)

---

Dear Mayor, City Council, and Planning Commission,

I thank you, City staff, and the Task Force for all your work on the Equitable Housing Strategic Plan. I have been following along with thoughts on the Task Force meetings ([one](#) and [two](#)) and the [October 21 Council work session](#).

As policymakers, I am hoping that you can take bold actions to build upon Wilsonville's leadership in housing to take us to the next level of addressing historic racial inequality.

**I highly support the added objective of "implementation of all housing policies through a lens of social equity and inclusion."** As staff and the consultant draft measurable actions and goals to define success, this objective should be the lens through which all actions are evaluated. In government, if you do not measure something you will not see it happen. These measures will be a critical component of equitable action.

**I highly support all of the proposed actions for near-term implementation (see attached) with two comments:**

1. For tax abatements, homeownership is a good goal, but there are already federal tax exemptions. Many times, renters are left out of the tax incentive system. Be sure to check out the [Clackamas County Housing Task Force report](#) on a tiered System Development Charge (SDC) fee structure. Vertical Housing tax abatements to create mix-use multi-family developments are highly preferred and a way to serve renters.
2. Look to partner with a non-profit for the connections to housing resources (action 1F). For communities that have been historically disadvantaged or attacked by the government, the city presence could be an encumbrance. Work with partners who have established relationships serving housing insecure people.

**I highly support aggressive City action for affordable housing development, especially in the Town Center.** Affordable housing works best in areas where jobs and transportation are already in place (Town Center and WES). We should use all of the necessary tools (e.g. land trust, land acquisition, parking reductions, vertical housing tax abatements, urban renewal, waiving SDCs, etc.) to make this happen.

Please feel free to reach out to me with any questions or if you want to discuss further.

Thank you for your time and consideration!

--

**Garet Prior**

(440) 796-0298

[A Garet in Wilsonville](#)

*Our greatest inequalities in education, urbanism, and faith translated into understandable and actionable steps.*

**From:** [Garet Prior](#)  
**Subject:** Wilsonville Equitable Housing Comments  
**Date:** Wednesday, October 16, 2019 5:45:17 PM

---

Dear Mayor, City Council, School Board, and Planning Commission,

I hope that we all share the importance of coordinating on issues of equity in our schools and neighborhoods. This is why I think the Equitable Housing Strategic Plan has a major impact on all of your work.

For example, earlier this year Portland Public Schools issued a [letter of support](#) for the infill housing bill (HB 2001). In my past, I worked with the Mayor and School Board to establish an [Education Compact](#), which set a quarterly meeting for the School Board and City Council to meet to discuss education topics ([example of an equity matrix from Roanoke](#)).

In following the Equitable Housing Strategy Task Force (my analysis of [first](#) and [second](#) meetings), I believe the data and discussions have been quality, but that we are lacking specificity - especially with regards to race - needed to achieve equity.

As policymakers, I am hoping that you can take bold actions to build upon Wilsonville's leadership in housing to take us to the next level of addressing historic racial inequality.

Of the [options that were proposed](#) by staff and the consultants, I would highly support the following:

1. Aggressive City acquisition of land for affordable housing development (especially in the Town Center).
2. Offering City-owned land at little to no cost to affordable housing developers. The property adjacent to the SMART/WES station should be a top priority.
3. Team with a non-profit to offer housing rights and advocacy training to Wilsonville residents, with an emphasis on serving immigrants and People of Color. [Beaverton's BOLD program](#) is a best practice.
4. Continue to work on tax abatements and regulation/fee removal to make quality infill development and redevelopment a reality. This will be needed to realize the goals of HB 2001.

Thank you for your time and consideration. Please contact me with any questions.

--

**Garet Prior**

[A Garet in Wilsonville](#)

(440) 796-0298

A proud resident of Wilsonville and Villebois

**From:** [Garet Prior](#)  
**To:** [Talk2PC](#)  
**Cc:** [Veliz, Kim](#)  
**Subject:** Clarify Equity in Housing Strategic Plan  
**Date:** Saturday, May 2, 2020 12:54:52 PM

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[This email originated outside of the City of Wilsonville]

Dear Members of the City Council and Planning Commission,

I support the hard work that City staff and community members have put into preparing the Equitable Housing Strategic Plan!

I support many of the actions in the plan, but additional work is needed to clarify equity. By getting specific about the people we are trying to help overcome historic and systemic injustice, we can better direct our city resources and actions to save lives.

Here's how I think we need to define equity and prioritize action:

**PEOPLE OF COLOR, AND THEIR NEED FOR AFFORDABLE, MULTI-ROOM HOMES TO SUPPORT MULTI-GENERATIONAL HOUSING.**

Wilsonville's Latinx population doubled to 11% in the last decade and is growing. Our multi-family housing at the higher end of the market and cheaper homes do not have enough bedrooms to support multi-generation housing, which is common in immigrant and minority communities.

**SINGLE-PARENT HOUSEHOLDS, AND THEIR NEED FOR AFFORDABLE HOUSING THAT IS CONNECTED TO JOBS, TRANSIT, AND SERVICES.**

It is entirely understandable that trying to balance work and raising children is a major physical and economic stress. Single-parent households have the largest need for subsidized housing of any other family type. If we can lessen their burden for safe and affordable housing, we make a stronger Wilsonville.

**LOW OR FIXED-INCOME INDIVIDUALS AND FAMILIES, AND THEIR NEED FOR HOMEOWNERSHIP.**

Combine the fact that only 9% of Wilsonville is middle income, with housing prices rising 40% in the last 4 years, and homeownership is a fleeting dream for many residents. Due to our housing system, from federal tax subsidies to private market lending, homeownership is the key to wealth building in America. Family wealth is a historic and systemic gap by race, with a 12:1 wealth gap between white and black families.

**PEOPLE IN NEED OF EMERGENCY, TRANSITIONAL, OR SUPPORTIVE HOUSING.**

Major needs in Wilsonville exist for people who are looking for shelter immediately, occasional support when they miss a paycheck or receive an unexpected bill, or long-term because of a physical or mental disability. Currently, there are 44 students in the school district experiencing homelessness and only 8 beds to serve people experiencing homelessness in all of Clackamas County.

Thank you for your time and service,

# Equitable Housing and Business Support - April 6th Meeting Comments

Bergeron, Tami

Mon 4/6/2020 3:51 PM

To: Kamran Mesbah - PC (kamranmesbah@hotmail.com) <kamranmesbah@hotmail.com>; Ron Heberlein <ronheberlein@gmail.com>; Aaron Woods (Aaronwoo1@comcast.net) <Aaronwoo1@comcast.net>; Jennifer Willard <willardjenniferlee@gmail.com>; Jerry Greenfield <jerrygreenfield@gmail.com>; Phyllis Millan (phyllmikey@frontier.com) <phyllmikey@frontier.com>;

Please note the following comments with regard to the Equitable Housing item on tonight's City Council agenda.

Tami Bergeron  
Administrative Assistant

Tami Bergeron  
Administrative Assistant  
City of Wilsonville

503.570.1571  
bergeron@ci.wilsonville.or.us  
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Despite the public closure of our facilities, the City of Wilsonville remains open for business. We have adjusted operations to efficiently maintain core City services with social distancing guidelines in place. Our goal is to remain responsive to our customers while prioritizing the health and safety of our residents, co-workers and partners in business. Need to meet? Let us know. We are happy to schedule a call or teleconference.

---

**From:** Gareth Prior <garet.prior@gmail.com>  
**Sent:** Sunday, April 5, 2020 12:52:30 PM  
**Subject:** Equitable Housing and Business Support - April 6th Meeting Comments

[This email originated outside of the City of Wilsonville]

---

Dear Mayor and City Council,

## **Equitable Housing Strategic Plan**

To focus action of the Equitable Housing Strategic Plan to address our community's largest equity gaps, I propose that the following groups be identified as receiving priority investment and attention:

- **Families of color** need for affordable multi-room homes to support multi-generational housing
- **Single-parent households** need for affordable housing that is connected to jobs and services
- **Low/fixed-income individuals and families** need for homeownership
- **Emergency-transitional-supportive** housing

Based on my [analysis and interviews](#), I support the direction, framework, and process of the Equitable Housing Strategic Plan. The identified objectives, goals, and performance measures address many of the needs of these groups.

**But, by greater specifying the equitable charge, we can better inform the direction of our resources and intent.** As the COVID-19 response is teaching us, we are most resilient by developing systems that help those most in need.

### **Business Support for COVID-19 Needs**

I support the Governor's orders and your actions to take aggressive measures to save lives, even when that means making tough choices that impact major aspects of people's lives...job, school, child care, recreation, etc.

I was overjoyed to see you support established organizations, such as Wilsonville Community Sharing, that already have knowledge of service delivery and relationships within the community. We as a city should be careful to choose what actions we take on, but I do have one exception to this rule.

**Similar to Beaverton, Hillsboro, Tualatin, and Tigard, I ask you to establish a local grant program to help small businesses due to COVID-19.**

This action is needed ASAP. Grant programs are available through the federal government, but those have time-consuming or cumbersome steps that make it tough for a small business to access. Having a local program, where applicants know the names and faces of people, is essential to a relationship-based government.

With the budget for FY 20-21 being planned now, you could easily make a shift in next year's programming. It is a common practice to see a \$250,000 shift from one year to the next in a budget. I am willing to take cuts in city services to make this happen.

This amount will not meet the need but will have a relationship-building impact on our neighbors who work and own local businesses. Restaurants and other businesses will return, but it will be with different people unless we help them now.

Please contact me if you would like to discuss.

Thank you,

--

**Garet Prior**  
(440) 796-0298



[A Garet in Wilsonville](#)

*Our greatest inequalities in education, urbanism, and faith translated into understandable and actionable steps.*

**From:** [Bergeron, Tami](#)  
**To:** [Eric Postma - PC](#); [Jerry Greenfield](#); [Kamran Mesbah - PC \(kamranmesbah@hotmail.com\)](#); [Peter Hurley \(pkhurley1@gmail.com\)](#); [Phyllis Millan \(phyllmikey@frontier.com\)](#); [Ron Heberlein](#); [Simon Springall](#)  
**Cc:** [Bateschell, Miranda](#); [Rybold, Kim](#)  
**Subject:** Wilsonville Equitable Housing Comments  
**Date:** Thursday, October 17, 2019 9:59:34 AM

---

Planning Commissioners,

Please note the following citizen comment received from Gareth Prior.

**From:** Gareth Prior <[garet.prior@gmail.com](mailto:garet.prior@gmail.com)>  
**Sent:** Wednesday, October 16, 2019 5:44 PM  
**Subject:** Wilsonville Equitable Housing Comments

Dear Mayor, City Council, School Board, and Planning Commission,

I hope that we all share the importance of coordinating on issues of equity in our schools and neighborhoods. This is why I think the Equitable Housing Strategic Plan has a major impact on all of your work.

For example, earlier this year Portland Public Schools issued a [letter of support](#) for the infill housing bill (HB 2001). In my past, I worked with the Mayor and School Board to establish an [Education Compact](#), which set a quarterly meeting for the School Board and City Council to meet to discuss education topics ([example of an equity matrix from Roanoke](#)).

In following the Equitable Housing Strategy Task Force (my analysis of [first](#) and [second](#) meetings), I believe the data and discussions have been quality, but that we are lacking specificity - especially with regards to race - needed to achieve equity.

As policymakers, I am hoping that you can take bold actions to build upon Wilsonville's leadership in housing to take us to the next level of addressing historic racial inequality.

Of the [options that were proposed](#) by staff and the consultants, I would highly support the following:

1. Aggressive City acquisition of land for affordable housing development (especially in the Town Center).
2. Offering City-owned land at little to no cost to affordable housing developers. The property adjacent to the SMART/WES station should be a top priority.
3. Team with a non-profit to offer housing rights and advocacy training to Wilsonville residents, with an emphasis on serving immigrants and People of Color. [Beaverton's BOLD program](#) is a best practice.

4. Continue to work on tax abatements and regulation/fee removal to make quality infill development and redevelopment a reality. This will be needed to realize the goals of HB 2001.

Thank you for your time and consideration. Please contact me with any questions.

--

**Garet Prior**

[A Garet in Wilsonville](#)

(440) 796-0298

A proud resident of Wilsonville and Villebois

*Tami Bergeron*

Administrative Assistant - Planning

[bergeron@ci.wilsonville.or.us](mailto:bergeron@ci.wilsonville.or.us)

503.570.1571

**From:** [Bergeron, Tami](#)  
**To:** [Aaron Woods \(Aaronwoo1@comcast.net\)](#); [Jennifer Willard](#); [Jerry Greenfield](#); [Kamran Mesbah - PC \(kamranmesbah@hotmail.com\)](#); [Phyllis Millan \(phyllmikey@frontier.com\)](#); [Ron Heberlein](#); [Simon Springall](#)  
**Cc:** [Bateschell, Miranda](#)  
**Subject:** Wilsonville alone cannot solve affordable housing  
**Date:** Friday, January 24, 2020 9:04:21 AM  
**Attachments:** [image001.png](#)

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***Please note the following email sent to your attention by concerned citizen Gareth Prior...***

**From:** Gareth Prior <garet.prior@gmail.com>  
**Sent:** Friday, January 24, 2020 12:27 AM  
**Subject:** Wilsonville alone cannot solve affordable housing

---

Dear Mayor Knapp and members of the City Council and Planning Commission,

Housing cost is regionally driven. Therefore, to achieve a future where safe, affordable housing is located close to quality jobs, schools, and parks, all communities must provide their fair share. Wilsonville alone can not solve affordable housing.

Directed by HB 2003, the Department of Oregon Housing and Community Services (OHCS) will be developing a Regional Housing Needs Assessment (RHNA) for each of Oregon's cities (241 to be exact) and the Portland Metro.

The regional need will be projected and analyzed (household income, housing type, race/ethnicity, disability status, family status and size, people experiencing homelessness, and seniors), then equitably distributed to establish housing targets for cities and Metro.

This analysis will closely follow California's [RHNA process](#), which has been criticized (see [UCLA Issue Brief](#) and [Central City of Los Angeles White Paper](#)) for its lack of enforcement and ability to be politically manipulated. To address these critiques, in recent years California has coupled higher affordable housing targets, which [the San Diego region](#) is challenging in court, with preemption [actions](#) to streamline local land use and housing permitting. OHCS contracted with ECONorthwest to complete this work, and the report is due to the Oregon legislature by September 1, 2020.

This is important because measuring need and setting targets are essential to (1) changing the massive structures that guide housing in Oregon, and (2) getting communities to provide their share of affordable housing. OHCS is receiving public comments on its [RHNA process](#) until January 31.

**If you have 10 minutes, please read my [overview and analysis](#) of the OHCS RHNA scope of work that I will be submitting as public comment. I hope that we may have common areas of support and critique.** Please contact me with any questions or if you want to discuss.

Thank you for your service,

--

**Garet Prior**

(440) 796-0298

[A Garet in Wilsonville](#)

*Our greatest inequalities in education, urbanism, and faith translated into understandable and actionable steps.*

**Tami Bergeron**

*Administrative Assistant*

City of Wilsonville

503.570.1571

[bergeron@ci.wilsonville.or.us](mailto:bergeron@ci.wilsonville.or.us)

[www.ci.wilsonville.or.us](http://www.ci.wilsonville.or.us)

[Facebook.com/CityofWilsonville](https://www.facebook.com/CityofWilsonville)



29799 SW Town Center Loop East, Wilsonville, OR 97070

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## Bill Van Vliet

---

**From:** John VanLandingham <JohnVL@oregonlawcenter.org>  
**Sent:** Wednesday, January 29, 2020 1:45 PM  
**To:** Bill Van Vliet  
**Cc:** Alison McIntosh (amcintosh@neighborhoodpartnerships.org)  
**Subject:** RE: property tax abatements--Wilsonville planning process

Bill: If you have a chance to add these points at the Wilsonville meeting tonight, I think they are important enough to mention – in order to make clear how the two primary property tax exemptions (“PTEs”) work for affordable housing.

I’m setting these out as general points rather than as edits to the document, because I think this will be clearer. An edit would be messy and repetitive.

Focusing just on what the memo calls the “Nonprofit Low Income Rental Housing Exemption,” on pages 6 to 11:

1. The memo treats two PTEs as one. (The memo acknowledges that in footnote 1 on page 11.) That is a bad idea, since there are significant differences. The two are
  - (a) ORS 307.515 to 307.535, which Legislative Counsel captions as “Low Income Rental Housing” (“LIRH”).
  - (b) ORS 307.540 to 307.548, “Nonprofit Corporation Low Income Housing” (“NCLIH”).
2. Significantly, LIRH is available for use by for-profit owners (so long as the tax savings are passed through in the rent). See 307.517.
3. The ability of a resident’s income to rise to 80 percent of AMI after the first year of occupancy is limited to the NCLIH exemption. (Unless/until our 2020 bill passes and becomes effective.)
4. For both, if jurisdictions representing 51 percent of the tax base (typically the city plus the school district) approve of the program, then eligible properties get a 100 percent exemption.
5. There is no state exemption for nonprofits providing affordable housing (except for housing authorities). And the former ability to qualify with the local county assessor for property tax exemption as a “charity” under 307.130 (mis-cited in

footnote 1 as 310.130) is now (and has been for several years) prohibited as part of a legislatively-adopted moratorium following litigation between DOR and Willamette Neighborhood Housing Services. (Properties that had already been granted an exemption under 307.130 by their county assessors are grandparented.) In other words, without one of these two programs, affordable housing projects cannot be exempt. The other exemptions cited by the memo are not designed for AH projects.

6. The NCLIH exemption requires annual applications for the exempt property. The LIRH exemption does not require that, but practically speaking cities do require that, to confirm on-going eligibility.

7. In both exemptions, if part of an eligible property is used for other than low income housing, such as a commercial use (e.g., a ground floor Safeway) or mixed income housing, the exemption is prorated.

8. The memo is correct that the NCLIH exemption has no time limit, while the LIRH exemption has a 20-year period. But that 20-year period can be renewed.

9. The most significant difference between the two programs is that the LIRH exemption is limited to new construction, constructed after the city adopts the exemption ordinance, while the NCLIH exemption includes existing housing. As a result, the latter has the potential to cover more properties – and have a greater impact on the city’s tax revenues.

a. Note that both allow a city to adopt additional criteria. For example, a city can adopt a cap on the number of eligible properties (easier to do with the LIRH exemption, since it only applies to new construction after adoption) or on the amount of lost tax revenue.

Happy to discuss all this in greater detail. John VL

John VanLandingham

Attorney at Law

Lane County Legal Aid/Oregon Law Center

Parkview Place

101 East Broadway, #200

Eugene, OR 97401

541-485-1017 (x338) (w); 458-234-4273 (w direct); 541-285-8445 (c)

# FW: Equitable Housing Plan--comment

Rybold, Kim

Mon 4/6/2020 3:36 PM

To: Bergeron, Tami <bergeron@ci.wilsonville.or.us>;

FYI

**Kim Rybold, AICP**

*Senior Planner*

503.570.1583

[rybold@ci.wilsonville.or.us](mailto:rybold@ci.wilsonville.or.us)

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-----Original Message-----

From: Veliz, Kim <veliz@ci.wilsonville.or.us>

Sent: Monday, April 6, 2020 3:32 PM

To: Councilor Charlotte Lehan <lehan@ci.wilsonville.or.us>; Councilor Ben West <west@ci.wilsonville.or.us>; Councilor Kristin Akervall <akervall@ci.wilsonville.or.us>; Councilor Joann Linville <linville@ci.wilsonville.or.us>; Mayor <Mayor@ci.wilsonville.or.us>

Cc: Cosgrove, Bryan <cosgrove@ci.wilsonville.or.us>; Jacobson, Barbara <jacobson@ci.wilsonville.or.us>; Rybold, Kim <rybold@ci.wilsonville.or.us>; Neamtzu, Chris <neamtzu@ci.wilsonville.or.us>

Subject: FW: Equitable Housing Plan--comment

Please see the below public comment.

-----Original Message-----

From: Kate Greenfield <[gr33kat@gmail.com](mailto:gr33kat@gmail.com)>

Sent: Monday, April 6, 2020 3:14 PM

To: Veliz, Kim <[veliz@ci.wilsonville.or.us](mailto:veliz@ci.wilsonville.or.us)>

Subject: Equitable Housing Plan--comment

I attended the City Council discussion of the Equitable Housing Strategic Plan (EHSP) in March. I was impressed with the overall direction of the EHSP as it was discussed at the last work session. I strongly support creating housing that will continue the character of Wilsonville as a family-friendly, open, diverse community living in a comfortable and beautiful environment with spaces for outdoor activities and a positive environment for an engaged, inclusive community. New housing should reflect the needs of the wide diversity of family sizes, backgrounds and incomes likely to be seeking housing here in the next twenty years.

I thought that the Council discussion I heard reflected an awareness of the general direction that makes sense for Wilsonville as we prepare for the next phase of our community's evolution.

Kate Greenfield



**From:** [Bateschell, Miranda](#)  
**To:** [Nancy Cutler](#)  
**Cc:** [Bergeron, Tami](#); [Rybold, Kim](#)  
**Subject:** RE: Housing  
**Date:** Wednesday, November 13, 2019 1:11:34 PM

---

Dear Ms. Cutler,

Thank you for reaching out and providing your comments on the City's Equitable Housing Strategic Plan efforts. Your comments have been shared with the Planning Commission and City Council.

The Council is considering a range of alternatives associated with the Equitable Housing Strategic Plan, including but not limited to providing a variety of housing types in the City. The City already allows and zones for a wide variety of housing types and has prioritized continuing to do so. The City's existing Development Code already allows Accessory Dwelling Units (which often meet the definition of a tiny home) and does not prohibit you from renting out a room in your house. Depending on the length of rental term and number of rooms, you may need a business license to do so. That being said, it is possible your HOA may have more restrictive rules.

The new state law (HB 2001) focuses more on the types of structures that can be built in single-family neighborhoods. The City will need further guidance from the state as to what exactly this means for additional changes to the Development Code. It is also uncertain how it will interface or not with HOA rules. We should know more in the coming year. As we learn more from the state law, the City will share information on our website and through the Boones Ferry Messenger.

I encourage you to please stay engaged through that process (the City's implementation of the new HB 2001 rules) as well as the Equitable Housing Strategic Plan. Thank you again for your input and commitment to the community.

Best regards,

**Miranda Bateschell**  
*Planning Director*  
City of Wilsonville  
503.570.1581

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**From:** Nancy Cutler <cutler.nancyjean@gmail.com>  
**Sent:** Saturday, November 9, 2019 9:29 AM  
**To:** Talk2PC <Talk2PC@ci.wilsonville.or.us>; Bateschell, Miranda <bateschell@ci.wilsonville.or.us>  
**Subject:** Housing

Dr Council, I am interested to find out if in your discussions about affordable housing if tiny houses and renting rooms were even considered.

I was told by my HOA that I could not rent a room in my house as it would constitute as a business.

Same for considering adding a tiny house to my existing property.

There is a real need for these housing options also.

I think the city should consider those options along with all the other ideas that are being discussed.

I also thought that OR passed a new law stating that multi housing dwellings could be built now in single family neighborhoods. Wouldn't that supersede current HOA's rules?

Curious to know,

Nancy Cutler, Wilsonville resident

**From:** [Molly Fraser](#)  
**To:** [Talk2PC](#)  
**Cc:** [Veliz, Kim](#)  
**Subject:** Clarify Equity in Housing Strategic Plan  
**Date:** Sunday, May 3, 2020 9:44:24 PM

---

[This email originated outside of the City of Wilsonville]

Dear City Council and Planning Commission,

I support the hard work that City staff and community members have put into preparing the Equitable Housing Strategic Plan!

I fully support the direction of the Equitable Housing Strategic Plan in addressing our biggest racial and income gaps in Wilsonville. To improve this plan, we need to clarify equity by identifying and directing action to the following needs:

1. PEOPLE OF COLOR, AND THEIR NEED FOR AFFORDABLE, MULTI-ROOM HOMES TO SUPPORT MULTI-GENERATIONAL HOUSING.
2. SINGLE-PARENT HOUSEHOLDS, AND THEIR NEED FOR AFFORDABLE HOUSING THAT IS CONNECTED TO JOBS, TRANSIT, AND SERVICES.
3. LOW OR FIXED-INCOME INDIVIDUALS AND FAMILIES, AND THEIR NEED FOR HOMEOWNERSHIP.
4. PEOPLE IN NEED OF EMERGENCY, TRANSITIONAL, OR SUPPORTIVE HOUSING.

I know that calling out these groups means that not everyone is mentioned, but by focusing our system on those hardest to reach, all will benefit. Equity is about providing the support people need to succeed, not giving everyone the same thing.

This is not a partisan endorsement because it places people, not a political party at the center of the focus. Solving structural inequality will require more and less government.

As COVID-19 is reminding us, systemic injustice is a matter of life and death for people of color and historically marginalized groups.

Thank you for your time and consideration!

Molly Franklin

**From:** [malea vedack](#)  
**To:** [Bergeron, Tami](#)  
**Subject:** Equitable Housing Discussion  
**Date:** Thursday, April 2, 2020 11:47:58 PM

---

[This email originated outside of the City of Wilsonville]

Hi Tami,

My two cents: It feels tone deaf on the city's part to move forward on this topic right now with everything that's going on. A lot of people are scared, they've lost their jobs, can't meet basic needs, businesses are closing their doors...these are unprecedented times, table it for the time being?

Malea

**From:** [Bergeron, Tami](#)  
**To:** [Councilor Ben West](#); [Councilor Charlotte Lehan](#); [Councilor Joann Linville](#); [Councilor Kristin Akervall](#)  
**Cc:** [Rybold, Kim](#); [Bateschell, Miranda](#); [Eric Postma - PC](#); [Jerry Greenfield](#); [Kamran Mesbah - PC](#) ([kamranmesbah@hotmail.com](mailto:kamranmesbah@hotmail.com)); [Peter Hurley \(pkhurley1@gmail.com\)](mailto:Peter.Hurley@gmail.com); [Phyllis Millan \(phyllmikey@frontier.com\)](mailto:Phyllis.Millan@frontier.com); [Ron Heberlein](#); [Simon Springall](#)  
**Subject:** FW: Housing - Cutler  
**Date:** Tuesday, November 12, 2019 12:17:38 PM  
**Attachments:** [image001.png](#)

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***Councilors and Commissioners,***

***Please note the following on behalf of Miranda Bateschell and Kimberly Rybold...***

**From:** Nancy Cutler <cutler.nancyjean@gmail.com>  
**Sent:** Saturday, November 9, 2019 9:29 AM  
**To:** Talk2PC <Talk2PC@ci.wilsonville.or.us>; Bateschell, Miranda <bateschell@ci.wilsonville.or.us>  
**Subject:** Housing

Dr Council, I am interested to find out if in your discussions about affordable housing if tiny houses and renting rooms were even considered.

I was told by my HOA that I could not rent a room in my house as it would constitute as a business.

Same for considering adding a tiny house to my existing property.

There is a real need for these housing options also.

I think the city should consider those options along with all the other ideas that are being discussed.

I also thought that OR passed a new law stating that multi housing dwellings could be built now in single family neighborhoods. Wouldn't that supersede current HOA's rules?

Curious to know,

Nancy Cutler, Wilsonville resident

***Please know that we will reach out to Nancy Cutler in order to clarify and answer some of her expressed questions.***

**Tami Bergeron**

*Administrative Assistant*

City of Wilsonville

503.570.1571

[bergeron@ci.wilsonville.or.us](mailto:bergeron@ci.wilsonville.or.us)

[www.ci.wilsonville.or.us](http://www.ci.wilsonville.or.us)

[Facebook.com/CityofWilsonville](https://www.facebook.com/CityofWilsonville)



29799 SW Town Center Loop East, Wilsonville, OR 97070

**From:** [Nancy Cutler](#)  
**To:** [Rybold, Kim](#)  
**Subject:** Equitable Housing  
**Date:** Monday, May 4, 2020 5:45:20 PM

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**[This email originated outside of the City of Wilsonville]**

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Hello there! I believe I asked you a while back if the plan was going to be implemented in Wilsonville.

I see the city is going to consider it on May 13th.

I'm just curious if the plan would allow for the following, tiny houses on single family neighborhood lots? And if a homeowner in a single family property could convert part of their dwelling into a rental property?

I'm aware that homeowners rent out rooms all the time and people convert part of their dwellings for extended family ie" granny flats" also.

I'm just wondering what will be allowable and if the above mentioned if so, would be considered a " business " and also how it would all be affected by HOA's and also VRBO's

Thanks, looking forward to you reply. Nancy Cutler

**From:** [Nancy Cutler](#)  
**To:** [Rybold, Kim](#)  
**Subject:** Affordable housing  
**Date:** Wednesday, September 04, 2019 4:08:58 PM

---

Hello! I just read the article in the messenger about plans to provide affordable housing. I'm curious to know if the city will allow single family residents who have lots of extra space to rent out a room/ rooms? It is a great way for singles and students and even younger people to have their own space at an affordable rate. It is also a small income for the homeowner to make their house really work for them. I'm aware that our state passed something this year that will allow multiple dwellings in single family neighborhoods.?? So I'd like the city to address current HOAs and if it is feasible for Home owners to rent space under the new law.

Thanks, Nancy Cutler

[cutler.nancyjean@gmail.com](mailto:cutler.nancyjean@gmail.com)

**From:** [Rybold, Kim](#)  
**To:** [malea.vedack@gmail.com](mailto:malea.vedack@gmail.com)  
**Cc:** [Bergeron, Tami](#)  
**Subject:** RE: Equitable Housing Discussion  
**Date:** Wednesday, April 8, 2020 2:56:08 PM  
**Attachments:** [image001.png](#)

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Malea,

The current environment is indeed unprecedented, and concerning. From our perspective, that only reinforces the importance of continuing the critical work. Our successful economic recovery is going to be heavily dependent on our ability to respond as opportunities become available to support our local economy. Our preparation is essential.

The Equitable Housing Strategic Plan, in particular, ensures we have a framework in place to address housing affordability. In light of what we are now experiencing, this framework becomes even more essential. Completing the project puts us in a much better position to provide solutions for the many who may be facing housing insecurity in an uncertain economic environment.

Thank you,

**Kimberly Rybold, AICP**  
Senior Planner  
City of Wilsonville

503.570.1583  
[rybold@ci.wilsonville.or.us](mailto:rybold@ci.wilsonville.or.us)  
[www.ci.wilsonville.or.us](http://www.ci.wilsonville.or.us)



29799 SW Town Center Loop East, Wilsonville, OR 97070

*The City of Wilsonville is open for business, however, we are not participating in person to person meetings at this time. We are coordinating with our customers and service providers and have adopted a plan in response to the COVID-19 outbreak designed to address business continuity. The plan includes ensuring our staff can continue to work, either in a safe office or field location, using social distancing practices or working remotely. Our goal is to be responsive to our customers throughout any potential shutdowns or quarantines that may be implemented. We appreciate your understanding and cooperation.*

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**From:** malea vedack <[malea.vedack@gmail.com](mailto:malea.vedack@gmail.com)>  
**Sent:** Thursday, April 2, 2020 11:47:51 PM  
**To:** Bergeron, Tami



**Subject:** Equitable Housing Discussion

[This email originated outside of the City of Wilsonville]

Hi Tami,

My two cents: It feels tone deaf on the city's part to move forward on this topic right now with everything that's going on. A lot of people are scared, they've lost their jobs, can't meet basic needs, businesses are closing their doors...these are unprecedented times, table it for the time being?

Malea

**From:** [Rybold, Kim](#)  
**To:** [Nancy Cutler](#)  
**Subject:** RE: Affordable housing  
**Date:** Friday, September 6, 2019 4:33:35 PM  
**Attachments:** [image001.png](#)

---

Nancy,

Our Development Code presently does not prohibit you from renting out a room in your house. Depending on the length of rental term and number of rooms, you may need a business license to do so. That being said, you would also need to check with your HOA to see if they have any rules prohibiting this.

The new state law (HB 2001) focuses more on the types of structures that can be built in single-family neighborhoods. The City will need further guidance from the state as to what exactly this means for additional changes to the Development Code. We should know more in the coming year.

If you have any more specific questions please let me know.

Thank you,

**Kimberly Rybold, AICP**  
*Senior Planner*  
City of Wilsonville

503.570.1583  
[rybold@ci.wilsonville.or.us](mailto:rybold@ci.wilsonville.or.us)  
[www.ci.wilsonville.or.us](http://www.ci.wilsonville.or.us)



29799 SW Town Center Loop East, Wilsonville, OR 97070

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**From:** Nancy Cutler <cutler.nancyjean@gmail.com>  
**Sent:** Wednesday, September 04, 2019 4:09 PM  
**To:** Rybold, Kim <rybold@ci.wilsonville.or.us>  
**Subject:** Affordable housing

Hello! I just read the article in the messenger about plans to provide affordable housing. I'm curious to know if the city will allow single family residents who have lots of extra space to rent out a room/ rooms? It is a great way for singles and students and even younger people to have their own space at an affordable rate. It is also a small income for the homeowner to make their house really work for them. I'm aware that our state passed something this year that will allow multiple dwellings in single family neighborhoods.?? So I'd like the city to address current HOAs and if it is feasible for Home owners to rent space under the new law. Thanks, Nancy Cutler