

Planning Commission Record Index
Equitable Housing Strategic Plan
LP20-0002

Task Force Meetings

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EQUITABLE HOUSING STRATEGIC PLAN TASK FORCE
Meeting Summary

DATE: JANUARY 29, 2020	
LOCATION: 29799 SW TOWN CENTER LOOP EAST, WILSONVILLE, OR	
TIME START: 4:35 PM	TIME END: 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	TF MEMBERS ABSENT	
Bill Van Vliet	John Ginsberg	Iona Musgnung	Kevin Ferrasci O'Malley
		Liz Winchester	Devin Ellin

AGENDA SUMMARY

AGENDA	ACTIONS
<p>WELCOME</p> <ul style="list-style-type: none"> Review Meeting objectives and agenda Introductions 	<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>PROCESS OUTCOMES</p> <ul style="list-style-type: none"> Recap purpose, need, and process to date Overview of work completed since September Task Force Meeting Summary of Community Feedback, Planning Commission input, and Council Direction on Actions Next Steps in the Strategic Plan process 	<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"> The Task Force completed a sticky dot activity to show preference of actions; The project team presented results to Planning Commission and received additional feedback on the actions; The project team presented all input from the Task Force and Planning Commission to City Council. <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>DETAILS OF PRIORITY ACTIONS</p> <ul style="list-style-type: none"> • Small group discussion <ul style="list-style-type: none"> ▪ 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 <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>PERFORMANCE MEASURES</p> <ul style="list-style-type: none"> • Overview of need and Council guidance to develop Performance Measures • Activity to brainstorm possible metrics or indicators of progress for each policy objective 	<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>CONCLUSION</p> <ul style="list-style-type: none"> • Recap of how today's feedback will be used and process schedule • Closing Comments • Comment/Question Cards 	<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 1st 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	TF MEMBERS ABSENT	
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>WELCOME Kim Rybold, project manager, and Lorelei Juntunen, consultant / facilitator</p> <ul style="list-style-type: none"> Review meeting objectives and agenda; staff and facilitator introductions 	<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>STAKEHOLDER FEEDBACK TO DATE Kim</p> <ul style="list-style-type: none"> Review themes from the focus groups and stakeholder interviews to date <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"> The bulk of the outreach was through focus groups and interviews. The focus groups targeted affected groups. First focus group: Locally-based non-profit service providers, including Wilsonville

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

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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 15th.

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	WELCOME Kim Rybold, project manager, and Lorelei Juntunen, consultant / facilitator <ul style="list-style-type: none"> Review meeting objectives and agenda; staff and facilitator introductions
4:35-4:50p	STAKEHOLDER FEEDBACK TO DATE Kim <ul style="list-style-type: none"> Review themes from the focus groups and stakeholder interviews to date <i>handout: Stakeholder Outreach Themes</i>
4:50-5:50p	FEEDBACK ABOUT IMPLEMENTATION ACTIONS Lorelei + Task Force <ul style="list-style-type: none"> Review menu of implementation actions Feedback exercise Report back <i>handout: List of Potential Strategies</i>
5:50-6:00p	NEXT STEPS AND ADJOURN Lorelei + Kim <ul style="list-style-type: none"> Recap of how today's feedback will be used Overview of next steps and schedule

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

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

As of August 29th, 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.

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.

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**

DATE: JULY 17, 2019	
LOCATION: 29799 SW TOWN CENTER LOOP EAST, WILSONVILLE, OR	
TIME START: 4:31 PM	TIME END: 6:15 PM

ATTENDANCE LOG

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

AGENDA SUMMARY

AGENDA	ACTIONS
<p>WELCOME Kim Rybold, project manager, and Deb Meihoff, consultant / facilitator</p> <ul style="list-style-type: none"> <input type="checkbox"/> Review meeting objectives and agenda; staff and facilitator introductions 	<p>Councilor Ben West read a general statement addressing public comments are welcome at Planning Commission but not at these Task Force (TF) meetings.</p> <p>Deb Meihoff, consultant, introduced herself and Kim Rybold, City of Wilsonville.</p> <p>Deb stated that the expectations are that this TF will meet a total of three (3) times. Kim and Deb spoke about the TF objectives. Their purpose is to bring knowledge, ideas, insights and innovative thinking to surface the most promising and feasible policy and programmatic options to best serve Wilsonville’s equitable housing objectives. Formulating the actual strategies for equitable housing and any needed funding will not be a concern of this task force.</p>
<p>TASK FORCE INTRODUCTIONS Task Force members</p> <ul style="list-style-type: none"> <input type="checkbox"/> Name, background / expertise, organizational affiliations 	<p>Deb introduced herself and asked that each person around the table introduce themselves.</p> <p>All TF Members and staff present introduced themselves, what organization they represent, stated what experience they may have and what they are excited about this summer.</p>
<p>PROJECT OVERVIEW AND TASK FORCE ROLE Deb + Task Force</p> <ul style="list-style-type: none"> <input type="checkbox"/> Purpose and need for strategic plan <input type="checkbox"/> Overview of work scope, schedule, Stakeholder Engagement Strategy <input type="checkbox"/> Review Task Force Charter <input type="checkbox"/> Facilitated Discussion: Task Force members’ questions, interests, aspirations 	<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>PRELIMINARY RESEARCH FINDINGS Deb</p> <ul style="list-style-type: none"> <input type="checkbox"/> Overview of other related work and planning <input type="checkbox"/> Initial findings from Market Research <input type="checkbox"/> Q&A: Task Force questions and/or observations about the market findings 	<p>Deb presented the preliminary findings of the Housing Market Research Report.</p> <p>Housing Market Research Report (slide 7) <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"> • Key Trends (slide 10) <ul style="list-style-type: none"> ○ 3rd in state for 5 yr population growth ○ Greater share of people over 60 yrs ○ 1/3 of residents are 20-40 yrs old • The Latinx population has expanded (slide 11) <ul style="list-style-type: none"> ○ Increased Latinx residents of Wilsonville from 6% in 2000 to 11% in 2012-16; that is an increase of about 2,000 people • Majority of Wilsonville residents rent their homes (slide 12) <ul style="list-style-type: none"> ○ In 2012-16 56% of households were renters and 44% were homeowners ○ 89% of renters lived in multifamily housing • Renter households in Wilsonville have lower median incomes (slides 13-14) <ul style="list-style-type: none"> ○ Incomes vary by family type, single parent households have greater proportion of lower income ○ Greater share of renter households with singles ○ Median household income for renters is half that of owners <p>What will the future population will look like in the region?</p> <ul style="list-style-type: none"> • Forecasted trends (slide 16): <ul style="list-style-type: none"> ○ More middle aged millennials ○ Relatively constant share of people 60+ ○ Growing share of Latinx residents ○ Lower average household sizes ○ Monthly housing costs rising ○ Wilsonville is expected to grow by over 3,000 new residents over the next 20 years ○ About half of the new households in Wilsonville will be low income (below 80% median income) <p>What types of housing will be needed in the region? (slide 18)</p> <ul style="list-style-type: none"> • More middle-aged Millennials: between 2020 and 2040 millennials are expected to grow from 23% to 28% of Clackamas County population

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

What are the housing conditions of housing today?

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

Most affordable housing is unregulated (slide 24)

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

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

Affordability Gap (slide 26)

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

Implications

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

Deb opened up the floor to questions.

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

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>NEXT STEPS AND ADJOURN Deb + Kim</p> <ul style="list-style-type: none"> <input type="checkbox"/> Recap of how today's feedback will be used <input type="checkbox"/> Overview of next steps and schedule 	<p>Kim noted that the goal is for the next TF meeting to be held the first week of September, in preparation for Planning Commission and City Council discussions later in the month. Kim asked if September 3rd or 4th would work. Kim will follow up with TF next week to poll the next meeting date and time.</p> <p>She asked that everyone bring some ideas at next meeting. Deb said the team will get the questions answered that were not addressed in this meeting. She offered the TF to email Kim with the questions and then responses will be sent out.</p> <p>John G. asked if there was a way to continue conversations via email. Kim said discussions need to take place publicly, for the public to be engaged and offer transparency of this TF. She suggested the new public engagement software coming online for the City may be an opportunity for publicly open, online communications for the TF. She will look into it and get back to the TF.</p>

Scribe: Tami Bergeron

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					BBishoff@dwfritz.com	TALENT RECRUITER & SUPERVISOR, RECRUITMENT OPERATIONS, DWFRITZ		NONE 1
6/20/2019	JOHN	CRONKRITE	8004 SW EDGEWATER E	WILSONVILLE	OR	97070	johncronkrite@gmail.com	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	pdiller@hotmail.com	RESIDENT, LAWYER		NONE 3
6/24/2019	DEVIN	ELLIN	13930 GAIN ST	OREGON CITY	OR	97045	DEllin@co.clackamas.or.us	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	kevin@wilsonvillechamber.com	CEO, WILSONVILLE CHAMBER OF COMMERCE		NONE 5
6/24/2019	JOHN	GINSBURG					john.ginsburg@clackamas.edu	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	RoseannJ@hbapdx.org	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	rudy@costapacific.com	CEO, COSTA PACIFIC COMMUNITIES		 8
6/20/2019	MARYLEE	KING	32275 SW ARMITAGE RD	WILSONVILLE	OR	97070	maryleek@gmail.com	RESIDENT	with community groups engaged in homelessness issues, former Program	NONE 9
6/24/2019	KAMRAN	MESBAH					kamran.mesbah9@gmail.com	PLANNING COMMISSIONER		NONE 10
6/24/2019	TAFT	MITCHELL	PO BOX 205	WILSONVILLE	OR	97070	tbmitchell1@frontier.com	BOARD CHAIR, WILSONVILLE COMMUNITY SHARING		NONE 11

ATTACHMENT A

6/27/2019	IONA	MUSGNUNG				iona.Musgnung@oit.edu	CAMPUS LIFE COORDINATOR, OREGON TECH	GLUTEN FRE	12	
6/7/2019	CRAIG	PORTER	6360 SW ADVANCE RD	WILSONVILLE	OR	97070 cjporter9999@gmail.com	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 rebecca.small@oregonmetro.gov	REGIONAL PLANNER, METRO		NONE	14
7/15.2918	BILL	VAN VLIET	1020 SW TAYLOR ST, SUITE 585	PORTLAND	OR	97205 billv@noah-housing.org	Executive Director		strict gluten free	15
6/24/2019	COUNCILOR BEN	WEST				west@ci.wilsonville.or.us	CITY COUNCILOR		NONE	16
6/24/2019	LIZ	WINCHESTER				winchester@nwhousing.org	ASSET MANAGEMENT, NORTHWEST HOUSING ALTERNATIVES		NONE	17