

# Wilsonville Equitable Housing Strategic Plan

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September 11, 2019

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As a result of this presentation, Planning Commission will:

1. Understand results of research and stakeholder engagement to date
2. Learn about potential implementation actions the City can take
3. Provide initial feedback regarding implications for actions

# What is Equitable Housing?

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.**

Develop an equitable housing strategic plan:

- **Research and identify gaps**
- **Investigate community needs**
- **Identify and prioritize strategic solutions**

# Policy Objectives

1. Greater availability of a diversity of housing types
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. Increased housing opportunities for Wilsonville employees who want to live in Wilsonville
7. Maintenance and expansion of quality subsidized affordable housing stock

# Stakeholder Engagement Themes

- 6 interviews with developers and real estate industry representatives
- Three focus groups
  - 7/30 Nonprofit service providers
  - 8/20 Employers in Wilsonville
  - 8/28 Nonprofit affordable housing developers
- Task Force Meetings
  - 7/17: Discuss key opportunities/barriers
  - 9/4: Discuss implementation actions
- Survey

# Stakeholder Engagement Themes

- Developers:
  - Flexible in methods to fill feasibility gap
  - Some regulations are perceived as onerous
  - Infill developers looking for areas near good transit and existing services and retail
  - Perception that Wilsonville lacks land, has missed opportunities for new housing types
  - Seek easier/clearer path for small infill



# Stakeholder Engagement Themes

## Local Service Providers

- Fewer tenant/landlord issues due to higher-quality housing stock
- Single parents and working adults, seniors, people with disabilities need the most help
- Concern about HOA fees and property taxes
- Not a lot of services for the homeless locally

## Employers & Higher Education

- Housing costs challenging for relocation
- Transportation is challenge for commuters
- Additional workforce and affordable student housing needed
- No capacity to offer housing assistance

## Nonprofit Housing Developers

- Positive history of working with affordable housing developers in Wilsonville
- City support and advocacy is key
- Subsidy needed for homeowner and rental projects
- Metro Bond and WES station TOD are near-term opportunities

# Initial Implications (for Discussion)

# Wider range of housing will be needed

Shift	What does this mean for future housing types?
<b>More middle-aged Millennials</b>	<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>
<b>Constant number of people 60+</b>	<ul style="list-style-type: none"><li>• Downsizing</li><li>• Aging in place and multigenerational households</li><li>• Homes close to services</li></ul>
<b>Increasing share of Latinx households</b>	<ul style="list-style-type: none"><li>• Larger units, to accommodate larger, multigenerational households</li><li>• Relatively affordable housing</li></ul>

# Initial Implications: Gaps to Fill

Key Takeaway	Implication for Action
Wilsonville needs more than just housing production	<ul style="list-style-type: none"><li>• Connect people to resources: partnerships</li><li>• Programs for homeownership</li><li>• Tenant education and advocacy</li></ul>
The current housing mix will serve the future well	<ul style="list-style-type: none"><li>• Maintain current mix, with a focus on planned development in the Town Center, Frog Pond, other new areas</li></ul>
Units needed for those at the lowest end of the income spectrum	<ul style="list-style-type: none"><li>• Partnerships, land, and resources needed to build units</li></ul>
Funding should be part of the package	<ul style="list-style-type: none"><li>• Need for public resources to leverage limited dollars</li></ul>

# Framework for Action

## People focused

*Connect people to resources; target resources to the people who need them most*

### Programs and partnerships that help people stay in their units

Policy objectives:

- (3) New and expanded homeownership opportunities
- (4) Reduce risk of displacement

### Programs and resources to connect people to new affordable homes

Policy objectives:

- (2) New and expanded partnerships with developers
- (3) New and expanded homeownership opportunities
- (6) Connect employees to housing

## Building focused

*Build and maintain a diverse housing stock*

### Preserve low-cost market rate and rent-regulated units

Policy objectives:

- (4) Reduce risk of displacement
- (7) Maintain quality of low-cost market rate and rent-regulated units

### Incentives, regulations, funding to build new units

Policy objectives:

- (1) Increase availability of diverse housing types
- (5) Targeted opportunities with access to services and transit
- (7) Expansion of subsidized affordable housing

# Framework for Action: Potential Tools

## People focused

*Connect people to resources; target resources to the people who need them most*

- Anti-Displacement and Renter Support Tools
- Homeownership Programs
- Outreach and Coordination

## Building focused

*Build and maintain a diverse housing stock*

- Programs to Fund or Reduce Costs for Housing Preservation or Development
- Property Tax Abatement Programs
- Development/Permitting Incentives
- Ownership or Sale Requirements
- Affordability Requirements

# Public Comment

# Feedback on Implementation Actions



# Task Force Activity

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

	Grants/Loans for New Development and Preservation
●	Reduced or Waive Permit Fees or Systems Development Charges (SDCs) for Affordable Housing
●	Financed Building Permit and Planning Fees or SDCs
●	Expedited and Fast-Tracked Planning and Building Permit Review for Affordable Housing or Specific Housing Types
	Partnerships with Community Land Trusts
●	SMART/WES Property Redevelopment
●	City-led Land Acquisition Strategy and Land Banking
	City-supported Employer-assisted Housing

## B. Development/Permitting Incentives

●	Development of Requirements and Policies for Master Planning Efforts in Frog Pond East and South
●	Implementation of Oregon House Bill 2001
	Accessible Design Standards Incentives
	Incentives for Space-Efficient Housing
●	Reduced Parking Requirements for Affordable Housing or Housing near High-Capacity Transit

## C. Outreach and Coordination

●	Track Market Conditions
●	Outreach with Non-profit Affordable Housing Developers
●	Outreach with Market-rate Developers
	Better Connections to Clackamas County's Housing Bond Implementation

## D. Property Tax Abatement Programs

●	Multiple-Unit Limited Tax Exemption Program
	Vertical Housing Tax Abatement
●	Tax Abatement for New and Rehabilitated Multifamily Rental Housing
●	Nonprofit Affordable Housing Property Tax Abatement
	Low Income Rental Housing Property Tax Abatement

## E. Affordability Requirements

●	Inclusionary Zoning
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## F. Homeownership Programs

	Education on Home Ownership Preparation
●	Alternative Funding Sources for Down Payment and Mortgage Assistance

## G. Anti-Displacement and Renter Support Tools

●	Create Better Linkages to County Support Services for Renters.
	Monitor Implementation of State Rules on Rent Control and Evictions
	Mediation that Supports Residents to Remain in Their Homes
●	City-Led Landlord Counseling
	Landlord Accountability and Support
	City Database of Rental Buildings
●	Short-term Assistance for Uprfront Rental Costs
	Platforms to More Easily Find a Place to Live
	Designate "Front Door" Staff at City Hall

## H. Ownership or Sale Requirements

●	Policies Requiring/Incenting Purchase Rights to Nonprofits or City (First Right of Refusal)
	Policies Requiring Notification of Expiring Contracts

## I. Other Ideas?

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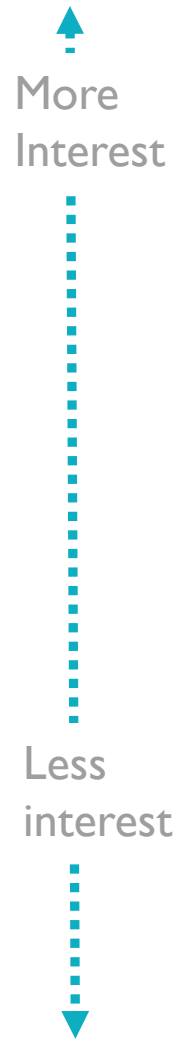
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All these need a specific project and that means make housing economical by three means.

# Themes from TF Feedback

- 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

# Programs to Reduce Costs

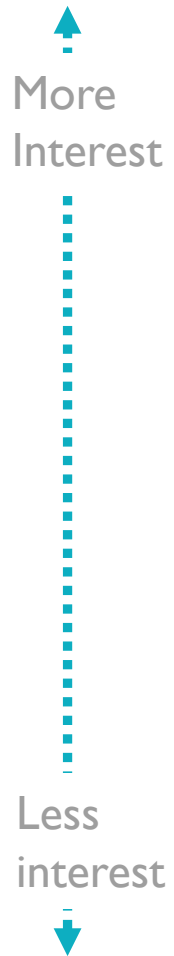


# Property Tax Abatement Programs

More Interest

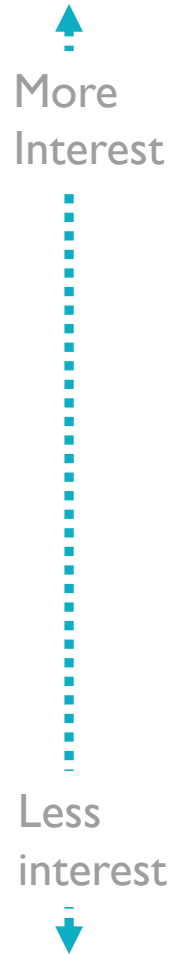
Less interest

# Development Code/Permitting Incentives



# Outreach and Coordination

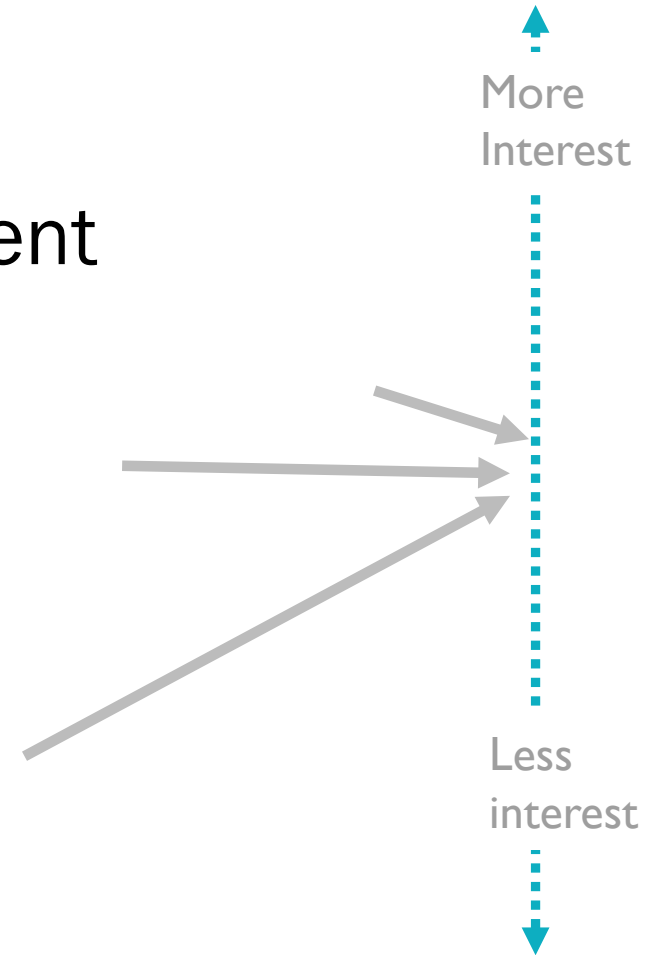
- **Outreach with Non-profit Affordable Housing Developers**
- **Better Connections to Clackamas County's Housing Bond Implementation**
- Outreach with Market Rate Developers
- Track Market Conditions



## Ownership or Sale Requirement

## Affordability Requirements

- Inclusionary Zoning



- Tenant counseling and advocacy
- Preserve or replace mobile home parks
- Vest SCD rates at time of complete land use application for market rate and affordable development
- Coordinate with schools



# Activity

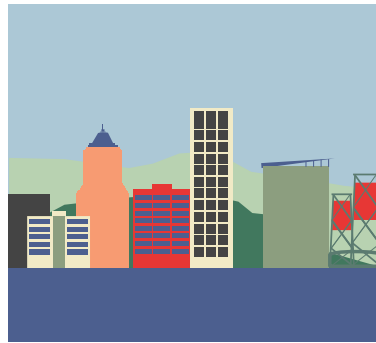
# Next Steps

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Portland



Seattle



Boise