

Wilsonville Equitable Housing Strategic Plan

February 12, 2020



As a result of this presentation, Planning Commission will:

- Learn about the process to date
- Provide feedback on:
 - Overall plan
 - Performance measures / indicators
 - New actions identified through additional outreach

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**



Additional Outreach - Fall 2019

- Let's Talk, Wilsonville! survey and stories
- Library information board and poll
- Paper survey of renters in subsidized buildings

The screenshot displays a community website interface. On the right side, there is a poll titled "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?". The poll options and their respective percentages are:

- a. Make it easier for Wilsonville residents to access services through better coordination with County and State agencies: 0%
- b. Help build more housing in Town Center and near transit: 6%
- c. Make it easier to build different types of homes - single detached homes, cohousing, townhomes, cottage clusters, apartments, mobile home parks: 16%
- d. Encourage builders to construct more single-level homes with features that make independent living easier: 31%
- e. 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"): 22%
- f. Promote programs that help people find and buy their first home in Wilsonville: 13%
- g. Encourage more services, shopping, medical facilities, or other amenities to be built in Wilsonville: 13%

At the bottom of the poll, it says "Vote" and "Total Votes : 32".

On the left side, there are two article snippets. The first is titled "Living In a Tent is Touch and Go" by Toudhy Subject, 5 months ago. The second is titled "Great start" by Jennifer, 5 months ago. Both articles have a "Continue reading" link and a "1 comment" indicator. Each article snippet also includes a "Sign In" and "Register" button.

Key Themes from Additional Engagement

- Interest in single-level living
- Concern about lack of affordable starter homes
- Desire to keep rent from increasing too rapidly



City Council Feedback Review of Actions

Based on Task Force and Planning Commission Input:

- **Tools for Near-Term Implementation**
 - Transit Center TOD, Middle Housing Implementation, New Urban Growth Areas, Tax Abatements, One-Stop Shop
- **Tools Requiring Further Exploration**
 - Land Banking, Parking Requirements, Reduced/Waived SDCs for Affordable Housing

Wilsonville Equitable Housing Strategic Plan

January 2020

Note to reviewers:

This document compiles nine months of stakeholder engagement and technical analysis in a draft Equitable Housing Strategic Plan intended to support stakeholder and City leadership review. As such, we expect that its content will evolve with your feedback. In some places, we have intentionally called out areas that need additional internal conversations or discussions with the project Task Force, City Council, and Planning Commission to advance to a final document that will carry the weight of the city's commitment to action.

Thank you for your time and attention in reviewing and providing feedback on this important document.

Review Draft



Equitable Housing Task Force Meeting
January 29, 2020

Policy Objectives in Draft Plan

- 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.**

Task Force Feedback - Draft Plan Review

Gathered feedback on areas of the draft Plan needing additional content and refinement

- Performance Measures
 - Brainstormed measures by policy objective
- Additional Actions for Exploration
 - Discussed ideas to increase homeownership, reduce displacement risk, and promote aging in place

March 2: City Council – Work session to review draft plan and recommend performance measures

April: Planning Commission – Public hearing for final Equitable Housing Strategic Plan

May: City Council – Public hearing to present recommended Equitable Housing Strategic Plan and resolution to approve

Questions for PC Feedback

- Performance Measures:
 - Which measures are most important to start tracking?
 - Are there other measures you think are important to track?

- 1B Incorporate Equitable Housing Needs into Middle Housing Planning:
 - What financial or other incentives would you want to explore as part of middle housing planning?

- 1C Define Equitable Housing Approaches in New Urban Growth Areas:
 - What do you like about this action?
 - What additional stakeholders would you include?
 - What additional next steps do you need to think about prior to defining targets for affordability, unit types, and accessibility in new urban growth areas?

- 2G Assess Accessibility and Visitability Standards or Incentives:
 - General feedback?
 - If you were to direct staff to begin to explore this tool, what questions would be at the top of your mind?

- Other feedback?