

Equitable Housing Strategic Plan

Planning Commission
May 13, 2020





Equitable Housing Defined

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 Purpose

- **2017-19 Council Goal:** Pursue a balanced housing mix with a variety of choices to meet the needs of current and future residents of varying financial levels





Planning Process

Research

Outreach

Policy Prioritization

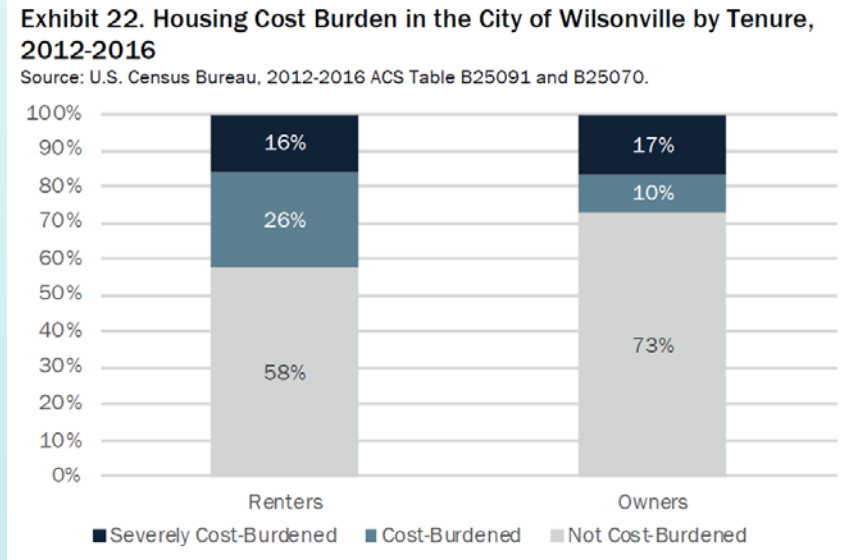
**EQUITABLE HOUSING
STRATEGIC PLAN**



What we learned

From technical research and data:

- Who lives in Wilsonville now
- How housing costs compare to incomes
- Who is likely to live here in the future





Future Housing Types

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

What we heard

From interviews, focus groups, surveys:

- Why people choose Wilsonville
- Challenges to accessing housing
- Costs and barriers to constructing housing
- Desired housing types and features



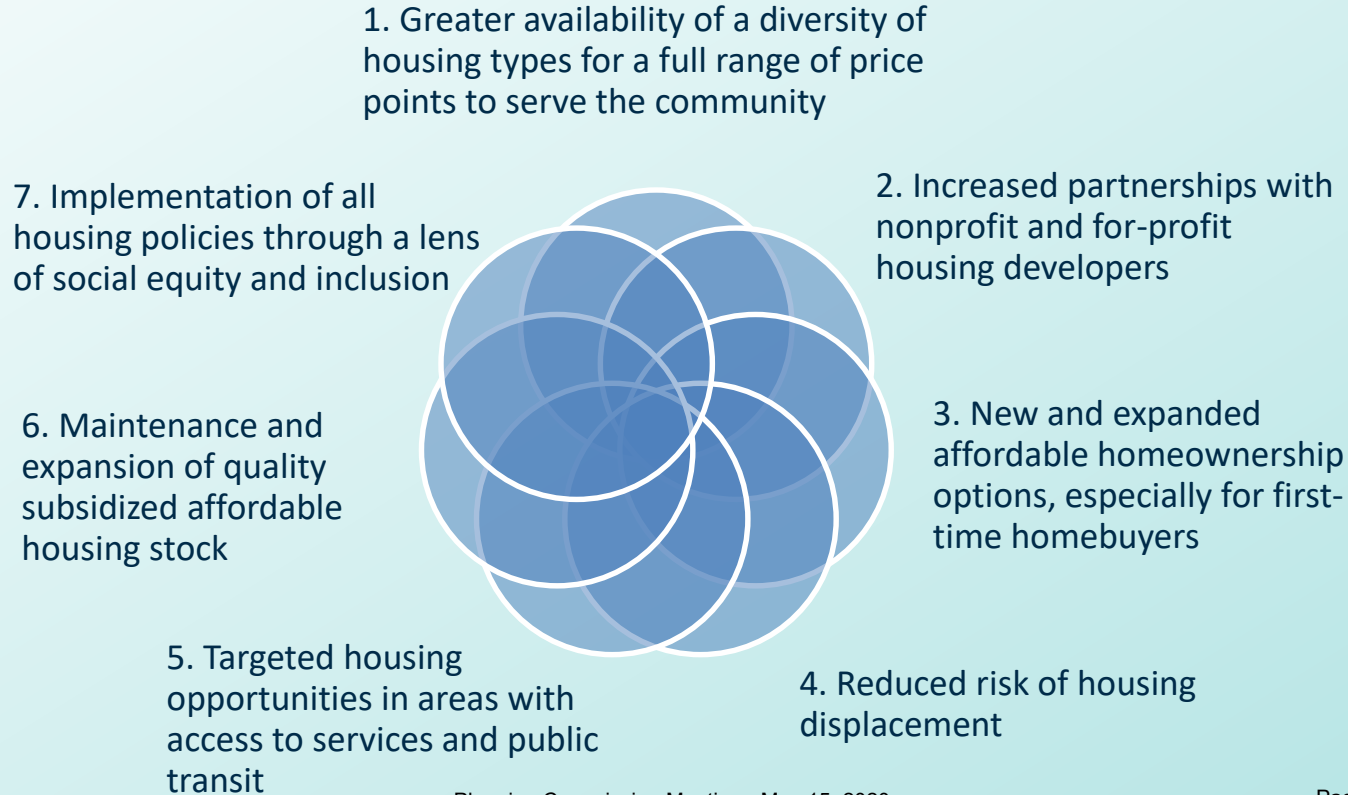


Framework for Action

Created with input from the Task Force,
Planning Commission and City Council:

- **Policy Objectives**
- **Priority Actions**
- **Steps for Implementation**

Policy Objectives





Implementation Actions

High-priority actions to initiate within two years of Plan adoption

- 1A** Transit-Oriented Development at City-owned Wilsonville Transit Center
- 1B** Incorporate Needs into Middle Housing Plans
- 1C** Equitable Housing in New Urban Growth Areas
- 1D** Housing Tax Abatement Programs to Achieve Housing Diversity and Affordability
- 1E** Facilitate Connections to Partners and Housing Resources through City Liaison



Other Actions to Explore

High-priority actions that require further research and community discussion

- 2A** Secure Land for Equitable Housing
- 2B** Modify Parking Requirements to Reduce Costs
- 2C** Tactics to Reduce Development Fees/Charges
- 2D** Partner with Community Land Trusts
- 2E** Homeownership Support Programs
- 2F** Housing Preservation Tax Abatement
- 2G** Local Home Repair Programs
- 2H** Accessibility/Visitability Standards and Incentives



Steps for Implementation

- Assemble work plans and resources
- Continue building community relationships and project partnerships
- **TAKE ACTION**
- Track / align / adjust / update



Additional Refinements

Changes since the Draft Plan presented to Planning Commission on 2.12.2020:

- Spotlight information
 - Wilsonville's housing policies
 - Importance of equity and inclusion in housing
 - Cost factors for market-rate housing
- New section on COVID-19 response
- Construction Excise Tax information



Staff Recommendation

Recommend to the
City Council
adoption of the
Wilsonville
Equitable Housing
Strategic Plan

