



PLANNING COMMISSION
WEDNESDAY, MARCH 11, 2020

IV. INFORMATIONAL

- A. Equitable Housing Project Response to PC
(No staff presentation)



MEMORANDUM

TO: Planning Commission
FROM: Kimberly Rybold, AICP, Senior Planner
RE: Equitable Housing Strategic Plan – Additional Comments
DATE: March 4, 2020

The purpose of this memorandum is to transmit additional comments received from Commissioner Heberlein after the Equitable Housing Strategic Plan work session on February 12, 2020. Given the time constraints at that work session, staff offered the Commission an opportunity to provide additional feedback via email on questions about the Plan’s actions. The project team will review these comments, along with others received during the work session, for inclusion within the final draft Plan.

Comments received from Commissioner Heberlein, February 12, 2020:

Kim and Miranda,

Thank you for staying with us at tonight's meeting, and I'm sorry we were not able to get to all of your questions.

Here are some additional comments I had, and answers to your questions:

1A: What demographic is the city trying to serve with this potential development? If families are one of the demographics, I am concerned about the viability of this location. As a parent of young children (in a neighborhood full of young children), there are a number of concerns:

1. Access to open spaces. The nearest park is ~.5 miles away, which is farther than I would imagine most parents would allow their kids to go to unsupervised. In addition, the size of the site does not appear large enough to support a park/open space that would support children of all ages.
2. Lack of areas for bike riding/conflicts with park and ride traffic. In a typical neighborhood, the streets have low traffic and/or good bike lanes to allow biking around the neighborhood. This would not be possible at this location, and the riding would have to be done in the park and ride lot, or the adjacent streets. Both are not ideal locations for young children to ride around.

1B: Ideally, I would want to explore financial or other incentives that have worked in other cities of our size and demographics. Identifying strategies that have worked in the past is lower risk



than choosing from ideas that may not work in our city. At a high level, I think incentives to influence the market to build affordable homes is key to middle housing planning.

1C: I like the idea of defining discrete goals for affordability, and unit types that will support affordability.

Stakeholders to include: Affordable housing developers and current developers in Wilsonville.

I also think that ensuring that the affordable housing is integrated into the entire neighborhood is critical, and something that I wish that we were able to include in the Frog Pond West development.

Before I would be ready to define targets, I would want to make sure to have data around our gaps in housing types and price ranges. It would also be good to have examples of neighborhoods in other areas that are examples of successful integration of affordable housing and various unit types? This would help to provide an understanding of what the upper limit might be for percentage of affordable housing, and different housing types.

Recommendation: In the rationale, it is specified that integration into market rate development buildings is good. I interpreted this to mean that it is good to have in multifamily buildings, but I believe that it is good in the neighborhood at large. Maybe the wording can be changed to include more than just "buildings".

2G: This idea is good from an equitable housing standpoint, but would likely be in conflict with the affordability aspects due to the cost inefficiency of single level development.

Questions at the top of my mind:

1. Are there any creative ways to make affordable and accessible apartments? Stairs and elevators are bad, but are there other creative options that would be an effective use of space?
2. Would small accessible cottage homes be a viable housing type to meet the needs? What to the targeted demographics need (and want) in a single level affordable home?

Hopefully this helps. Please let me know if you have any questions.

Regards,

Ron