

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
WELCOME Kim Rybold, project manager, and Lorelei Juntunen, consultant / facilitator Review meeting objectives and agenda; staff and facilitator introductions	Kimberly Rybold welcomed everyone and suggested that everyone introduce themselves since there were new faces at the meeting. Councilor Ben West read a general statement addressing public comments were welcome at Planning Commission but not at the Task Force (TF) meetings. 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.
STAKEHOLDER FEEDBACK TO DATE Kim Review themes from the focus groups and stakeholder interviews to date <i>handout: Stakeholder Outreach Themes</i>	Kimberly Rybold shared that there were 2 primary goals today: to review the stakeholder feedback and the review strategies. Kimberly Rybold highlighted a few key areas from the stakeholder outreach themes handout that had been distributed the Friday before. - 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

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

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.

- 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

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

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

TF Feedback Exercise Results

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-Track 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

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

- 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