

HOUSING OUR FUTURE TASK FORCE Meeting Summary

DATE: JANUARY 28, 2025
LOCATION: ONLINE MEETING - ZOOM
TIME START: 3:00 PM

TIME END: 4:30 PM

ATTENDANCE LOG

TASK FORCE MEMBERS		STAFF	OTHER
Councilor Katie Dunwell, City Council, Chair	Council President Caroline Berry, City Council (Alternate)	Miranda Bateschell	Beth Goodman, EConorthwest
Commissioner Jennifer Williard, Planning Commission	Erik Pattison, Network for Oregon Affordable Housing	Daniel Pauly	Nicole Underwood, EConorthwest
Andrew Crampton, Housing Authority of Clackamas County (alternate)	Maria Vargas, Latino Network	Kim Rybold	
Leigh Crosby, Wilsonville Community Sharing	Rachel Vickers, Pahlisch Homes (alternate)	TF MEMBERS ABSENT	
		Trell Anderson, Northwest Housing Alternatives	Samuel Goldberg, Fair Housing Council of Oregon
		Thea Chroman, DLCD	Diane Imel, DEI Committee
		Robert Gibson, Palindrome	

AGENDA SUMMARY

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WELCOME Councilor Katie Dunwell and Task Force members	Councilor Dunwell opened the meeting and welcomed the Task Force. All task force members and staff present introduced themselves and what organization they represent.
REFINE POTENTIAL ACTIONS TO MEET HOUSING NEED Beth Goodman - Discuss recommendations for refinement of potential actions - Are these actions the appropriate actions to address unmet housing needs in Wilsonville? - Are there implementation considerations for each action that we have not included?	The project team presented initial recommendations on which actions should move forward for inclusion in the HPS and discussed key considerations in making these recommendations. The project team sought feedback on these recommendations and input on priority actions for future housing work. Councilor Dunwell asked if there are a minimum number of actions that are required in an HPS. Beth Goodman said no but noted that there are different topic areas that must be addressed. Councilor Dunwell then asked about the consequences of not meeting HPS requirements, and if there are other cities in a similar place as Wilsonville. Beth noted that typically a city would work with DLCD to make modifications to actions, but she has not seen examples of enforcement yet and cannot speak for how DLCD would approach things in this situation. She noted there are similarities with Milwaukie's HPS, as the cities are similar in size and have already done some housing work.

Council President Berry stated she found the handout very helpful in assessing the different actions. She noted that the City may have other priorities for urban renewal districts in Town Center and Basalt Creek.

Andrew Crampton stated that these actions seem like good priorities. He noted that Action N is really important and is often forgotten in housing strategies with actions focusing on new construction. He noted you could also think of preservation of naturally occurring affordable housing as part of a strategy.

Erik Pattison suggested that programs like CDBG applications for infrastructure could be considered in the future when the City has a housing specialist.

Councilor Dunwell stated that actions related to homebuyer opportunities are important and just because these are not included in the current HPS, the City should not forget about these. There is an opportunity to create a model for how these actions can be used in the future.

Erik Pattison asked if the City uses HOLTE. Beth Goodman responded that very few cities use this tool, as it is challenging to administer and ensure affordability is passed on beyond the first buyer.

Maria Vargas agreed with a lot of what she has heard and agreed that homebuyer assistance is really important and creates opportunities for people to have pathways to homeownership. Having a housing specialist would provide good potential to build partnerships with other community organizations which can have great impact these organizations are trusted in the community. She suggested engaging with these community partners to develop the position requirements.

Rachel Vickers noted that infrastructure costs are a big hurdle to supporting residential development and wondered why Action J was not recommended. Kim Rybold explained that the City already does fairly robust infrastructure planning and continues to advocate for funding opportunities, so including this action would not have a lot of additional impact if included in the HPS.

Councilor Dunwell asked about the nomenclature of the actions to clarify exactly what it is the City is committing to. Some actions seem to have more directive language than others. Beth Goodman noted the need for actions to have adequate specificity, and that the project team would discuss the selected actions with DLCD to be sure the right wording is used.

Erik Pattison echoed Maria Vargas's comments, noting that the housing specialist might be the first step for the City to take.

Councilor Dunwell asked for Leigh Crosby's feedback on the need for a rental housing inspection program. Leigh noted that for her clients, there were often stories of poor quality in dwellings, including mold issues, general repairs for items like appliances, and upkeep. This is

	typically more present in older apartments, but there have been issues with things like rat infestations in newer units. Councilor Dunwell expressed the importance of not losing sight of this, as the City would not want these issues to get worse over time. Erik Pattison noted that a housing specialist can help coordinate with a local advocacy organization to set up program like this. Commissioner Willard said she appreciated the conversation around creation of the housing specialist position, noting that it was a foundational action for the HPS. She asked if there was any anti-displacement work under consideration, noting that in the recent rent burden meeting this was cited as an issue. Beth Goodman noted that items N and F address this, as they are intended to provide housing stability. Commissioner Willard wondered if connecting people to existing resources is something the housing specialist could do. Council President Berry asked if it was possible to identify what services the county and other partners offer and include information on this in the HPS report. It would be a helpful reference to name these different partner organizations and provide a description of what they do. Councilor Dunwell noted that moving forward it is important to illustrate the relationships of actions, particularly Actions G and I, since these are needed to implement additional actions in the future. Commissioner Willard agreed that it was really important to distinguish which actions rely on having a housing specialist. Erik Pattison noted that some of the future actions are more capital intensive versus others. Land banking will take a long time to establish. Councilor Dunwell expressed an interest in understanding more about CLT projects like the Woodburn example Maria Vargas provided. Council President Berry stated it is important to define what the problem is within the HPS document. Beth Goodman noted that there will be supporting information included to articulate the City's housing needs. Councilor Dunwell asked that staff include some of this data, which has been presented in prior meetings, in the Council packet for the upcoming work session. She also would like the project team to share the recording of this work session with the task force.
NEXT STEPS Beth Goodman, Kim Rybold, and Councilor Dunwell	Beth Goodman briefly summarized the next steps in the project. Kim Rybold thanked everyone for their participation in the discussion. The task force will receive the slides and meeting video via email in the next week. The next meeting will likely be in March or April. Councilor Dunwell thanked everyone for sharing their feedback and adjourned the meeting.