

HOUSING OUR FUTURE TASK FORCE Meeting Summary

DATE: NOVEMBER 6, 2024
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	Councilor Caroline Berry, City Council (Alternate)	Miranda Bateschell	Beth Goodman, EConorthwest
Commissioner Sam Scull, Planning Commission (Alternate)	Samuel Goldberg, Fair Housing Council of Oregon	Daniel Pauly	Nicole Underwood, EConorthwest
Trell Anderson, Northwest Housing Alternatives	Erik Pattison, Network for Oregon Affordable Housing	Kim Rybold	
Leigh Crosby, Wilsonville Community Sharing	Kelly Reid, DLCD (Alternate)	TF MEMBERS ABSENT	
Robert Gibson, Palindrome		Commissioner Jennifer Williard, Planning Commission	Thea Chroman, DLCD
		Chris Aiosa, Housing Authority of Clackamas County	Diane Imel, DEI Committee
		Ana Bozich, Pahlisch Homes	Maria Vargas, Latino Network

AGENDA SUMMARY

AGENDA	ACTIONS
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.
POTENTIAL ACTIONS TO MEET HOUSING NEED Beth Goodman - Lower Priority - Medium Low Priority - Medium High Priority - High Priority	Beth Goodman noted that the project team received nine responses to the survey distributed prior to the meeting. Based on the results, the actions presented in the memorandum are grouped according to priority. Beth explained the feedback the project team seeks from the task force. She noted that Trell Anderson focused on local vs. regional actions in his completion of the survey and hoped that he would explain this more as the discussion proceeds. Kim Rybold clarified that priority of a strategy isn't necessarily the same as importance, since all actions in the memorandum are important. The task force should focus its feedback on actions that Wilsonville can implement given its resources as a local government. <i>Lower Priority Actions Discussion</i> Councilor Dunwell stated that homelessness services and strategies are typically handled at the County level and this where a

homelessness action plan should be focused. This is why she considers this a low priority.

Councilor Berry reviewed the list thinking about amount of impact of each action and where the City can have the most impact.

Trell Anderson noted that speaking to homelessness might be about addressing capacity, but for that you are going to coordinate with the county and other social service programs. A better role for the City could be to facilitate these conversations.

Councilor Dunwell stated that the City already has a camping ordinance in place and provides connections to social services.

Leigh Crosby provided additional perspective on what Wilsonville Community Sharing currently does to serve those experiencing homelessness and connect them to resources. She agreed this is a lower priority.

Kelly Reid stated that homelessness action plans are not typically in an HPS, but actions that would produce very low-income housing are an important way to address homelessness.

Erik Patteson thought it was important to note actions and services that are already in place.

Sam Scull asked about the rental housing inspection action, and what type of units are usually targeted. Beth stated this was all types of units, but possibly more apartments. Sam stated that health and safety are important priorities, and he's seen a lot of buildings in his work that are not kept up well. Cities are often slow to respond to these issues.

Erik Patteson asked if perhaps housing inspections can happen through a third party.

Council Dunwell observed that some homes have been purchased by investors, even in Villebois. She's heard stories that the interior of these homes is often in disrepair. It would be good to have something that gives muscle to the City. Sam Scull noted he has seen this issue in Villebois as well.

Leigh Crosby stated she's had clients with mold issues in their apartment buildings. Councilor Berry has heard about mold issues as well.

Beth Goodman observed that based on this discussion there is an interest in keeping a rental inspection program under consideration. Moving on, she also observed that CET is one of few sources available for affordable housing, which might be important to consider for actions requiring a funding source.

Trell Anderson noted that this is often used as a local match for projects (other sources are SDC subsidies and tax exemptions). A City having funding to use as a local match helps when an affordable housing developer is competing for funds.

Kelly Reid stated that Milwaukie has a CET program, and has been able to use this funding source as a local match for two projects. The City has not heard complaints from developers.

Trell Anderson has seen something similar and called a linkage fee, where fees are charged for commercial development to offset the need for additional housing to support the created jobs.

Beth Goodman observed that a City can also just have CET for commercial/industrial development, not residential, to not increase the cost to develop housing.

Medium Low Priority Actions Discussion

Beth Goodman provided background on the two different tax exemptions and other actions falling within this group.

Leigh Crosby noted that Wilsonville Community Sharing recently had \$8,700 in rent assistance requests but could only pay out \$2,600.

Kim Rybold explained the reason behind the housing specialist position, as the City does not have the needed staff resources to implement some of these actions.

Councilor Berry asked for clarification on how this would be different from what the county does. Kim explained that this is one of the unimplemented actions from the Equitable Housing Strategic Plan that would service as a housing point of contact and would implement any new housing-related programs at the City. The need for this would depend on which actions the City ultimately includes in the HPS.

Trell Anderson observed that there are many resources at the regional and county level for rent assistance, and that working with those resources would be more appropriate. He observed that tax exemptions help support services that are provided to residents in some housing projects.

Erik Patteson stated that scaled SDCs can facilitate lower per unit costs, especially for smaller units, but should not be used for all housing. It could be used as a tool to incentivize density.

Medium High Priority Actions Discussion

Beth Goodman explained the different actions on this list.

Trell Anderson said he agreed to include all of these for further consideration. For land disposition, he noted that the City had a good, intentional process with the TOD project. Actions K and H are companion pieces to one another.

	Erik Patteson observed that the residential infill project in Portland is starting to take off, and he has seen land trusts involved here. This leads to more affordable options for homebuyers. <i>High Priority Actions Discussion</i> Beth Goodman explained the different actions on this list. Councilor Berry wondered if in addition to identifying different infrastructure funding mechanisms the City could look at alternative infrastructure systems that could save on overall cost. Trell Anderson asked about legislative funding available for infrastructure projects. Kelly Reid noted that this one a one-time opportunity but there could be more in the future. Erik Patteson observed that naturally occurring affordable housing is important, and there are some abatements that can support preservation of this. <i>Final Discussion on Actions for Further Consideration</i> Erik Patteson noted that HOLTE can layer well with land trusts. Councilor Berry indicated that Action D could save time and money for housing developers. Trell Anderson added that this action is in full City control, which can help implementation. Erik Patteson observed that the CET would be a way to implement other actions being considered. Trell Anderson agreed that it was too early in this process to take funding actions off the table. Kelly Reid suggested it could be wise to include a strategy to evaluate or study implementing CET, without committing to implementing it. Erik agreed that funding will be an important question to be answered when implementing strategies. <i>Discussion on Removed Actions</i> Councilor Berry asked about employer assisted housing. Beth Goodman indicated that the project team’s outreach to date has not revealed interest, which would be needed to implement. Trell Anderson wondered if this is an action that could be further researched. Councilor Berry noted that Oregon Tech has expressed interest in housing for students and professors. Trell Anderson asked why using a lens of social and racial equity should come off the list, as the City may want this as an overarching policy. Kim Rybold explained the origins of this potential action from the Equitable Housing Strategic Plan, and that it is relevant to all actions so the HPS should have language addressing this.
NEXT STEPS Beth Goodman, Kim Rybold, and Councilor Berry	Beth Goodman briefly summarized the next steps in the project. Kim Rybold said that the information discussed in this meeting would be shared with the Planning Commission next week. The task force will

- Continue to work on the HPS; refine selected strategies
- Planning Commission Meeting: November 13, 2024
- City Council Meeting: December 2, 2024
- Next Task Force Meeting: TBD

receive the slides and meeting video via email in the next week. The next meeting will be in early 2025.

Councilor Berry thanked everyone for sharing their feedback and adjourned the meeting.