

EQUITABLE HOUSING STRATEGIC PLAN TASK FORCE Meeting Summary

DATE: JANUARY 29, 2020

LOCATION: 29799 SW TOWN CENTER LOOP EAST, WILSONVILLE, OR

TIME START: 4:35 PM

TIME END: 6:00 PM

ATTENDANCE LOG

TASK FORCE MEMBERS		STAFF	OTHER
Rebecca Small	Councilor Ben West	Kimberly Rybold	Deb Meihoff (consultant)
John Cronkrite	Commissioner Kamran Mesbah	Georgia McAlister	
Craig Porter	Roseann Johnson	Miranda Bateschell	
Paul Diller	Taft Mitchell		
Marylee King	Rudy Kadlub	TF MEMBERS ABSENT	
Bill Van Vliet	John Ginsberg		
		Iona Musgnung	Kevin Ferrasci O'Malley
		Liz Winchester	Devin Ellin

AGENDA SUMMARY

AGENDA	ACTIONS
WELCOME <ul style="list-style-type: none"> Review Meeting objectives and agenda Introductions 	<p>Planning Commissioner Mesbah opened the meeting and read the disclaimer about public comments welcomed in the Planning Commission in February.</p> <p>Staff, Task Force members and the consultant reintroduced themselves to the group.</p>
PROCESS OUTCOMES <ul style="list-style-type: none"> Recap purpose, need, and process to date Overview of work completed since September Task Force Meeting Summary of Community Feedback, Planning Commission input, and Council Direction on Actions Next Steps in the Strategic Plan process 	<p>Kim Rybold reminded everyone of the objectives of the group and updates since September when the group met last.</p> <ul style="list-style-type: none"> The Task Force completed a sticky dot activity to show preference of actions; The project team presented results to Planning Commission and received additional feedback on the actions; The project team presented all input from the Task Force and Planning Commission to City Council. <p>Kim mentioned there was housing survey on the Let's Talk website. However, the survey results were not necessarily representative of the population comprising Wilsonville's renters so the project team determined some additional outreach was needed.</p> <p>A paper survey, translated into Spanish, was distributed to subsidized apartments trying to glean input from those sometimes-underserved communities.</p> <p>A survey board was placed in the Library during December trying to also glean input from the community in general.</p>

	<p>All of this input influenced the draft Strategic Plan that will be reviewed this evening.</p> <p>The next steps will be to get feedback from the group on performance measures. These will be shared with the Planning Commission in February and then shared with City Council in March.</p> <p>The goal is to have a final draft Plan at the end of March/early April in preparation for public hearings.</p> <p>Commissioner Mesbah asked how strategic measures would be implemented, and if there will be an actionable, measurable plan.</p> <p>Kim noted that there is potential within the proposed City liaison action for that staff person to serve as a housing resource that could focus on implementing this plan's actions. The Tools Requiring Further Exploration will take more time and energy to implement and will continue to be developed on an ongoing basis.</p> <p>The adoption of this Strategic Plan is the commitment stating that the City agrees to move forward on these actions.</p>
<p>DETAILS OF PRIORITY ACTIONS</p> <ul style="list-style-type: none"> • Small group discussion <ul style="list-style-type: none"> ▪ The project team will facilitate each of the small groups with the same questions, seeking feedback and advice about partners, reflection on community needs and opportunities, questions needing to be answered in implementation, examples and lessons learned from other communities <p><i>handout: Wilsonville Equitable Housing Strategic Plan (January 2020 Review Draft)</i></p>	<p>Kim introduced the small group activity. Three topic areas for new actions were reviewed. The group broke into two (2) small groups for the small groups' review and discussion of the questions.</p> <p>Kim noted that there would not be time to report out group responses this evening but notes will be compiled and shared after the meeting is summarized.</p> <p>Staff facilitated one group and the consultant led the other small group.</p>
<p>PERFORMANCE MEASURES</p> <ul style="list-style-type: none"> • Overview of need and Council guidance to develop Performance Measures • Activity to brainstorm possible metrics or indicators of progress for each policy objective 	<p>Deb Meihoff spoke about the need to develop performance measures to track progress toward improving the availability of equitable housing opportunities.</p> <p>She spoke of the Council's policy objectives for the Equitable Housing Strategic Plan. There were seven large posters around the room that named each of those policy objectives. She asked all members to walk around the room and write on the poster boards with their ideas of metrics for these progress indicators.</p> <p>Once Task Force members completed this activity, Kim, Deb, and Georgia McAlister read the lists aloud to summarize the feedback of possible measures for each policy objective.</p> <p>Deb thanked the group for their innovative ideas, and explained that the feedback would be forwarded to the Planning Commission and City Council for their consideration. Commissioner Mesbah expounded on some of the ideas that could be developed using metrics that may already be available</p>

	through schools, etc. He also stressed the importance of making sure the metrics are set to measure how the City's actions are specifically impacting equity, positively or negatively.
CONCLUSION <ul style="list-style-type: none"> Recap of how today's feedback will be used and process schedule Closing Comments Comment/Question Cards 	<p>Councilor West made some closing comments to the group. He shared some of his personal history in housing. He thanked everyone for their efforts to ensure the community members who wish to live here, have opportunities to continue to stay in Wilsonville as homeowners.</p> <p>Kim reminded the Task Force to use the distributed comment cards to provide the project team with any additional feedback or questions they have.</p>

Scribe: Tami Bergeron

Summary of Key Task Force Input – January 29, 2020

At its third and final meeting, the City's Equitable Housing Strategic Plan Task Force participated in two activities to provide input on aspects of the draft Strategic Plan needing additional input. This document summarizes the results of these exercises, which focused on generating ideas for long-term performance measures and input on new actions included in the draft Plan based on input from stakeholder outreach.

Performance Measures

The Task Force participated in a brainstorming activity to provide input on performance measures the Plan should include to track effectiveness of the Plan's proposed actions over time in meeting its policy objectives. The following summary list contains ideas for measures generated by the Task Force, organized by each of the Plan's policy objectives.

Greater Availability of a Diversity of Housing Types for a Full Range of Price Points to Serve the Community:

Suggested measure from draft Plan - Number, location, and type of new homes produced

Additional Task Force suggestions

- Track unit size and price points for new homes
- Number and cost of property rehabilitations
- Number of condos created
- Availability of mobile homes
- Number of cottage cluster projects
- Number of visitable units (housing designed in such a way that it can be lived in or visited by people with disabilities)

Increased Partnerships with Nonprofit and for-Profit Housing Developers:

Suggested measure from draft Plan - Change in workforce and worker incomes over time (to support assessment of needs for workforce housing)

Additional Task Force suggestions

- Measure permits issued to non-profits
- Create a target number of nonprofit units as part of annual number of units developed

New and Expanded Affordable Homeownership Opportunities, Especially for First-Time Homebuyers:

Suggested measure from draft Plan - Mortgage applications and denials, including by race and ethnicity (publicly available for download as a result of the Home Mortgage Disclosure Act)

Additional Task Force suggestions

- Create a down payment assistance program and track homes assisted
- Track ratio of median family income to median new and resale housing prices/apartment rent/square footage
- Collect data from local lenders on percent of FHA, VA, etc. loans issued vs conventional loans in city

Reduced Risk of Displacement

Suggested measure from draft Plan - Share of rent-burdened residents

Additional Task Force suggestions

- Number of new building permits vs. demolition permits
- Track school data and the extent that kids move because they are priced out
- Population in Wilsonville spending greater than 50% of income in rent
- Number of multifamily property owners who have applied for tax abatements of number of units protected
- Number of liens for down payment assistance issued
- Track displaced residents vs. those moving for other reasons
- Inventory existing affordable housing vs. what is needed

Housing Opportunities with Access to Services and Transit

Suggested measure from draft Plan - Accessibility to services and transit for new homes

Additional Task Force suggestions

- Number of new of affordable units located within ¼-mile of transit
- Number of new or affordable units within ¼- ½ mile of social services
- Inventory opportunities within a walkable distance to transit/services
- Track partnerships with services and transit agencies
- Other comments: Think of retail (groceries etc.) as part of services, provide increased mixed use/residential/retail/commercial, schools need to have students from all economic strata to encourage improved student performance, plan to include or target new houses near services, provide access to employment centers especially for lower income residents

Maintenance and Expansion of Quality Affordable Housing Stock

Suggested measure from draft Plan - Number and location of regulated affordable units produced

Additional Task Force suggestions

- Number of home demolitions
- Number of regulated affordable housing units
- Number of units that are affordable to people making below median family income
- Establish a policy prioritizing surplus public land for affordable housing – track number of sites and units produced

Implementation of All Housing Policies through a Lens of Social Equality and Inclusion

Suggested measure from draft Plan - Documentation of conversations with property owners, homeowners' associations and developers about the importance of equitable housing

Additional Task Force suggestions

- Track communities/neighborhoods that are integrated by income and other demographic factors, based on metropolitan demographics
- Using American housing survey or Regional Land Information Survey, track over time, percentage change in homeownership by families of color/disability relative to percentage of population with families of color/disability
- Percentage of people who are cost burdened/severely cost burdened by race, ethnicity and disability
- Other comments: Determine what the equity lens is, need to ensure we are measuring for equity specifically (ex. measuring a decrease in kids needing free lunch at school could mean that kids in Wilsonville are getting out of poverty or it could mean that kids in poverty are just moving somewhere else and wealthier students are moving in)

Additional Actions

The project team had small group discussions with the Task Force to gather feedback on actions 2D, 2E, 2F, and 2G, which were added to the draft Equitable Housing Strategic Plan based on feedback received through additional outreach activities and City Council input. This summary includes suggestions that emerged from these discussions.

1. Increasing Homeownership Opportunities | new actions 2D and 2E

- Look for opportunities to educate homebuyers on available resources
- There is cross-over with many of the other actions, such as ADUs, Tax Abatements, SDC waivers, and reducing displacement
- Homebuyer Opportunity Limited Tax Exemption (HOLTE) programs are a good option for direct assistance to homebuyer
- Need different and better options for manufactured home-buying
- Converting multifamily rental units to condos would help support more affordable 1st time homeownership

- Individual down payment assistance programs could help people buy homes
- See if there are opportunities for the City to sell some of its land to create additional housing
- Need to look at where to supplement or reduce costs to build housing

2. Reducing Risk of Displacement | new action 2F

- Need to find ways to increase overall supply to better meet demand and remove barriers to increasing supply
- Need to make sure the tax abatement ideas work toward retaining equity populations
- Consider tax abatements that can be administered on per unit basis, so more can take advantage. If only tied to big projects and subdivisions, not doing enough to increase supply. Look at opportunities for tax abatements that help with smaller infill and even help individual property owners build ADUs
- Missing actions that could help stabilize housing for lower income and fixed income homeowners who may be struggling with maintenance needs. Consider home repair program for low income homeowners, including those in manufactured housing
- Think about dedicating a Construction Excise Tax (CET) to actions that are focused on reducing displacement. To get to a net benefit, a new CET needs to be balanced with decreasing other development costs, such as SDCs
- Need to look at what City can do about homeless services and assisting those who are at high risk of becoming homeless
- Examine if there are any incentives that can be offered to keep rents low
- Research different building technologies, such as prefabrication, to help reduce costs

3. Single-level Living and Aging in Place | new action 2G

- Cottage clusters could help provide single-level homeownership opportunities
- Action 1B should look to encourage stacked duplexes (upper and lower homes), where first floor is the more accessible unit. This could be the easiest way to incorporate accessibility and visitability in new homes
- Look at visitability standards for ADUs
- Think about incentives, such as reduced permit fees or density bonuses, to include features such as main floor living/bedroom/bathroom
- Programs for home repair and retrofit can make a huge difference in ability to age in place, intersects with action to reduce displacement
- Consider infill options that will increase supply of these unit types
- Topography can be a challenge in many parts of Wilsonville, and stairs are often inevitable