

## HOUSING OUR FUTURE TASK FORCE Meeting Summary

<b>DATE:</b> AUGUST 6, 2024		<b>TIME END: 5:00 PM</b>
<b>LOCATION:</b> ONLINE MEETING - ZOOM		
<b>TIME START:</b> 3:00 PM		

### ATTENDANCE LOG

TASK FORCE MEMBERS		STAFF	OTHER
Councilor Caroline Berry, City Council (Alternate)	Commissioner Jennifer Willard, Planning Commission	Miranda Bateschell	Beth Goodman, ECONorthwest
Trell Anderson, Northwest Housing Alternatives	Gloria LaFleur, Housing Authority of Clackamas County (Alternate)	Daniel Pauly	Nicole Underwood, ECONorthwest
Leigh Crosby, Wilsonville Community Sharing	Erik Pattison, Network for Oregon Affordable Housing	Kim Rybold	
Samuel Goldberg, Fair Housing Council Of Oregon	Maria Vargas, Latino Network	<b>TF MEMBERS ABSENT</b>	
		Councilor Katie Dunwell, City Council, Chair	Robert Gibson, Palindrome
		Ana Bozich, Pahlisch Homes	Diane Imel, DEI Committee
		Thea Chroman, DLCD	

### AGENDA SUMMARY

AGENDA	ACTIONS
<p><b>WELCOME</b>   Councilor Caroline Berry and Task Force members</p>	<p>Councilor Berry opened the meeting and welcomed the Task Force.</p> <p>All task force members and staff present introduced themselves and what organization they represent.</p>
<p><b>OVERVIEW OF A HOUSING PRODUCTION STRATEGY</b>   Beth Goodman</p> <ul style="list-style-type: none"> <li>• Contextualizing housing need in Wilsonville</li> </ul>	<p>Beth Goodman provided an overview of how a Housing Production Strategy is developed, highlighting key themes of unmet housing needs in the community.</p> <p>Trell Anderson asked if there was data available that shows the gap between what housing is available at and what is needed to serve the income levels that are shown. He noted that this type of information would be important if the City was setting production goals. Beth Goodman stated that the data does not currently exist to do this type of analysis, but cost burden data provides some direction on this. The City is not required to set production goals as part of this process but can if it desires to do so. Production goals are part of the Oregon Housing Needs Analysis (OHNA) that is currently under development. Kim Rybold added that the City will have to follow the OHNA framework the next time it goes through this process, but that in developing this HPS we want to be mindful of the targets that will be set in the future.</p>

## DEVELOPING A HOUSING PRODUCTION STRATEGY | Beth Goodman

- Discuss existing and potential strategies

Beth Goodman provided additional information about developing a Housing Production Strategy, including information on a city's role in housing development, types of strategies and their impact, fair and equitable outcomes that the HPS should achieve, and strategies Wilsonville has already pursued. Prior to the discussion, the project team asked if there were any questions about the potential strategies included in the handout.

Samuel Goldberg asked how middle housing implementation has been going in the City. Kim Rybold stated that there has been some development of duplex units with middle housing land divisions in the Frog Pond West area, but there are not as many infill opportunities in Wilsonville as other places. Housing stock is generally newer, and many HOAs prohibit middle housing even if the zoning allows for it.

The task force began a round robin discussion focused on the following questions:

- Do you agree that these strategies are a good starting point to consider for inclusion in Wilsonville's HPS?
- Are there strategies missing from this list? If so, what are they?

Erik Patteson noted that for development of housing the cost of providing infrastructure, such as frontage improvements, can be a challenge. He suggests looking at infrastructure requirements for development and financial tools that can help offset these costs.

Trell Anderson suggested use of the full faith and credit of the City to back permanent loans or construction loans for affordable housing development to reduce risk for the lender. He raised caution on preservation requirements, as often the preservation of existing housing stock (not affordable housing types) can be a barrier for denser redevelopment. Lastly, credit history can often be a roadblock for renters getting into housing. Consider providing landlords with a guarantee fund if a landlord rents to a tenant with lower credit scores to ensure landlords are made whole if there are problems with rent payment. He has seen examples of this in other states.

Samuel Goldberg thinks these are good starting points and wanted to know more about the accessibility standards that have been considered in Frog Pond East and South. Dan Pauly explained the accessibility standards, noting that they are focused on mobility disabilities and are intended to provide the ability to have living needs met on a single floor with minimal stair access. Samuel stated that due to Federal requirements, buildings with four or more units, like quadplexes, have accessibility requirements, so incentivizing these unit types in single family neighborhoods helps to affirmatively further fair housing and should be considered as a strategy. Samuel also asked if the City has explored pre-approved plans, and if this would be helpful. Kim Rybold and Daniel Pauly noted that the City has not to this point.

Chris Aiosa stated that he was pleased to see a variety of strategies, some that are different than he has seen, and a focus on different populations of need. Some of these are different strategies than he's

seen. He emphasized the importance of a continuum of facilities to provide for the unhoused, including emergency shelter, transitional housing, and permanent supportive housing. He asked if there were other strategies than just affordable housing. He is curious about the role of displacement from a lack of housing regionally. Beth asked about the role of navigation centers and examples of where they've been done well. Chris noted that navigation centers are good a good start but need to bring together community resources to be successful. Support is needed for populations of need, not just affordable housing.

Leigh Crosby observed that a lot of food pantry customers have money to pay for housing but find that it is hard to meet qualification requirements to get into that housing. This includes aspects like upfront deposits or credit score requirements. She asked if there is a way to help get these people into housing.

Councilor Caroline Berry emphasized that keeping people in housing is important, and we should think about strategies like rent controls and limiting extra fees that are charged to renters. She is also interested in learning more about city banking tools. Beth Goodman noted that rent control is regulated at the state level, but that the City could consider a strategy focused on tenant protections.

Samuel Goldberg added that cities can add fair housing protected classes, such as occupation, age over 18, or housing status.

Planning Commissioner Jennifer Willard suggested that the City revise the planned density of undeveloped infill areas to allow for a greater variety of housing types when these areas develop. She also asked about SDCs waivers for housing, and if the savings from these waivers is passed along to buyers. Kim Rybold noted that the "waivers" are not really waivers since the City typically pays these fees for larger developments. Beth noted that if the City were to subsidize SDCs for an ownership product, this type of savings can be achieved through a community land trust.

Samuel Goldberg asked if the City has looked at scaled SDCs. Daniel Pauly stated that the City has studied the issue, finding that implementation is complex. This is something that can be pursued simultaneously with updates to SDC project lists.

Gloria LaFleur mentioned that the state recently established a revolving loan fund that can be used to support development. She will send information on this to the project team.

Chris Aiosa asked if ECONorthwest has thought about highlighting available funding resources for some of the strategies. Beth Goodman noted that this is a detail that will be provided at a later task force meeting as we provide additional strategy information.

Trell Anderson suggested it would be helpful to see these strategies overlaid on the chart showing the spectrum of impact, and asked if

	<p>there is a way to illustrate which strategies serve various income levels.</p> <p>Erik Patteson noted that smaller developers often undertake infill projects, and often do not have the same level of expertise about the development process. Having clear information easily available about the housing development process could be helpful. Kim Rybold noted that this is like the concept of the One Stop Shop that is part of one of the Equitable Housing Strategic Plan actions that has not yet been implemented.</p>
<p><b>NEXT STEPS</b>   Beth Goodman, Kim Rybold, and Councilor Berry</p> <ul style="list-style-type: none"><li>• Stakeholder interviews to inform strategies to address housing need</li><li>• Continue to work on the HPS; provide additional detail on selected strategies</li><li>• Next Task Force Meeting: TBD</li></ul>	<p>Beth Goodman briefly summarized the next steps in the project, noting that there would be stakeholder interviews conducted that will further define housing needs.</p> <p>Kim Rybold said that the task force would receive the slides and meeting video via email in the coming days.</p> <p>Councilor Berry thanked everyone for sharing their viewpoints and expertise and adjourned the meeting.</p>