

HOUSING OUR FUTURE TASK FORCE Meeting Summary

DATE: JUNE 6, 2024		TIME END: 5:30 PM
LOCATION: ONLINE MEETING - ZOOM		
TIME START: 3:35 PM		

ATTENDANCE LOG

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

AGENDA SUMMARY

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<p>WELCOME Councilor Katie Dunwell and Task Force members</p>	<p>Councilor Dunwell opened the meeting and shared initial goals for the Task Force’s work.</p> <p>All task force members and staff present introduced themselves, what organization they represent and the experience they bring to the project.</p>
<p>PROJECT OVERVIEW AND SCHEDULE Beth Goodman and Kim Rybold</p> <ul style="list-style-type: none"> What is a Housing Needs and Capacity Analysis (HNCA)? What is a Housing Production Strategy (HPS)? How does this project align with other City efforts related to housing? 	<p>Kim Rybold presented background information on Wilsonville’s approach to housing planning and recent projects that support housing. Beth Goodman provided information on project components and outcomes, planned public engagement activities, the role of the task force, and the project schedule.</p> <p>Councilor Dunwell noted that marginalized communities are often the most silent, and we need to keep this in mind for this project.</p> <p>Councilor Dunwell suggested using paid ads on the City’s social media outlets as a way to help combat misinformation.</p> <p>Commissioner Willard observed that there is a lot of online content creation on the topic of housing and urban policies, and perhaps we may be able to promote some of that information instead of having to create new content.</p>

	<p>Councilor Berry noted her concern about rents and rent increases as it affects people’s ability to stay in their housing. Beth Goodman noted that housing stability strategies, including anti-displacement strategies, could be something to consider in HPS.</p> <p>Commissioner Willard stated that sometimes it feels like communities start from scratch when assessing strategies. It would be helpful to identify what has worked well in other places and share that with the task force as part of the discussion. Beth Goodman noted that this type of information will be shared with the Task Force as the strategy discussion begins.</p>
<p>DRAFT RESULTS OF THE HNCA Beth Goodman and Nicole Underwood</p> <ul style="list-style-type: none">• Buildable Lands Inventory• Housing market and housing need in Wilsonville• Housing forecast and land sufficiency	<p>Beth Goodman presented information on the process to develop the Buildable Lands Inventory for the HNCA. Nicole Underwood outlined the steps of developing the HNCA, defined housing types that are analyzed in this work, and shared information on market and demographic factors that influence the City’s future housing need. Based on the information assessed as part of the HNCA, Beth Goodman presented the preliminary housing forecast for the next 20 years and the finding that there is sufficient land capacity in Wilsonville to support the anticipated housing growth.</p> <p>Asaf Paz asked if there were transportation connections to services in areas planned for future residential areas, particularly in Frog Pond. Kim Rybold noted that the City operates its own transit system, SMART, which is free throughout the City and is planned to connect to future Frog Pond neighborhoods. Daniel Pauly noted there is a planned neighborhood commercial center in Frog Pond, which is also intended to provide services. Schools are also located in close proximity, and this area is not too far from Town Center.</p> <p>Councilor Berry asked how the current BLI map compares to prior versions of the map. Beth Goodman stated that the prior map is 10 years old, but if you put the maps side by side, generally speaking the maps are similar, factoring in where development has happened since then in Villebois. Frog Pond East and South were not on prior maps.</p> <p>Robert Gibson observed that Gresham includes vacant big box stores/parking lots in the BLI. They also include churches with partially vacant land. Should the City include these areas in the BLI? Beth Goodman noted that areas in Town Center are considered redevelopment areas and are not mapped here, but are assumed as part of the capacity analysis. Kim Rybold highlighted a few church-owned parcels where partially vacant land was included in the BLI maps.</p> <p>Commissioner Willard asked to clarify that just because vacant retail and industrial land is not mapped in the BLI, it does not prevent the City from considering this land in the strategy discussion. Kim Rybold confirmed this is correct.</p>

	<p>Erik Pattison observed that land banking can be a huge tool for affordable housing developers. He asked if it would be helpful to identify specific landowners of underused parcels or potential sellers interested in disposition. Beth Goodman noted that it might be more useful to have ongoing outreach on this topic rather than making sure this type of land is precisely accounted for in the BLI.</p> <p>Commissioner Willard noted that commuting information might be outdated since it is from 2019, before teleworking was more prevalent. This may affect some of the community patterns.</p> <p>Councilor Berry asked if the forecast for needed housing units included manufactured housing. Beth Goodman responded that these would be in the single-family category, along with prefabricated housing. Beth noted that manufactured home parks tend to be closing, not opening, and due to land costs it may no longer be feasible.</p> <p>Commissioner Willard asked if the forecasted housing mix contradicts the intent of middle housing. Beth Goodman responded that it does not, since middle housing is now allowed more broadly and a City may see more middle housing than what is anticipated. The focus here is ensuring there is enough land for these housing types. These numbers represent a theoretical need.</p>
<p>NEXT STEPS Beth Goodman and Kim Rybold</p> <ul style="list-style-type: none">• Finish the HNCA• Start the Housing Production Strategy• Stakeholder interviews inform strategies to address housing need• Joint PC/CC meeting: July 15, 2024• Next Task Force Meeting: TBD	<p>Beth Goodman briefly summarized the next steps in the project, noting that the next task force meeting would be in late July or early August and would focus on strategies.</p> <p>Kim Rybold said that the task force would receive the slides and meeting video via email in the coming days. She will also include a Doodle link for scheduling the next meeting.</p> <p>Councilor Dunwell adjourned the meeting.</p>