

DATE: November 14, 2023  
TO: Kim Rybold and Dan Pauly, Wilsonville  
FROM: Scott Goodman and Beth Goodman, ECONorthwest  
SUBJECT: Rent Burden Public Meeting Summary

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The Wilsonville Planning Commission hosted a Community Conversation on Cost Burden on Wednesday, Nov 8, 2023. The meeting took place online and people could attend in person at the Wilsonville City Hall. City staff introduced the project overview for “Housing Our Future” and ECONorthwest presented key information from the HNCA related to renter households and cost burden and hosted a discussion to gather feedback related to two primary questions:

- What are the barriers to accessing affordable housing in Wilsonville?
- What would you like to see the City do to help increase access to affordable housing?

Eleven participants attended online, with eight of those attendees being officials from the Planning Commission and City Council. ECONorthwest used an online [MIRO board](#) to record participant feedback (screenshots from the MIRO board are included below in Exhibit 1 and Exhibit 2).

## What are the barriers to accessing affordable housing in Wilsonville?

We grouped responses to this prompt into three primary categories: housing costs, cost of development, and rental ownership.

### Housing Costs

Participants discussed the concerns of high housing costs for renters in addition to monthly rent payments, such as utilities, application fees, and first and last month rent payment, which all lead to additional housing cost burdens.

### Cost of Development

Participants discussed the high costs and risks associated with developing housing, including the current trend in rising interest rates. The group also discussed concerns that rent caps could further inhibit the already challenging financing of new rental housing development since they would reduce potential revenue streams from rent for developers, while rising interest rates have also made financing more difficult. There is a worry that these dual pressures would hamper efforts to increase the supply of rental housing.

### Ownership of Rental Properties

Participants discussed various challenges related to who owns rental properties and how they are managed. Local ownership with “mom and pop” landlords operate differently from larger, corporately owned, rental property agencies; more and more the larger, corporately owned, rental property agencies are controlling more of the rental housing stock.

Participants discussed the role of short-term rentals (Airbnb, VRBO, etc.) and its effect on rental housing, but this affects only a very small portion of the Wilsonville housing stock.

Participants discussed HOAs as an impediment to rental housing when there are prohibitions imposed on a unit's ability to be rented.

### What would you like to see the City do to help increase access to affordable housing?

Topics discussed for what the City can do to help increase access to affordable housing included:

#### Rental Unit Development/Supply

- Pursue Multiple Unit Property Tax Exemption (MUPTE) options to increase multifamily rental housing options at specific income levels
- Pursue Public Private Partnerships, including non-profits, to assemble mixed-use affordable housing with public use commercial tenants (e.g. ground floor library or social service office)
- Pursue modular rental housing production partnerships
- Explore what role the City can have to restrict HOAs from limiting rental availability
- Explore the use of Urban Renewal funds for select housing development
- Explore scaling System Development Charges (SDCs) to the size of units instead of number of units to increase housing supply
- Explore property tax abatements or other incentives/programs to landlords of income restricted rental units owned by private homeowners
- Explore "mid-term" housing (2 weeks to 2 months) in existing commercial spaces to accommodate students, professors, or other temporary housing uses

#### Financing/Rent Cost Supports

- Explore a city-wide Affordable Housing bond measure
- Lobby with the State for stronger rent control protections
- Promote non-profit partnerships for grants to reduce renter utility costs
- Pursue locally controlled banking options
- Leverage local philanthropic funding to housing-related community based organizations

#### Homeownership Supports

- Explore alternative home ownership models such as limited equity coops

Additional feedback from participants included a desire to see further information on the income levels of Wilsonville renters (available in the Wilsonville HNCA) and a desire to see the quantity of short-term housing stock reported in Wilsonville.

**Exhibit 1. MIRO board: What are the barriers to accessing affordable housing in Wilsonville?**



**Exhibit 2. What would you like to see the City do to help increase access to affordable housing?**



## Community Conversation on Cost Burden - 11.8.2023 - Meeting Attendees

<b>Name</b>	<b>Affiliation</b>
Nicole Hendrix	Planning Commission, Wilsonville Community Sharing
Caroline Berry	City Council
Morgan	not identified
Jennifer Willard	Planning Commission
Kaelyn Cassidy	Wilsonville Spokesman
Bob Zeil	Resident
Julie Fitzgerald	Mayor
Joanne Linville	City Council
Kamran Mesbah	Planning Commission
Kathryn Neil	Planning Commission
Kristen Akervall	City Council

Note: Due to the small size of Wilsonville, attendees are not representative of or affiliated with a specific geographic location in the City

## Community Conversation on Cost Burden - Meeting Notification List\*

<b>Name</b>	<b>Affiliation</b>
Maria Caballero Rubio	Centro Cultural
Mariana Valenzuela	Centro Cultural
Lyn Welchel	Heart of the City
Leigh Crosby	Wilsonville Community Sharing
General email	Housing Authority of Clackamas County
Devin Ellin	Housing Authority of Clackamas County
Trell Anderson	Northwest Housing Alternatives
General email	Cascade Management, Inc.
Robert Gibson	Palindrome
Heather Boyd	Palindrome
Maria Vargas	Latino Network
Sadie Wallenberg	Wilsonville Community Seniors
Seth Henderson	Level Development
Jennifer Jenkins	Level Development
Lauren Golden Jones	Capstone Partners
Stef Kondor	Related Northwest
General email	Chrisman Development
General email	Pinehurst Management
Eugene Labunsky	West Coast Home Solutions
General email	Clackamas County Social Services
General email	Caritas Community Housing Corporation
Zachary Howell	Accessible Living, Inc.
Jack Kohl	KWDS LLC
General email	Fair Housing Council of Oregon

\*in addition to those who receive Planning Commission meeting notifications