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**Equitable Housing Strategic Plan**  
**LP20-0002**

**Public Comment**

2019 - 2020 Comments

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# CITIZEN INPUT - A. VOVES - Support for Equitable Housing Strategic Plan

Bergeron, Tami

Tue 5/12/2020 7:48 AM

To: Kamran Mesbah - PC (kamranmesbah@hotmail.com) <kamranmesbah@hotmail.com>; Ron Heberlein <ronheberlein@gmail.com>; Jerry Greenfield <jerrygreenfield@gmail.com>; Jennifer Willard <willardjenniferlee@gmail.com>; Aaron Woods <aaronwoo1@comcast.net>; Phyllis Millan (phyllmikey@frontier.com) <phyllmikey@frontier.com>;

Cc: Bateschell, Miranda <bateschell@ci.wilsonville.or.us>; Rybold, Kim <rybold@ci.wilsonville.or.us>;

## **Tami Bergeron**

*Administrative Assistant*

City of Wilsonville

503.570.1571

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29799 SW Town Center Loop East, Wilsonville, OR 97070

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**From:** April Voves <aprilvoves@gmail.com>

**Sent:** Monday, May 11, 2020 7:57 PM

**To:** Talk2PC

**Subject:** Support for Equitable Housing Strategic Plan

**[This email originated outside of the City of Wilsonville]**

---

Dear Planning Commission,

I support the hard work that City staff and community members have put into preparing the Equitable Housing Strategic Plan!

I fully support the direction of the Equitable Housing Strategic Plan in addressing our biggest racial and income gaps in Wilsonville. To improve this plan, we need to clarify equity by identifying and directing action to the following needs:

1. PEOPLE OF COLOR, AND THEIR NEED FOR AFFORDABLE, MULTI-ROOM HOMES TO SUPPORT MULTI-GENERATIONAL HOUSING.
2. SINGLE-PARENT HOUSEHOLDS, AND THEIR NEED FOR AFFORDABLE HOUSING THAT IS CONNECTED TO JOBS, TRANSIT, AND SERVICES.
3. LOW OR FIXED-INCOME INDIVIDUALS AND FAMILIES, AND THEIR NEED FOR HOMEOWNERSHIP.
4. PEOPLE IN NEED OF EMERGENCY, TRANSITIONAL, OR SUPPORTIVE HOUSING.

I know that by calling out these groups not everyone is mentioned, but by focusing our system on those hardest to reach, all will benefit. Equity is about providing the support people need to succeed, not giving everyone the same thing.

This is not a partisan endorsement because it places people, not a political party at the center of the focus. Solving structural inequality will require more and less government.

As COVID-19 is reminding us, systemic injustice is a matter of life and death for people of color and historically marginalized groups.

Thank you for your time and consideration,

April Voves

# CITIZEN INPUT: Clarify Equity in Housing Strategic Plan

Bergeron, Tami

Tue 5/12/2020 5:09 PM

To: Kamran Mesbah - PC (kamranmesbah@hotmail.com) <kamranmesbah@hotmail.com>; Ron Heberlein <ronheberlein@gmail.com>; Jerry Greenfield <jerrygreenfield@gmail.com>; Phyllis Millan (phyllmikey@frontier.com) <phyllmikey@frontier.com>; Jennifer Willard <willardjenniferlee@gmail.com>; Aaron Woods <aaronwoo1@comcast.net>;

Cc: Bateschell, Miranda <bateschell@ci.wilsonville.or.us>; Pauly, Daniel <pauly@ci.wilsonville.or.us>; Rybold, Kim <rybold@ci.wilsonville.or.us>;

## Tami Bergeron

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---

**From:** Catherine Allard <pastorcat@meridianucc.org>

**Sent:** Tuesday, May 12, 2020 4:40 PM

**To:** Talk2PC; Bergeron, Tami

**Cc:** Veliz, Kim

**Subject:** Clarify Equity in Housing Strategic Plan

**[This email originated outside of the City of Wilsonville]**

---

Dear City Council and Planning Commission,

I support the hard work that City staff and community members have put into preparing the Equitable Housing Strategic Plan.

I fully support the direction of the Equitable Housing Strategic Plan in addressing our biggest racial and income gaps in Wilsonville. To improve this plan, I support Garet Prior's recommendation that we clarify equity by identifying and directing action to the following needs:

1. PEOPLE OF COLOR, AND THEIR NEED FOR AFFORDABLE, MULTI-ROOM HOMES TO SUPPORT MULTI-GENERATIONAL HOUSING.
2. SINGLE-PARENT HOUSEHOLDS, AND THEIR NEED FOR AFFORDABLE HOUSING THAT IS CONNECTED TO JOBS, TRANSIT, AND SERVICES.
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This is not a partisan endorsement because it places people, not a political party at the center of the focus. Solving structural inequality will require more and less government.

As COVID-19 is reminding us, systemic injustice is a matter of life and death for people of color and historically marginalized groups.

Thank you for your consideration of this request to clarify equity in the Equitable Housing Strategic Plan; and thank you for your service in our community,

Rev. Catherine Allard  
Wilsonville resident (12108 SW Palermo St) and local church pastor

Meridian United Church of Christ  
6750 SW Boeckman Rd  
Wilsonville, OR 97070  
Office: 503-682-0339  
Mobile: 971-272-3230  
[Email: pastorcat@meridianucc.org](mailto:pastorcat@meridianucc.org)  
[www.meridianucc.org](http://www.meridianucc.org)

# CITIZEN COMMENTS: Clarify Equity in Housing Strategic Plan

Bergeron, Tami

Tue 5/12/2020 5:08 PM

To: Kamran Mesbah - PC (kamranmesbah@hotmail.com) <kamranmesbah@hotmail.com>; Ron Heberlein <ronheberlein@gmail.com>; Jerry Greenfield <jerrygreenfield@gmail.com>; Phyllis Millan (phyllmikey@frontier.com) <phyllmikey@frontier.com>; Jennifer Willard <willardjenniferlee@gmail.com>; Aaron Woods <aaronwoo1@comcast.net>;

Cc: Bateschell, Miranda <bateschell@ci.wilsonville.or.us>; Pauly, Daniel <paul@ci.wilsonville.or.us>; Rybold, Kim <rybold@ci.wilsonville.or.us>;

## Tami Bergeron

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---

**From:** Chelsea Martin <communicateking@gmail.com>

**Sent:** Tuesday, May 12, 2020 4:38 PM

**To:** Talk2PC

**Cc:** Veliz, Kim

**Subject:** Clarify Equity in Housing Strategic Plan

[This email originated outside of the City of Wilsonville]

Dear City Council and Planning Commission,

I support the hard work that City staff and community members have put into preparing the Equitable Housing Strategic Plan!

I fully support the direction of the Equitable Housing Strategic Plan in addressing our biggest racial and income gaps in Wilsonville. To improve this plan, we need to clarify equity by identifying and directing action to the following needs:

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As COVID-19 is reminding us, systemic injustice is a matter of life and death for people of color and historically marginalized groups.

Thank you for your time and consideration!

Chelsea King

Sent from my iPhone

**From:** [mcooperweb@gmail.com](mailto:mcooperweb@gmail.com)  
**To:** [Talk2PC](#); [Veliz, Kim](#)  
**Subject:** Equity in Housing Strategic Plan  
**Date:** Monday, May 11, 2020 9:47:31 AM

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**[This email originated outside of the City of Wilsonville]**

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Dear City Council and Planning Commission,

I support the hard work that City staff and community members have put into preparing the Equitable Housing Strategic Plan!

I fully support the direction of the Equitable Housing Strategic Plan in addressing our biggest racial and income gaps in Wilsonville. To improve this plan, we need to clarify equity by identifying and directing action to the following needs:

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As COVID-19 is reminding us, systemic injustice is a matter of life and death for people of color and historically marginalized groups.

Thank you for your time and consideration!

Megan Prior

--

*Megan Prior*



**From:** [Richard Truitt](#)  
**To:** [Bergeron, Tami](#)  
**Cc:** [Bateschell, Miranda](#)  
**Subject:** Testimony for Planning Commission May 13 on Equitable Housing Strategic Plan  
**Date:** Wednesday, May 13, 2020 12:50:04 PM

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**[This email originated outside of the City of Wilsonville]**

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Good evening, Commissioners,

My name is Rich Truitt, resident of Wilsonville for nearly 20 years. I appear on behalf of non-profit North Willamette Valley Habitat for Humanity (NWXVHFH), which I currently serve as Vice Chair.

As I have indicated in earlier testimony and conversations with City staff, the Task Force, the Commission and Council, NWVHFH is a willing potential partner with the City in helping to achieve the goals of the proposed Strategic Plan for Equitable Housing in Wilsonville. NWVHFH is an experienced provider of modest, affordable homes through our ownership program for families of limited income. We commend the City for the forward-looking plan to address housing needs for underserved populations and note that certain actions by the City will be necessary to make housing opportunities in Wilsonville affordable for clients of NWVHFH and likely other non-profit housing providers.

We encourage adoption of the Plan and early action by the City to explore which actions such as tax abatement, waiver or reduction of System Development Charges, and waiver of certain code requirements will be most effective in helping to make homes in Wilsonville affordable for some of the families we serve.

Thank you for your support of this important work by the City.

Richard R. Truitt, P.E.  
Vice Chair, North Willamette Valley Habitat for Humanity

**From:** [Grant Farr](#)  
**To:** [Talk2PC](#)  
**Subject:** Equitable Housing Strategic Plan  
**Date:** Friday, May 8, 2020 12:52:13 AM

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**[This email originated outside of the City of Wilsonville]**

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All,

First, thanks so much for opening the forum to our community as we work towards a better community for all in our community. I'll just note something obvious, I am not a policy expert, and certainly do not find myself engaging often in a debate like this. However, as a person raised in Wilsonville, and now returning after several years away I am even more vested in Our future as a community together. The Equitable Housing Strategic Plan is a great opportunity for our community to be a bastion of smart government and sensible interventions to lift those very groups that need it. In its current form, the strategic plan lacks specific language to assist in outlining areas in which our town may differ from others. By acting to specifically highlighting the Latinx, single parent, and low income communities and their specific needs it seems that we would be doing exactly what a local municipality should do which is look at our community and address our specific needs. please take this into consideration moving forward. I want to highlight the work of Gareth Prior, who's resources and easy to understand outlines helped me to have a better understanding of this.

Please consider adding these specific areas.

All the best,

Grant

--

Sent from my iPhone

**From:** [Ashley McConnaughey](#)  
**To:** [Rybold, Kim](#)  
**Subject:** City's Equitable Housing Strategic Plan Task Force  
**Date:** Thursday, July 11, 2019 3:08:05 PM

---

Hello Kimberly,

Looking forward to meeting everyone and hearing the first round of opinions and goals at next weeks meeting. In the meantime, as mentioned on the city's website I would like to be included in any email updates released now and in the future.

I am especially interested in how the task force plans to make housing more available to those with physical and mental disabilities. I have worked with this population for more than 20 years and now involved with my Fathers company, Good to Go Oregon West to support adults with intellectual disabilities with their daily life skills. Housing is a common issue for these members of society and independent living is a huge goal for many.

Thank you so much,  
Ashley McConnaughey

--



**From:** [Ellin, Devin](#)  
**To:** [Bergeron, Tami](#)  
**Cc:** [Rybold, Kim](#)  
**Subject:** RE: Equitable Housing Strategic Plan Project  
**Date:** Thursday, January 23, 2020 1:26:25 PM  
**Attachments:** [image001.png](#)

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Thanks, Tami.

I wanted to make sure that you received the news that Clackamas County released our [NOFA for the Metro Affordable Housing Bond Funds](#) yesterday. Please help us spread the word. We'd love to see some projects in Wilsonville come forward.

Thanks,

Devin Ellin | 503.650.3417

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**From:** Bergeron, Tami <bergeron@ci.wilsonville.or.us>  
**Sent:** Thursday, January 23, 2020 1:07 PM  
**Subject:** Equitable Housing Strategic Plan Project

***Planning Commissioners, Task Force Members, Interested Parties, Staff and others:***

***Please note the following on behalf of Kimberly Rybold, Senior Planner...***

The City of Wilsonville is developing an [Equitable Housing Strategic Plan](#) to provide a clearer path to affordable housing in Wilsonville for people of all household compositions, income ranges, ages and life stages. After holding a number of stakeholder engagement activities throughout the summer and fall, including focus groups, interviews, interactive information boards, and surveys, a draft Equitable Housing Strategic Plan will be available for review in late January at [ci.wilsonville.or.us/housing](http://ci.wilsonville.or.us/housing).

The Equitable Housing Task Force will hold its final meeting on [Wednesday, January 29, 2020](#) from 4:30 to 6:00 pm, at Wilsonville City Hall to review and provide feedback on the draft plan. The project team will share the feedback on the strategies received from City Council in the fall along with additional stakeholder input from recent surveys to inform the discussion. The corresponding agenda is attached and meeting materials will be posted at the end of this week on the [City's website](#).

On [Wednesday, February 12](#), at 6 pm at City Hall, the Planning Commission will hold a work session to review and provide feedback on the draft plan, and hear the input of the project Task Force.

Both meetings are open to the public. Comments and testimony are not taken at the Task Force meeting, but may be presented for consideration by the Planning Commission during a period of public input at the beginning of the meeting. You can also stream the Planning Commission meeting live or view on-demand recordings on the City's [YouTube channel](#).

Funded in part by a grant from Metro, the Equitable Housing Strategic Plan addresses a region-wide need to develop more affordable housing. The City of Wilsonville's 2018 Community Survey indicated that only 38% of residents rated the availability of affordable quality housing as excellent or good.

For more information, or to provide additional input, contact Kimberly Rybold, Senior Planner, 503-570-1583, [rybold@ci.wilsonville.or.us](mailto:rybold@ci.wilsonville.or.us).

**Kim Rybold, AICP**  
*Senior Planner*

503.570.1583  
[rybold@ci.wilsonville.or.us](mailto:rybold@ci.wilsonville.or.us)

**Tami Bergeron**  
*Administrative Assistant*  
City of Wilsonville

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**From:** [Elon S](#)  
**To:** [Planning](#)  
**Cc:** [Mayor](#); [Councilor Kristin Akervall](#); [Councilor Charlotte Lehan](#); [Councilor Ben West](#); [Councilor Joann Linville](#)  
**Subject:** Equitable Housing Strategic Plan  
**Date:** Wednesday, January 29, 2020 10:25:57 AM

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**[This email originated outside of the City of Wilsonville]**

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Good morning,

I was glad to see the meeting for the plan in the Boones Ferry Messenger. About 1 year ago I emailed the mayor and council, lamenting the lack of (what I feel is) affordable housing (despite me earning > \$100k/year). Since I have a puppy, I'm not able to attend this afternoons meeting so I wanted to convey my thoughts in this email.

While there's considerable development occurring in Villebois, for me it doesn't necessarily make the most sense. The property taxes are VERY high, the bottom end of the market is very high and the development is somewhat limited.

For example, the lots are VERY small with super high property taxes. As a comparison, the home I own in Atlanta is on 1/4 acre and I pay \$2600/year in property taxes. Most of the small villebois homes are on 1/10th acre with \$4500/year in property taxes.

It's hard to touch a private house in villebois for < \$400,000. There are some condos but I think they're pretty boring and likely overpriced since there's so few. The townhouses aren't much better, super tiny first floor bedroom, master bedroom upstairs which limits your resale market considerably.

I'm always surprised there isn't more development around the WES station like a Live/Work/Play development with commercial space on the first few bottom floors, with apartments above. If I'm stuck with essentially no land, I'd much rather live in a medium-rise building, like 7-10 stories, in a building with an elevator, than on a ground level where my view is just of cars and asphalt. I was happy to see the idea to develop a city center in the Safeway strip mall but that seems years away while, and we're hearing this all over the west coast, people from California are flocking here because they can't afford where they live.

It seems farmers just outside the city have PLENTY of land and HUGE houses, while everyone else is squeezed onto a postage stamp. I understand the desire for good development, though any time you restrict development, prices increase. More laws, more costs, supply is restricted and demand is increasing. I joke to my Atlanta friends I can bike to a vineyard but can't afford a real house.

Sometimes people tell me "live elsewhere," like Woodburn. That means I have a longer commute and have to waste gas sitting in traffic trying to cross the I-5 bridge, clog up the Wilsonville roads, etc. I don't think that benefits you, or the environment, especially when I hear people so worried about global warming these days. I'm all for good development, so let's get it going! :D

Bottom line: I refuse to pay top dollar, at the high end of a real estate market, to live on a

high-tax, tiny parcel, track house, so for now I'm going to continue to rent. I'd like a real garden :) I hope to see more good developments. As long as prices remain high, I don't think the job is getting done.

Thanks for listening!

-ilan

--

1. You can't win.
2. You can't break even.
3. You can't get out of the game.

**From:** [Garet Prior](#)  
**Subject:** Equitable Housing Task Force #3 + Actions and Measures  
**Date:** Tuesday, February 11, 2020 5:12:07 PM

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[This email originated outside of the City of Wilsonville]

---

Dear City Council, Planning Commission, and Equitable Housing Task Force members,

I am incredibly thankful for the hard work of the Task Force members, city staff, ECONorthwest, and Deb Meihoff, through following the Equitable Housing Strategic Plan. On January 29, I attended the final Task Force meeting and [wrote an analysis of the draft actions and measurements](#).

The following comments are for Planning Commission and City Council as you work to finalize the plan:

Previous [concerns I had about not specifically mentioning race](#) and the limited outreach to renters, especially with the Latinx community, **have been addressed** in the draft [Equitable Housing Strategic Plan!](#)

The proposed housing equity measures ([page 22](#)) to **track the number of regulated affordable homes, workforce income, and mortgage denials by race** are excellent and address similar equity gaps that I [highlighted as important](#).

Additionally, I highly **support** the following housing equity measures proposed by Task Force members:

- Permits issued to non-profits for housing development or renovation
- Students experiencing homelessness
- Housing units built within 1/2 mile of transit or services
- Income and race composition at the neighborhood-level

If you want to understand how affable housing is a crucial element of our community, then read the list of benefits ([starting on page 2](#)). The first statement about the **direct connection between safe housing and student achievement** is [close to my heart](#).

I **support** the following immediate actions (within two years):

1. [Transit-Oriented Development](#) at the [Wilsonville Transit Center](#).
2. Equity lens applied to [missing middle housing](#) code changes.
3. Equity lens applied to new growth areas ([Frog Pond](#)).
4. Tax breaks for affordable housing and increasing homeownership.
5. Resource facilitation at the city-level ([City of Milwaukie](#) recently hired a housing point person).

**The only element missing is to call for housing equity with infill opportunities in the [Town Center](#) and [The Piazza at Villebois](#).** I strongly encourage City Council to add this to the high-priority action list (see below). To make this happen, it will most likely involve high-priority



action 2A, securing land for the development of equitable and affordable housing.

Closing comments by Council West, "equity is not isolating your neighbor," and Planning Commissioner Kamran Mesbah, "development of an equity lens must inform all of the indicators," were insightful and encouraging.

Thank you for your time and consideration. Please contact me if you would like to discuss.

--

**Garet Prior**

(440) 796-0298

[A Garet in Wilsonville](#)

*Our greatest inequalities in education, urbanism, and faith translated into understandable and actionable steps.*

**From:** [Bergeron, Tami](#)  
**To:** [Eric Postma - PC](#); [Jerry Greenfield](#); [Kamran Mesbah - PC \(kamranmesbah@hotmail.com\)](#); [Peter Hurley \(pkhurley1@gmail.com\)](#); [Phyllis Millan \(phyllmikey@frontier.com\)](#); [Ron Heberlein](#); [Simon Springall](#)  
**Cc:** [Bateschell, Miranda](#); [Rybold, Kim](#)  
**Subject:** Equity Measures and Data Bias  
**Date:** Monday, December 2, 2019 2:46:21 PM  
**Attachments:** [Housing Deep Dive.pdf](#)

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Planning Commissioners, please note the following email and attachment we received after hours, the Friday before Thanksgiving.

**From:** Gareth Prior <[garet.prior@gmail.com](mailto:garet.prior@gmail.com)>  
**Sent:** Friday, November 22, 2019 5:16 PM  
**Subject:** Equity Measures and Data Bias

Dear Mayor, City Council, Planning Commission, and members of the Equitable Housing Task Force,

From your discussion at the last City Council work session and [online feedback](#) I received, many in the community are asking for measures to define equity.

My most [recent article](#), builds upon coverage of public meetings ([one](#), [two](#), and [three](#)), to **examine the assumptions and biases behind Wilsonville's [Equitable Housing Strategic Plan](#), define equity gaps, and recommend equity-based actions or measurements.**

The attached document includes a quick recap from 500+ pages of technical documents I analyzed with an equity lens (e.g. Clackamas County HNA, Wilsonville HNA, Wilsonville BLI, Wilsonville Market Research Report, and Wilsonville Annual Building Report).

This analysis led me to propose the following **equity-based actions or measurements:**

1. Set targets for neighborhood integration by requiring a minimum of affordable housing in a new development with over 200 homes (inclusionary zoning) and set policy targets for integration in established neighborhoods to support infill and redevelopment.
2. To maintain the economic and racial integration in our schools, establish policies to guide decisions for student enrollment and school zones.
3. For single-parent homes with children, set a target to reduce the number of cost-burdened homes and increase the percentage of homeowners, to be equal to that of two-parent households.
4. Create a target to erase the racial gap for homeownership and cost-burdened homes in Wilsonville.
5. Assess the need for transitional housing and provide a target to provide the number of homes to meet that need.

6. Require future housing data collection and analysis (e.g. HNA, BLI, etc.) to include an equity-based group of people to provide input, feedback, and identify equity measures.

Please let me know if you have any questions and I look forward to seeing your action to define and measure equity to erase the racial gaps in our neighborhoods and schools.

Thank you,

--

**Garet Prior**

(440) 796-0298

[A Garet in Wilsonville](#)

*Our greatest inequalities in education, urbanism, and faith translated into understandable and actionable steps.*

*Tami Bergeron*

Administrative Assistant - Planning

[bergeron@ci.wilsonville.or.us](mailto:bergeron@ci.wilsonville.or.us)

503.570.1571

**From:** [Garet Prior](#)  
**Subject:** Priority Actions for Equitable Housing  
**Date:** Wednesday, November 6, 2019 8:22:23 PM  
**Attachments:** [Tools Near and Long.pdf](#)

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Dear Mayor, City Council, and Planning Commission,

I thank you, City staff, and the Task Force for all your work on the Equitable Housing Strategic Plan. I have been following along with thoughts on the Task Force meetings ([one](#) and [two](#)) and the [October 21 Council work session](#).

As policymakers, I am hoping that you can take bold actions to build upon Wilsonville's leadership in housing to take us to the next level of addressing historic racial inequality.

**I highly support the added objective of "implementation of all housing policies through a lens of social equity and inclusion."** As staff and the consultant draft measurable actions and goals to define success, this objective should be the lens through which all actions are evaluated. In government, if you do not measure something you will not see it happen. These measures will be a critical component of equitable action.

**I highly support all of the proposed actions for near-term implementation (see attached) with two comments:**

1. For tax abatements, homeownership is a good goal, but there are already federal tax exemptions. Many times, renters are left out of the tax incentive system. Be sure to check out the [Clackamas County Housing Task Force report](#) on a tiered System Development Charge (SDC) fee structure. Vertical Housing tax abatements to create mix-use multi-family developments are highly preferred and a way to serve renters.
2. Look to partner with a non-profit for the connections to housing resources (action 1F). For communities that have been historically disadvantaged or attacked by the government, the city presence could be an encumbrance. Work with partners who have established relationships serving housing insecure people.

**I highly support aggressive City action for affordable housing development, especially in the Town Center.** Affordable housing works best in areas where jobs and transportation are already in place (Town Center and WES). We should use all of the necessary tools (e.g. land trust, land acquisition, parking reductions, vertical housing tax abatements, urban renewal, waiving SDCs, etc.) to make this happen.

Please feel free to reach out to me with any questions or if you want to discuss further.

Thank you for your time and consideration!

--

**Garet Prior**

(440) 796-0298

[A Garet in Wilsonville](#)

*Our greatest inequalities in education, urbanism, and faith translated into understandable and actionable steps.*

**From:** [Garet Prior](#)  
**Subject:** Wilsonville Equitable Housing Comments  
**Date:** Wednesday, October 16, 2019 5:45:17 PM

---

Dear Mayor, City Council, School Board, and Planning Commission,

I hope that we all share the importance of coordinating on issues of equity in our schools and neighborhoods. This is why I think the Equitable Housing Strategic Plan has a major impact on all of your work.

For example, earlier this year Portland Public Schools issued a [letter of support](#) for the infill housing bill (HB 2001). In my past, I worked with the Mayor and School Board to establish an [Education Compact](#), which set a quarterly meeting for the School Board and City Council to meet to discuss education topics ([example of an equity matrix from Roanoke](#)).

In following the Equitable Housing Strategy Task Force (my analysis of [first](#) and [second](#) meetings), I believe the data and discussions have been quality, but that we are lacking specificity - especially with regards to race - needed to achieve equity.

As policymakers, I am hoping that you can take bold actions to build upon Wilsonville's leadership in housing to take us to the next level of addressing historic racial inequality.

Of the [options that were proposed](#) by staff and the consultants, I would highly support the following:

1. Aggressive City acquisition of land for affordable housing development (especially in the Town Center).
2. Offering City-owned land at little to no cost to affordable housing developers. The property adjacent to the SMART/WES station should be a top priority.
3. Team with a non-profit to offer housing rights and advocacy training to Wilsonville residents, with an emphasis on serving immigrants and People of Color. [Beaverton's BOLD program](#) is a best practice.
4. Continue to work on tax abatements and regulation/fee removal to make quality infill development and redevelopment a reality. This will be needed to realize the goals of HB 2001.

Thank you for your time and consideration. Please contact me with any questions.

--

**Garet Prior**

[A Garet in Wilsonville](#)

(440) 796-0298

A proud resident of Wilsonville and Villebois

**From:** [Garet Prior](#)  
**To:** [Talk2PC](#)  
**Cc:** [Veliz, Kim](#)  
**Subject:** Clarify Equity in Housing Strategic Plan  
**Date:** Saturday, May 2, 2020 12:54:52 PM

---

[This email originated outside of the City of Wilsonville]

Dear Members of the City Council and Planning Commission,

I support the hard work that City staff and community members have put into preparing the Equitable Housing Strategic Plan!

I support many of the actions in the plan, but additional work is needed to clarify equity. By getting specific about the people we are trying to help overcome historic and systemic injustice, we can better direct our city resources and actions to save lives.

Here's how I think we need to define equity and prioritize action:

**PEOPLE OF COLOR, AND THEIR NEED FOR AFFORDABLE, MULTI-ROOM HOMES TO SUPPORT MULTI-GENERATIONAL HOUSING.**

Wilsonville's Latinx population doubled to 11% in the last decade and is growing. Our multi-family housing at the higher end of the market and cheaper homes do not have enough bedrooms to support multi-generation housing, which is common in immigrant and minority communities.

**SINGLE-PARENT HOUSEHOLDS, AND THEIR NEED FOR AFFORDABLE HOUSING THAT IS CONNECTED TO JOBS, TRANSIT, AND SERVICES.**

It is entirely understandable that trying to balance work and raising children is a major physical and economic stress. Single-parent households have the largest need for subsidized housing of any other family type. If we can lessen their burden for safe and affordable housing, we make a stronger Wilsonville.

**LOW OR FIXED-INCOME INDIVIDUALS AND FAMILIES, AND THEIR NEED FOR HOMEOWNERSHIP.**

Combine the fact that only 9% of Wilsonville is middle income, with housing prices rising 40% in the last 4 years, and homeownership is a fleeting dream for many residents. Due to our housing system, from federal tax subsidies to private market lending, homeownership is the key to wealth building in America. Family wealth is a historic and systemic gap by race, with a 12:1 wealth gap between white and black families.

**PEOPLE IN NEED OF EMERGENCY, TRANSITIONAL, OR SUPPORTIVE HOUSING.**

Major needs in Wilsonville exist for people who are looking for shelter immediately, occasional support when they miss a paycheck or receive an unexpected bill, or long-term because of a physical or mental disability. Currently, there are 44 students in the school district experiencing homelessness and only 8 beds to serve people experiencing homelessness in all of Clackamas County.

Thank you for your time and service,



# Equitable Housing and Business Support - April 6th Meeting Comments

Bergeron, Tami

Mon 4/6/2020 3:51 PM

To: Kamran Mesbah - PC (kamranmesbah@hotmail.com) <kamranmesbah@hotmail.com>; Ron Heberlein <ronheberlein@gmail.com>; Aaron Woods (Aaronwoo1@comcast.net) <Aaronwoo1@comcast.net>; Jennifer Willard <willardjenniferlee@gmail.com>; Jerry Greenfield <jerrygreenfield@gmail.com>; Phyllis Millan (phyllmikey@frontier.com) <phyllmikey@frontier.com>;

Please note the following comments with regard to the Equitable Housing item on tonight's City Council agenda.

Tami Bergeron  
Administrative Assistant

Tami Bergeron  
Administrative Assistant  
City of Wilsonville

503.570.1571  
bergeron@ci.wilsonville.or.us  
www.ci.wilsonville.or.us  
Facebook.com/CityofWilsonville

29799 SW Town Center Loop East, Wilsonville, OR 97070

Disclosure Notice: Messages to and from this e-mail address may be subject to the Oregon Public Records Law.

Despite the public closure of our facilities, the City of Wilsonville remains open for business. We have adjusted operations to efficiently maintain core City services with social distancing guidelines in place. Our goal is to remain responsive to our customers while prioritizing the health and safety of our residents, co-workers and partners in business. Need to meet? Let us know. We are happy to schedule a call or teleconference.

---

**From:** Gareth Prior <garet.prior@gmail.com>  
**Sent:** Sunday, April 5, 2020 12:52:30 PM  
**Subject:** Equitable Housing and Business Support - April 6th Meeting Comments

[This email originated outside of the City of Wilsonville]

---

Dear Mayor and City Council,

## Equitable Housing Strategic Plan

To focus action of the Equitable Housing Strategic Plan to address our community's largest equity gaps, I propose that the following groups be identified as receiving priority investment and attention:

- **Families of color** need for affordable multi-room homes to support multi-generational housing
- **Single-parent households** need for affordable housing that is connected to jobs and services
- **Low/fixed-income individuals and families** need for homeownership
- **Emergency-transitional-supportive** housing

Based on my [analysis and interviews](#), I support the direction, framework, and process of the Equitable Housing Strategic Plan. The identified objectives, goals, and performance measures address many of the needs of these groups.

**But, by greater specifying the equitable charge, we can better inform the direction of our resources and intent.** As the COVID-19 response is teaching us, we are most resilient by developing systems that help those most in need.

### **Business Support for COVID-19 Needs**

I support the Governor's orders and your actions to take aggressive measures to save lives, even when that means making tough choices that impact major aspects of people's lives...job, school, child care, recreation, etc.

I was overjoyed to see you support established organizations, such as Wilsonville Community Sharing, that already have knowledge of service delivery and relationships within the community. We as a city should be careful to choose what actions we take on, but I do have one exception to this rule.

**Similar to Beaverton, Hillsboro, Tualatin, and Tigard, I ask you to establish a local grant program to help small businesses due to COVID-19.**

This action is needed ASAP. Grant programs are available through the federal government, but those have time-consuming or cumbersome steps that make it tough for a small business to access. Having a local program, where applicants know the names and faces of people, is essential to a relationship-based government.

With the budget for FY 20-21 being planned now, you could easily make a shift in next year's programming. It is a common practice to see a \$250,000 shift from one year to the next in a budget. I am willing to take cuts in city services to make this happen.

This amount will not meet the need but will have a relationship-building impact on our neighbors who work and own local businesses. Restaurants and other businesses will return, but it will be with different people unless we help them now.

Please contact me if you would like to discuss.

Thank you,

--

**Garet Prior**  
(440) 796-0298

[A Garet in Wilsonville](#)

*Our greatest inequalities in education, urbanism, and faith translated into understandable and actionable steps.*

**From:** [Bergeron, Tami](#)  
**To:** [Eric Postma - PC](#); [Jerry Greenfield](#); [Kamran Mesbah - PC \(kamranmesbah@hotmail.com\)](#); [Peter Hurley \(pkhurley1@gmail.com\)](#); [Phyllis Millan \(phyllmikey@frontier.com\)](#); [Ron Heberlein](#); [Simon Springall](#)  
**Cc:** [Bateschell, Miranda](#); [Rybold, Kim](#)  
**Subject:** Wilsonville Equitable Housing Comments  
**Date:** Thursday, October 17, 2019 9:59:34 AM

---

Planning Commissioners,

Please note the following citizen comment received from Gareth Prior.

**From:** Gareth Prior <[garet.prior@gmail.com](mailto:garet.prior@gmail.com)>  
**Sent:** Wednesday, October 16, 2019 5:44 PM  
**Subject:** Wilsonville Equitable Housing Comments

Dear Mayor, City Council, School Board, and Planning Commission,

I hope that we all share the importance of coordinating on issues of equity in our schools and neighborhoods. This is why I think the Equitable Housing Strategic Plan has a major impact on all of your work.

For example, earlier this year Portland Public Schools issued a [letter of support](#) for the infill housing bill (HB 2001). In my past, I worked with the Mayor and School Board to establish an [Education Compact](#), which set a quarterly meeting for the School Board and City Council to meet to discuss education topics ([example of an equity matrix from Roanoke](#)).

In following the Equitable Housing Strategy Task Force (my analysis of [first](#) and [second](#) meetings), I believe the data and discussions have been quality, but that we are lacking specificity - especially with regards to race - needed to achieve equity.

As policymakers, I am hoping that you can take bold actions to build upon Wilsonville's leadership in housing to take us to the next level of addressing historic racial inequality.

Of the [options that were proposed](#) by staff and the consultants, I would highly support the following:

1. Aggressive City acquisition of land for affordable housing development (especially in the Town Center).
2. Offering City-owned land at little to no cost to affordable housing developers. The property adjacent to the SMART/WES station should be a top priority.
3. Team with a non-profit to offer housing rights and advocacy training to Wilsonville residents, with an emphasis on serving immigrants and People of Color. [Beaverton's BOLD program](#) is a best practice.

4. Continue to work on tax abatements and regulation/fee removal to make quality infill development and redevelopment a reality. This will be needed to realize the goals of HB 2001.

Thank you for your time and consideration. Please contact me with any questions.

--

**Garet Prior**

[A Garet in Wilsonville](#)

(440) 796-0298

A proud resident of Wilsonville and Villebois

*Tami Bergeron*

Administrative Assistant - Planning

[bergeron@ci.wilsonville.or.us](mailto:bergeron@ci.wilsonville.or.us)

503.570.1571

**From:** [Bergeron, Tami](#)  
**To:** [Aaron Woods \(Aaronwoo1@comcast.net\)](#); [Jennifer Willard](#); [Jerry Greenfield](#); [Kamran Mesbah - PC \(kamranmesbah@hotmail.com\)](#); [Phyllis Millan \(phyllmikey@frontier.com\)](#); [Ron Heberlein](#); [Simon Springall](#)  
**Cc:** [Bateschell, Miranda](#)  
**Subject:** Wilsonville alone cannot solve affordable housing  
**Date:** Friday, January 24, 2020 9:04:21 AM  
**Attachments:** [image001.png](#)

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***Please note the following email sent to your attention by concerned citizen Gareth Prior...***

**From:** Gareth Prior <garet.prior@gmail.com>  
**Sent:** Friday, January 24, 2020 12:27 AM  
**Subject:** Wilsonville alone cannot solve affordable housing

---

Dear Mayor Knapp and members of the City Council and Planning Commission,

Housing cost is regionally driven. Therefore, to achieve a future where safe, affordable housing is located close to quality jobs, schools, and parks, all communities must provide their fair share. Wilsonville alone can not solve affordable housing.

Directed by HB 2003, the Department of Oregon Housing and Community Services (OHCS) will be developing a Regional Housing Needs Assessment (RHNA) for each of Oregon's cities (241 to be exact) and the Portland Metro.

The regional need will be projected and analyzed (household income, housing type, race/ethnicity, disability status, family status and size, people experiencing homelessness, and seniors), then equitably distributed to establish housing targets for cities and Metro.

This analysis will closely follow California's [RHNA process](#), which has been criticized (see [UCLA Issue Brief](#) and [Central City of Los Angeles White Paper](#)) for its lack of enforcement and ability to be politically manipulated. To address these critiques, in recent years California has coupled higher affordable housing targets, which [the San Diego region](#) is challenging in court, with preemption [actions](#) to streamline local land use and housing permitting. OHCS contracted with ECONorthwest to complete this work, and the report is due to the Oregon legislature by September 1, 2020.

This is important because measuring need and setting targets are essential to (1) changing the massive structures that guide housing in Oregon, and (2) getting communities to provide their share of affordable housing. OHCS is receiving public comments on its [RHNA process](#) until January 31.

**If you have 10 minutes, please read my [overview and analysis](#) of the OHCS RHNA scope of work that I will be submitting as public comment. I hope that we may have common areas of support and critique.** Please contact me with any questions or if you want to discuss.

Thank you for your service,

--

**Garet Prior**

(440) 796-0298

[A Garet in Wilsonville](#)

*Our greatest inequalities in education, urbanism, and faith translated into understandable and actionable steps.*

**Tami Bergeron**

*Administrative Assistant*

City of Wilsonville

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[Facebook.com/CityofWilsonville](https://www.facebook.com/CityofWilsonville)



29799 SW Town Center Loop East, Wilsonville, OR 97070

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## Bill Van Vliet

---

**From:** John VanLandingham <JohnVL@oregonlawcenter.org>  
**Sent:** Wednesday, January 29, 2020 1:45 PM  
**To:** Bill Van Vliet  
**Cc:** Alison McIntosh (amcintosh@neighborhoodpartnerships.org)  
**Subject:** RE: property tax abatements--Wilsonville planning process

Bill: If you have a chance to add these points at the Wilsonville meeting tonight, I think they are important enough to mention – in order to make clear how the two primary property tax exemptions (“PTEs”) work for affordable housing.

I’m setting these out as general points rather than as edits to the document, because I think this will be clearer. An edit would be messy and repetitive.

Focusing just on what the memo calls the “Nonprofit Low Income Rental Housing Exemption,” on pages 6 to 11:

1. The memo treats two PTEs as one. (The memo acknowledges that in footnote 1 on page 11.) That is a bad idea, since there are significant differences. The two are
  - (a) ORS 307.515 to 307.535, which Legislative Counsel captions as “Low Income Rental Housing” (“LIRH”).
  - (b) ORS 307.540 to 307.548, “Nonprofit Corporation Low Income Housing” (“NCLIH”).
2. Significantly, LIRH is available for use by for-profit owners (so long as the tax savings are passed through in the rent). See 307.517.
3. The ability of a resident’s income to rise to 80 percent of AMI after the first year of occupancy is limited to the NCLIH exemption. (Unless/until our 2020 bill passes and becomes effective.)
4. For both, if jurisdictions representing 51 percent of the tax base (typically the city plus the school district) approve of the program, then eligible properties get a 100 percent exemption.
5. There is no state exemption for nonprofits providing affordable housing (except for housing authorities). And the former ability to qualify with the local county assessor for property tax exemption as a “charity” under 307.130 (mis-cited in



footnote 1 as 310.130) is now (and has been for several years) prohibited as part of a legislatively-adopted moratorium following litigation between DOR and Willamette Neighborhood Housing Services. (Properties that had already been granted an exemption under 307.130 by their county assessors are grandparented.) In other words, without one of these two programs, affordable housing projects cannot be exempt. The other exemptions cited by the memo are not designed for AH projects.

6. The NCLIH exemption requires annual applications for the exempt property. The LIRH exemption does not require that, but practically speaking cities do require that, to confirm on-going eligibility.

7. In both exemptions, if part of an eligible property is used for other than low income housing, such as a commercial use (e.g., a ground floor Safeway) or mixed income housing, the exemption is prorated.

8. The memo is correct that the NCLIH exemption has no time limit, while the LIRH exemption has a 20-year period. But that 20-year period can be renewed.

9. The most significant difference between the two programs is that the LIRH exemption is limited to new construction, constructed after the city adopts the exemption ordinance, while the NCLIH exemption includes existing housing. As a result, the latter has the potential to cover more properties – and have a greater impact on the city’s tax revenues.

a. Note that both allow a city to adopt additional criteria. For example, a city can adopt a cap on the number of eligible properties (easier to do with the LIRH exemption, since it only applies to new construction after adoption) or on the amount of lost tax revenue.

Happy to discuss all this in greater detail. John VL

John VanLandingham

Attorney at Law

Lane County Legal Aid/Oregon Law Center

Parkview Place

101 East Broadway, #200

Eugene, OR 97401

541-485-1017 (x338) (w); 458-234-4273 (w direct); 541-285-8445 (c)

# FW: Equitable Housing Plan--comment

Rybold, Kim

Mon 4/6/2020 3:36 PM

To: Bergeron, Tami <bergeron@ci.wilsonville.or.us>;

FYI

**Kim Rybold, AICP**

*Senior Planner*

503.570.1583

[rybold@ci.wilsonville.or.us](mailto:rybold@ci.wilsonville.or.us)

*Disclosure Notice: Messages to and from this e-mail address may be subject to the Oregon Public Records Law.*

-----Original Message-----

From: Veliz, Kim <veliz@ci.wilsonville.or.us>

Sent: Monday, April 6, 2020 3:32 PM

To: Councilor Charlotte Lehan <lehan@ci.wilsonville.or.us>; Councilor Ben West <west@ci.wilsonville.or.us>; Councilor Kristin Akervall <akervall@ci.wilsonville.or.us>; Councilor Joann Linville <linville@ci.wilsonville.or.us>; Mayor <Mayor@ci.wilsonville.or.us>

Cc: Cosgrove, Bryan <cosgrove@ci.wilsonville.or.us>; Jacobson, Barbara <jacobson@ci.wilsonville.or.us>; Rybold, Kim <rybold@ci.wilsonville.or.us>; Neamtzu, Chris <neamtzu@ci.wilsonville.or.us>

Subject: FW: Equitable Housing Plan--comment

Please see the below public comment.

-----Original Message-----

From: Kate Greenfield <[gr33kat@gmail.com](mailto:gr33kat@gmail.com)>

Sent: Monday, April 6, 2020 3:14 PM

To: Veliz, Kim <[veliz@ci.wilsonville.or.us](mailto:veliz@ci.wilsonville.or.us)>

Subject: Equitable Housing Plan--comment

I attended the City Council discussion of the Equitable Housing Strategic Plan (EHSP) in March. I was impressed with the overall direction of the EHSP as it was discussed at the last work session. I strongly support creating housing that will continue the character of Wilsonville as a family-friendly, open, diverse community living in a comfortable and beautiful environment with spaces for outdoor activities and a positive environment for an engaged, inclusive community. New housing should reflect the needs of the wide diversity of family sizes, backgrounds and incomes likely to be seeking housing here in the next twenty years.

I thought that the Council discussion I heard reflected an awareness of the general direction that makes sense for Wilsonville as we prepare for the next phase of our community's evolution.

Kate Greenfield

**From:** [Bateschell, Miranda](#)  
**To:** [Nancy Cutler](#)  
**Cc:** [Bergeron, Tami](#); [Rybold, Kim](#)  
**Subject:** RE: Housing  
**Date:** Wednesday, November 13, 2019 1:11:34 PM

---

Dear Ms. Cutler,

Thank you for reaching out and providing your comments on the City's Equitable Housing Strategic Plan efforts. Your comments have been shared with the Planning Commission and City Council.

The Council is considering a range of alternatives associated with the Equitable Housing Strategic Plan, including but not limited to providing a variety of housing types in the City. The City already allows and zones for a wide variety of housing types and has prioritized continuing to do so. The City's existing Development Code already allows Accessory Dwelling Units (which often meet the definition of a tiny home) and does not prohibit you from renting out a room in your house. Depending on the length of rental term and number of rooms, you may need a business license to do so. That being said, it is possible your HOA may have more restrictive rules.

The new state law (HB 2001) focuses more on the types of structures that can be built in single-family neighborhoods. The City will need further guidance from the state as to what exactly this means for additional changes to the Development Code. It is also uncertain how it will interface or not with HOA rules. We should know more in the coming year. As we learn more from the state law, the City will share information on our website and through the Boones Ferry Messenger.

I encourage you to please stay engaged through that process (the City's implementation of the new HB 2001 rules) as well as the Equitable Housing Strategic Plan. Thank you again for your input and commitment to the community.

Best regards,

**Miranda Bateschell**  
*Planning Director*  
City of Wilsonville  
503.570.1581

*Disclosure Notice: Messages to and from this e-mail address may be subject to the Oregon Public Records Law.*

**From:** Nancy Cutler <cutler.nancyjean@gmail.com>  
**Sent:** Saturday, November 9, 2019 9:29 AM  
**To:** Talk2PC <Talk2PC@ci.wilsonville.or.us>; Bateschell, Miranda <bateschell@ci.wilsonville.or.us>  
**Subject:** Housing

Dr Council, I am interested to find out if in your discussions about affordable housing if tiny houses and renting rooms were even considered.

I was told by my HOA that I could not rent a room in my house as it would constitute as a business.

Same for considering adding a tiny house to my existing property.

There is a real need for these housing options also.

I think the city should consider those options along with all the other ideas that are being discussed.

I also thought that OR passed a new law stating that multi housing dwellings could be built now in single family neighborhoods. Wouldn't that supersede current HOA's rules?

Curious to know,

Nancy Cutler, Wilsonville resident

**From:** [Molly Fraser](#)  
**To:** [Talk2PC](#)  
**Cc:** [Veliz, Kim](#)  
**Subject:** Clarify Equity in Housing Strategic Plan  
**Date:** Sunday, May 3, 2020 9:44:24 PM

---

[This email originated outside of the City of Wilsonville]

Dear City Council and Planning Commission,

I support the hard work that City staff and community members have put into preparing the Equitable Housing Strategic Plan!

I fully support the direction of the Equitable Housing Strategic Plan in addressing our biggest racial and income gaps in Wilsonville. To improve this plan, we need to clarify equity by identifying and directing action to the following needs:

1. PEOPLE OF COLOR, AND THEIR NEED FOR AFFORDABLE, MULTI-ROOM HOMES TO SUPPORT MULTI-GENERATIONAL HOUSING.
2. SINGLE-PARENT HOUSEHOLDS, AND THEIR NEED FOR AFFORDABLE HOUSING THAT IS CONNECTED TO JOBS, TRANSIT, AND SERVICES.
3. LOW OR FIXED-INCOME INDIVIDUALS AND FAMILIES, AND THEIR NEED FOR HOMEOWNERSHIP.
4. PEOPLE IN NEED OF EMERGENCY, TRANSITIONAL, OR SUPPORTIVE HOUSING.

I know that calling out these groups means that not everyone is mentioned, but by focusing our system on those hardest to reach, all will benefit. Equity is about providing the support people need to succeed, not giving everyone the same thing.

This is not a partisan endorsement because it places people, not a political party at the center of the focus. Solving structural inequality will require more and less government.

As COVID-19 is reminding us, systemic injustice is a matter of life and death for people of color and historically marginalized groups.

Thank you for your time and consideration!

Molly Franklin

**From:** [malea vedack](#)  
**To:** [Bergeron, Tami](#)  
**Subject:** Equitable Housing Discussion  
**Date:** Thursday, April 2, 2020 11:47:58 PM

---

[This email originated outside of the City of Wilsonville]

Hi Tami,

My two cents: It feels tone deaf on the city's part to move forward on this topic right now with everything that's going on. A lot of people are scared, they've lost their jobs, can't meet basic needs, businesses are closing their doors...these are unprecedented times, table it for the time being?

Malea

**From:** [Bergeron, Tami](#)  
**To:** [Councilor Ben West](#); [Councilor Charlotte Lehan](#); [Councilor Joann Linville](#); [Councilor Kristin Akervall](#)  
**Cc:** [Rybold, Kim](#); [Bateschell, Miranda](#); [Eric Postma - PC](#); [Jerry Greenfield](#); [Kamran Mesbah - PC](#) ([kamranmesbah@hotmail.com](mailto:kamranmesbah@hotmail.com)); [Peter Hurley \(pkhurley1@gmail.com\)](mailto:Peter.Hurley@gmail.com); [Phyllis Millan \(phyllmikey@frontier.com\)](mailto:Phyllis.Millan@frontier.com); [Ron Heberlein](#); [Simon Springall](#)  
**Subject:** FW: Housing - Cutler  
**Date:** Tuesday, November 12, 2019 12:17:38 PM  
**Attachments:** [image001.png](#)

---

***Councilors and Commissioners,***

***Please note the following on behalf of Miranda Bateschell and Kimberly Rybold...***

**From:** Nancy Cutler <cutler.nancyjean@gmail.com>  
**Sent:** Saturday, November 9, 2019 9:29 AM  
**To:** Talk2PC <Talk2PC@ci.wilsonville.or.us>; Bateschell, Miranda <bateschell@ci.wilsonville.or.us>  
**Subject:** Housing

Dr Council, I am interested to find out if in your discussions about affordable housing if tiny houses and renting rooms were even considered.

I was told by my HOA that I could not rent a room in my house as it would constitute as a business.

Same for considering adding a tiny house to my existing property.

There is a real need for these housing options also.

I think the city should consider those options along with all the other ideas that are being discussed.

I also thought that OR passed a new law stating that multi housing dwellings could be built now in single family neighborhoods. Wouldn't that supersede current HOA's rules?

Curious to know,

Nancy Cutler, Wilsonville resident

***Please know that we will reach out to Nancy Cutler in order to clarify and answer some of her expressed questions.***

**Tami Bergeron**

*Administrative Assistant*

City of Wilsonville

503.570.1571

[bergeron@ci.wilsonville.or.us](mailto:bergeron@ci.wilsonville.or.us)

[www.ci.wilsonville.or.us](http://www.ci.wilsonville.or.us)

[Facebook.com/CityofWilsonville](https://www.facebook.com/CityofWilsonville)



29799 SW Town Center Loop East, Wilsonville, OR 97070

**From:** [Nancy Cutler](#)  
**To:** [Rybold, Kim](#)  
**Subject:** Equitable Housing  
**Date:** Monday, May 4, 2020 5:45:20 PM

---

**[This email originated outside of the City of Wilsonville]**

---

Hello there! I believe I asked you a while back if the plan was going to be implemented in Wilsonville.

I see the city is going to consider it on May 13th.

I'm just curious if the plan would allow for the following, tiny houses on single family neighborhood lots? And if a homeowner in a single family property could convert part of their dwelling into a rental property?

I'm aware that homeowners rent out rooms all the time and people convert part of their dwellings for extended family ie" granny flats" also.

I'm just wondering what will be allowable and if the above mentioned if so, would be considered a " business " and also how it would all be affected by HOA's and also VRBO's

Thanks, looking forward to you reply. Nancy Cutler



**From:** [Nancy Cutler](#)  
**To:** [Rybold, Kim](#)  
**Subject:** Affordable housing  
**Date:** Wednesday, September 04, 2019 4:08:58 PM

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Hello! I just read the article in the messenger about plans to provide affordable housing. I'm curious to know if the city will allow single family residents who have lots of extra space to rent out a room/ rooms? It is a great way for singles and students and even younger people to have their own space at an affordable rate. It is also a small income for the homeowner to make their house really work for them. I'm aware that our state passed something this year that will allow multiple dwellings in single family neighborhoods.?? So I'd like the city to address current HOAs and if it is feasible for Home owners to rent space under the new law.

Thanks, Nancy Cutler

[cutler.nancyjean@gmail.com](mailto:cutler.nancyjean@gmail.com)

**From:** [Rybold, Kim](#)  
**To:** [malea.vedack@gmail.com](mailto:malea.vedack@gmail.com)  
**Cc:** [Bergeron, Tami](#)  
**Subject:** RE: Equitable Housing Discussion  
**Date:** Wednesday, April 8, 2020 2:56:08 PM  
**Attachments:** [image001.png](#)

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Malea,

The current environment is indeed unprecedented, and concerning. From our perspective, that only reinforces the importance of continuing the critical work. Our successful economic recovery is going to be heavily dependent on our ability to respond as opportunities become available to support our local economy. Our preparation is essential.

The Equitable Housing Strategic Plan, in particular, ensures we have a framework in place to address housing affordability. In light of what we are now experiencing, this framework becomes even more essential. Completing the project puts us in a much better position to provide solutions for the many who may be facing housing insecurity in an uncertain economic environment.

Thank you,

**Kimberly Rybold, AICP**  
Senior Planner  
City of Wilsonville

503.570.1583  
[rybold@ci.wilsonville.or.us](mailto:rybold@ci.wilsonville.or.us)  
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29799 SW Town Center Loop East, Wilsonville, OR 97070

*The City of Wilsonville is open for business, however, we are not participating in person to person meetings at this time. We are coordinating with our customers and service providers and have adopted a plan in response to the COVID-19 outbreak designed to address business continuity. The plan includes ensuring our staff can continue to work, either in a safe office or field location, using social distancing practices or working remotely. Our goal is to be responsive to our customers throughout any potential shutdowns or quarantines that may be implemented. We appreciate your understanding and cooperation.*

*Disclosure Notice: Messages to and from this e-mail address may be subject to the Oregon Public Records Law.*

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**From:** malea vedack <[malea.vedack@gmail.com](mailto:malea.vedack@gmail.com)>  
**Sent:** Thursday, April 2, 2020 11:47:51 PM  
**To:** Bergeron, Tami

**Subject:** Equitable Housing Discussion

[This email originated outside of the City of Wilsonville]

Hi Tami,

My two cents: It feels tone deaf on the city's part to move forward on this topic right now with everything that's going on. A lot of people are scared, they've lost their jobs, can't meet basic needs, businesses are closing their doors...these are unprecedented times, table it for the time being?

Malea

**From:** [Rybold, Kim](#)  
**To:** [Nancy Cutler](#)  
**Subject:** RE: Affordable housing  
**Date:** Friday, September 6, 2019 4:33:35 PM  
**Attachments:** [image001.png](#)

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Nancy,

Our Development Code presently does not prohibit you from renting out a room in your house. Depending on the length of rental term and number of rooms, you may need a business license to do so. That being said, you would also need to check with your HOA to see if they have any rules prohibiting this.

The new state law (HB 2001) focuses more on the types of structures that can be built in single-family neighborhoods. The City will need further guidance from the state as to what exactly this means for additional changes to the Development Code. We should know more in the coming year.

If you have any more specific questions please let me know.

Thank you,

**Kimberly Rybold, AICP**  
*Senior Planner*  
City of Wilsonville

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**From:** Nancy Cutler <cutler.nancyjean@gmail.com>  
**Sent:** Wednesday, September 04, 2019 4:09 PM  
**To:** Rybold, Kim <rybold@ci.wilsonville.or.us>  
**Subject:** Affordable housing

Hello! I just read the article in the messenger about plans to provide affordable housing. I'm curious to know if the city will allow single family residents who have lots of extra space to rent out a room/ rooms? It is a great way for singles and students and even younger people to have their own space at an affordable rate. It is also a small income for the homeowner to make their house really work for them. I'm aware that our state passed something this year that will allow multiple dwellings in single family neighborhoods.?? So I'd like the city to address current HOAs and if it is feasible for Home owners to rent space under the new law. Thanks, Nancy Cutler