

**Planning Commission Record Index
Equitable Housing Strategic Plan
LP20-0002**

Public Engagement

Surveys – two

- Questions
- Results

Email notifications

Library voting boards

Let's Talk, Wilsonville storytelling and engagement

Survey Report

22 July 2019 - 20 August 2019

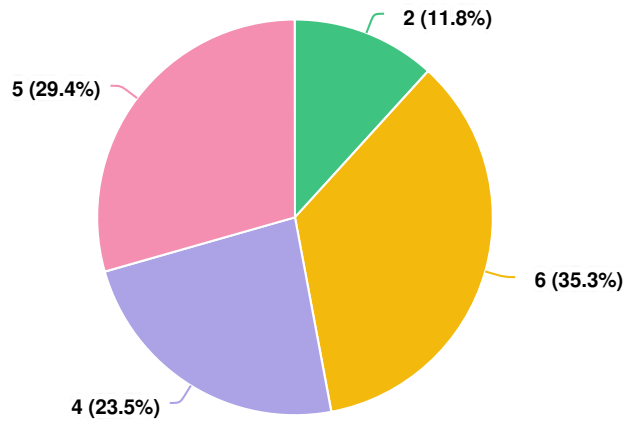
Equitable Housing Survey

PROJECT: Equitable Housing Strategic Plan

Let's Talk, Wilsonville!



Q1 How long have you lived in Wilsonville

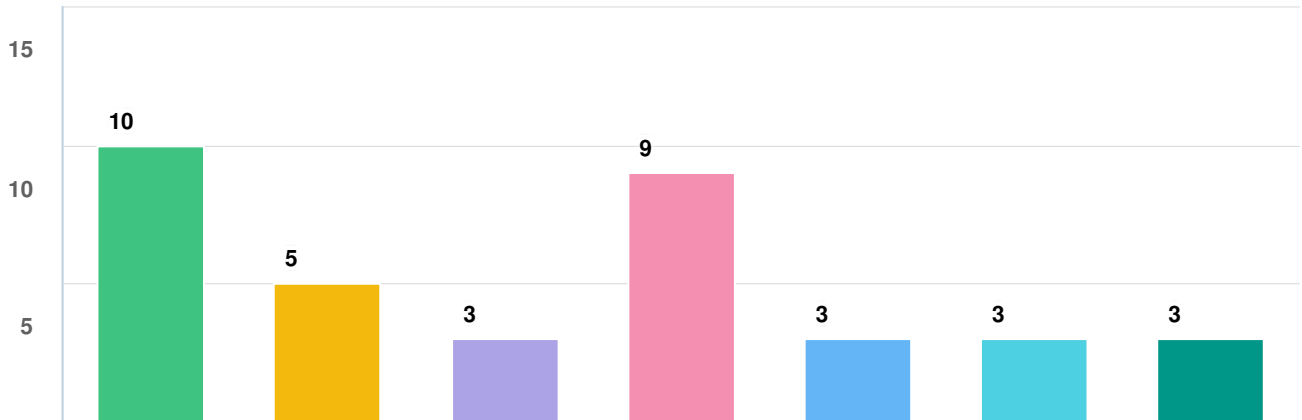


Question options

- Less than a year
- 1-5 years
- 5-10 years
- 10+ years

(17 responses, 0 skipped)

Q2 Why did you choose to live in Wilsonville? (select all that apply)



Question options

- Commute
- Housing Type
- Housing Cost
- Schools
- Proximity to Family
- Parks and Open Space
- Other

(17 responses, 0 skipped)

Q3 | **Other**

Kgreenfi

8/15/2019 07:39 PM

Beautiful, walkable, with excellent city government

SMR

8/18/2019 11:30 PM

One of us got a job in Wilsonville.

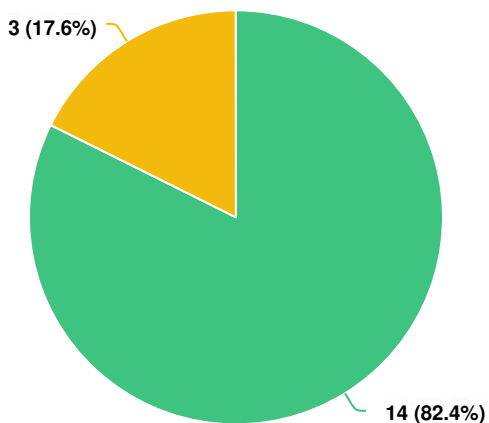
Jgreenfi

8/19/2019 09:48 AM

Overall livability, governance, diversity, transportation (SMART, WES), and location. Wilsonville has it all.

Optional question (3 responses, 14 skipped)

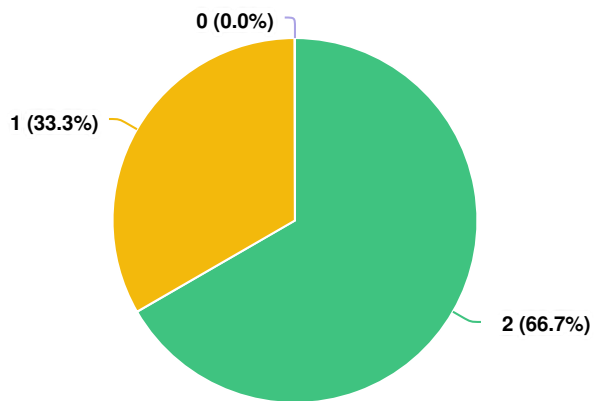
Q4 Do you own or rent your home?



Question options

● Own ● Rent
(17 responses, 0 skipped)

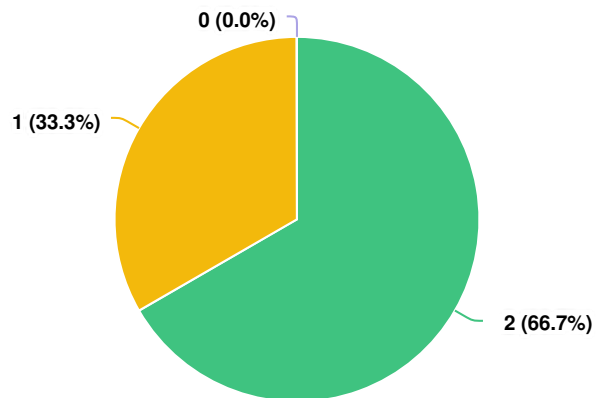
Q5 What is the general condition of your home?



Question options

● Well-maintained ● Average ● Poorly-maintained
(3 responses, 14 skipped)

Q6 | Do you feel stressed about the possibility of rent increases?

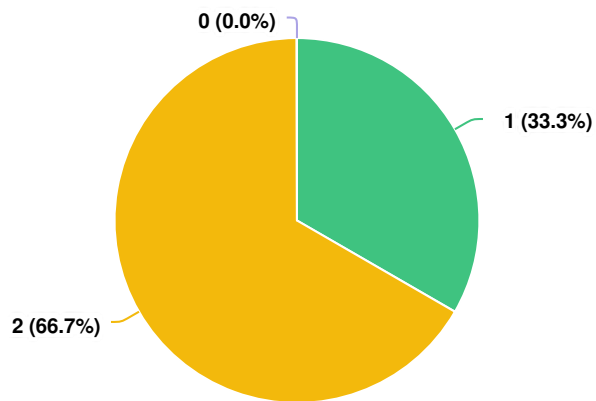


Question options

- Yes
- Somewhat
- No

(3 responses, 14 skipped)

Q7 | Will you be looking to buy a home in the next 5 years?

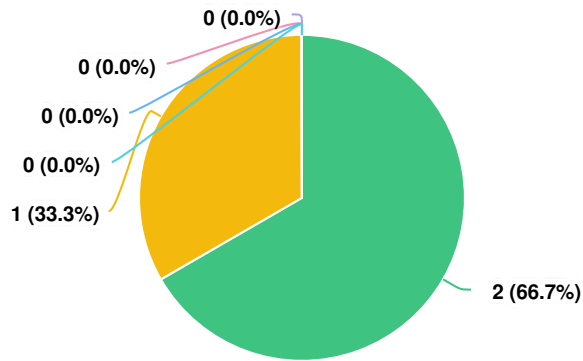


Question options

- Yes
- No
- Unsure

(3 responses, 14 skipped)

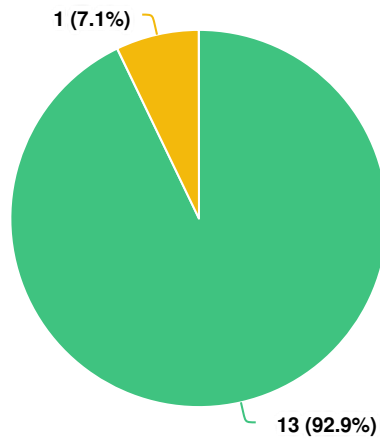
Q8 What is the biggest challenge you see in buying a home in Wilsonville?



Question options

- Saving for a down payment
 - Getting approved for a loan
 - Finding the right house
 - Finding a neighborhood where you feel welcome
 - Finding a home you can afford
 - Other
- (3 responses, 14 skipped)

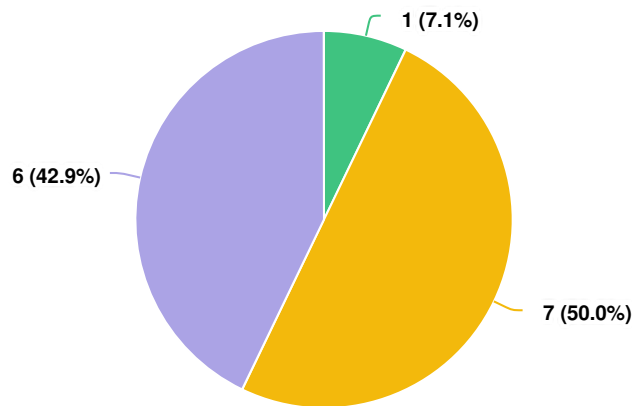
Q10 Do you feel able to afford your home's maintenance needs?



Question options

- Yes
 - No
- (14 responses, 3 skipped)

Q11 Do you feel stressed about affording your monthly housing costs (including mortgage payments, property taxes, insurance cos...

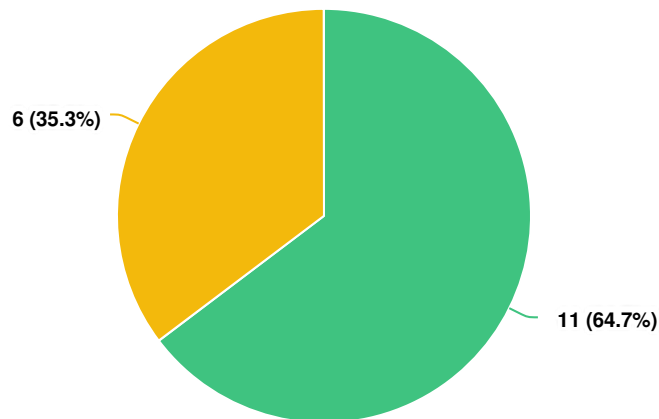


Question options

Yes Somewhat No

(14 responses, 3 skipped)

Q12 Do you feel your home is suitable for aging in place (when a person lives and ages in their residence of choice, for as lon...



Question options

Yes No

(17 responses, 0 skipped)

Q13 Why or why not?

Kgreenfi

8/15/2019 07:39 PM

Small, master on the main, adequate for retired couple, in quiet neighborhood, access to public transportation, proximity to hospital, stable, well-run city government.

Marl3y

8/15/2019 09:13 PM

Because of location

Nnguyen

8/15/2019 09:26 PM

I like our home. And want to stay for a long time.

Clfunk

8/15/2019 10:34 PM

I like living near everything.

#Grace19

8/16/2019 12:44 AM

It's comfortable here

Mra413

8/17/2019 10:07 AM

We designed and built our house.

Jgreenfi

8/19/2019 09:48 AM

We located in Wilsonville because of access to everything we need locally and nearby. We bought a home that will allow us to walk or ride SMART to most weekly needs even after we give up driving.

SJ

8/19/2019 09:51 AM

The access to hospitals, public transportation and family that lives close by.

Optional question (8 responses, 9 skipped)

Q14 Why or why not?

glfunk

8/15/2019 08:27 PM

Stairs

Kaitithorson

8/16/2019 07:33 AM

Two story. Most homes in Wilsonville are. The city could use more one story that's not in Charbonneau.

Ngcombs

8/16/2019 01:45 PM

It is specifically for active seniors. You can have live in help but if needed more advanced help I would need to move into assisted living facility

SMR

8/18/2019 11:30 PM

Stairs, lack of disabled or elderly parking, lack of lighting in the parking lot.

Aparna

8/19/2019 12:45 PM

Tax is going up to afford it where I am at

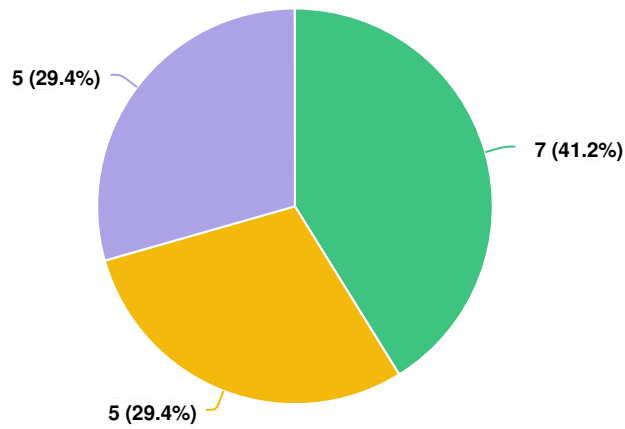
Marston

8/20/2019 09:11 AM

Need more options for one level homes that are upscale. Luckily my home has a master on the main, so I don't use the upstairs. The property taxes will force me to move out of Wilsonville as a retire.

Optional question (6 responses, 11 skipped)

Q15 Do you think you could afford to buy a home in Wilsonville in today's housing market?

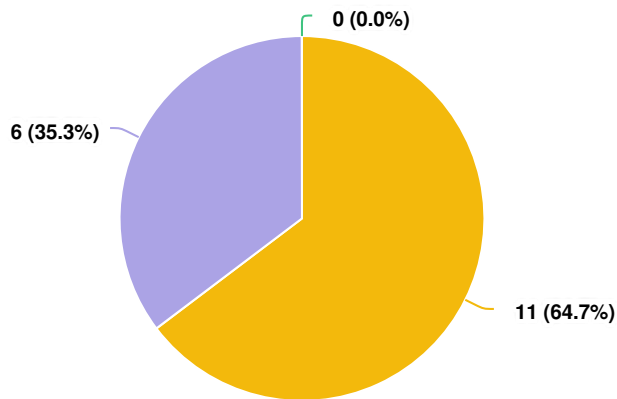


Question options

● Yes ● No ● Unsure

(17 responses, 0 skipped)

Q16 Do you plan to move in the next 5 years?



Question options

● Yes ● No ● Unsure

(17 responses, 0 skipped)

Q18 Why or why not?

Kgreenfi

8/15/2019 07:39 PM

Wilsonville is a very good location for a retired couple who wants to walk, bike, have access to the city when needed, have access to good health care, and belong to a community.

Nnguyen

8/15/2019 09:26 PM

We never want to be house poor so we will stay in order to not have too high of payment

Kaitithorson

8/16/2019 07:33 AM

Love Wilsonville, want to raise kids here.

Ngcombs

8/16/2019 01:45 PM

We like living in Wilsonville, a very friendly, active community

Mra413

8/17/2019 10:07 AM

We just moved here and built a new house. We love it!

CreedHarmon

8/19/2019 09:25 AM

Just bought.

Jgreenfi

8/19/2019 09:48 AM

We bought here with a view to aging in place comfortably.

SJ

8/19/2019 09:51 AM

we like our neighborhood and it's an easy commute to my job.

Aparna

8/19/2019 12:45 PM

We have local jobs to support our living here.

Marston

8/20/2019 09:11 AM

Planning to wait until retirement to move. Would love to stay but property taxes are way to high, the water bill is quite high as well. Everything is easy to get to, so I don't spend much time on the freeway which I appreciate.

Optional question (10 responses, 7 skipped)

Q19 Why or why not?

glfunk

8/15/2019 08:27 PM

Might move to Eugene for family

Marl3y

8/15/2019 09:13 PM

Children graduating and now divorced so not sure what the future will bring

Clfunk

8/15/2019 10:34 PM

Looking at options for retirement

#Grace19

8/16/2019 12:44 AM

Not sure.

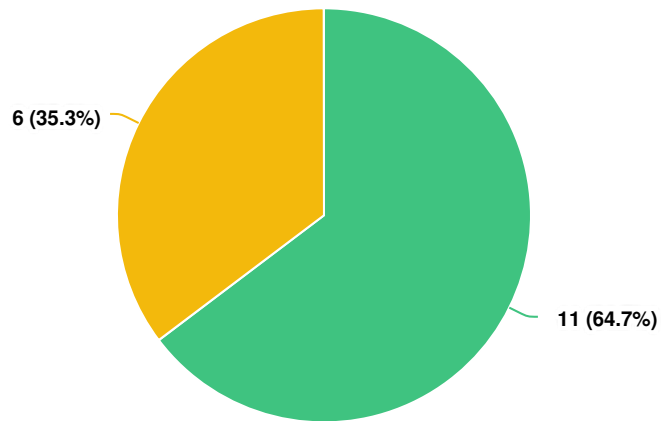
SMR

8/18/2019 11:30 PM

When our apartment rent increases beyond the already exorbitant amount we already pay we will have to seek to move outside of Wilsonville most likely. We have a relatively low rent amount compared to most of Wilsonville but it's still entirely too much.

Optional question (5 responses, 12 skipped)

Q20 Do you think there is an adequate variety of housing types in Wilsonville?



Question options

- Yes
- No

(17 responses, 0 skipped)

Q21 | What type of housing do you feel is needed?

SMR

8/18/2019 11:30 PM

More low income properties, subsidized apartments, shelters, and transitional housing for women and families.

Amsmith

8/19/2019 12:03 AM

More new housing that is NOT in Villebois

CreedHarmon

8/19/2019 09:25 AM

Lower income.

Jgreenfi

8/19/2019 09:48 AM

More small lots with single-floor homes for retirees and small families

Marston

8/20/2019 09:11 AM

Upscale duplex that are one level. More one level homes in the 1800-2200 square feet range.

Optional question (5 responses, 12 skipped)

Q22 | Please identify your greatest concern related to housing in Wilsonville.

Kgreenfi

8/15/2019 07:39 PM

Wilsonville should retain the current balance of single family and multi-family housing as it expands. It should increase duplex and quad-plex housing aimed at seniors and should retain a balance of apartments aimed at families and at professional and retired singles and couples. It should aim to be a diverse community that retains its current character.

glfunk

8/15/2019 08:27 PM

I hear rent is too high for working families that live in apartments

Marl3y

8/15/2019 09:13 PM

The number of houses and the schools at capacity

Nnguyen

8/15/2019 09:26 PM

High density

Clfunk

8/15/2019 10:34 PM

More walking/ running paths on my end of Wilsonville (Landover). With all the new housing being added it would sure be nice to not have to drive to Grahams Ferry to enjoy a walk.

#Grace19

8/16/2019 12:44 AM

Parking sucks!

Kaitithorson

8/16/2019 07:33 AM

Priced very highly right now. Houses in some areas are also extremely close together. Larger lot sizes.

Ngcombs

8/16/2019 01:45 PM

Need more affordable housing, especially if you want to keep the younger generation in Wilsonville.

Mra413

8/17/2019 10:07 AM

Over-crowding and an infrastructure that can't handle the rapid growth.

teresapetrin

8/18/2019 10:02 PM

too much new housing with not enough new roads

SMR

8/18/2019 11:30 PM

Cost.

Amsmith

8/19/2019 12:03 AM

Not enough to choose from except Villebois. Would like more options where the houses aren't so close together.

CreedHarmon

8/19/2019 09:25 AM

Not enough diversity, both in income types and ethnicity.

Jgreenfi

8/19/2019 09:48 AM

Too much focus on larger lots and estate homes

SJ

8/19/2019 09:51 AM

It's difficult for young people just starting out to afford housing in Wilsonville, along with childcare and other expenses young families experience.

Aparna

Too many new constructions without a planning for growing traffic. Example

8/19/2019 12:45 PM

Frog Pond development with no two lane roads

Marston

8/20/2019 09:11 AM

There are nice one level homes, that don't go for sale often. But are really old and will need 75K of remodel to make them nice like the newer homes/condo/townhomes available. These dense homes are not feasible as you age. WAY TOO MANY STAIRS.

(17 responses, 0 skipped)

Renter Survey Key Takeaways – Survey Report

Summary:

All surveys were distributed to Affordable Housing apartment complexes. There was a total of 14 surveys submitted.

Residents surveyed seem to be connected to the community of Wilsonville:

- Many of the respondents chose to live in Wilsonville and do not plan to leave.
- Around 36% of respondents only looked in Wilsonville for housing.
- Most respondents were somewhat long-term residents, 5 years+.
- Around 40% of respondents would contact friends or family in times of need which suggests they have a strong network nearby.

Survey respondents feel secure and satisfied with their housing:

- Compared to the national averages the respondents to this survey found affordable housing very quickly.
- The majority also do not feel that they are at risk of losing their housing or not being able to afford their current home in the future.
- While many of the responses to the quick poll and library kiosk indicate a need for more housing suitable to ageing in place, all but one respondent to this survey feel they are able to age in their current home without issue

Survey respondents may not feel it is possible to be homeowners or are just not interested:

- The most picked answer for the last question (housing strategy question) is “working with apartment owners to maintain housing for the long term and keep rents from increasing too rapidly.”
- Very few respondents aspire to buy a home. This could be due to how satisfied they are with their current living situation. However, I think it is interesting to note that they believe the biggest barrier to buying a home in Wilsonville would be finding a home they could afford. To me this says that if they did aspire to own a home they see it being a big challenge to stay in their community.

Breakdown:

Question 1: How long have you lived in Wilsonville?

85.7% of survey respondents have lived in Wilsonville for 5+ years.

Question 2: Why did you choose to live in Wilsonville?

Housing cost was at least one of the reasons 71.4% of survey respondents choose to live in Wilsonville. For 50% of respondents Parks and Open space was one of the reasons they choose Wilsonville. Only one survey respondent choose Wilsonville because of the proximity to work. No respondents choose to live in Wilsonville for the school system or because they liked the home.

Question 3: When you were looking for your current home, how long did it take before you found it in Wilsonville?

71.4% of respondents only looked for housing for between 0-6 months before finding housing in Wilsonville. The other respondents found housing between 6 months and 2 years. No respondents waited more than 2 years to find housing.

Question 4: When you were looking for your current home, what other areas were you considering?

35.7% of respondents were looking for housing in only Wilsonville. The 2 other towns most commonly choose are Tualatin and Oregon City.

Question 5: Do you feel your home is suitable for ageing in place?

All but one respondent feel that their home is suitable for aging in place.

Question 6: Is your home big enough to meet the needs of your family?

84.6% of respondents feel their home is big enough to meet their needs.

Question 7: If you could improve one thing about your housing now, what would it be?

The majority of respondents choose other. There does not appear to be any trend for the other responses. The second highest response for this question was more bedrooms.

Question 8: How well do you feel the property owner is maintaining your home?

71.4% of respondents feel their property is well maintained. No respondents felt their home is poorly maintained.

Question 9: Do you feel stressed about your ability to afford monthly housing costs?

64.3% respondents are not stressed about affording housing. Only 1 respondent feels stressed with 2 feeling somewhat stressed.

10. Do you plan to stay in your current home for at least the next 5 years?

71.4% of respondents plan to stay in their current home for the next 5 years. 21.1% were unsure.

11. Do you aspire one day to buy a home?

85.7% of respondents do not aspire to buy a home?

12. What do you think would be the biggest challenge to buying a home in Wilsonville?

72.7% of respondents believe that finding a home that they could afford would be the biggest barrier to buying a home.

13. If you had an issue with your living situation or needed assistance, who would you go to for help?

46.2% would go to County or State services for help. 38.5% would go to family or friends.

14. Which of these ideas would help ensure that people from different backgrounds, ages, ethnicities, incomes, and physical abilities can live in Wilsonville?

46.2% chose working with apartment owners to maintain housing for the long term and keep rents from increasing too rapidly.

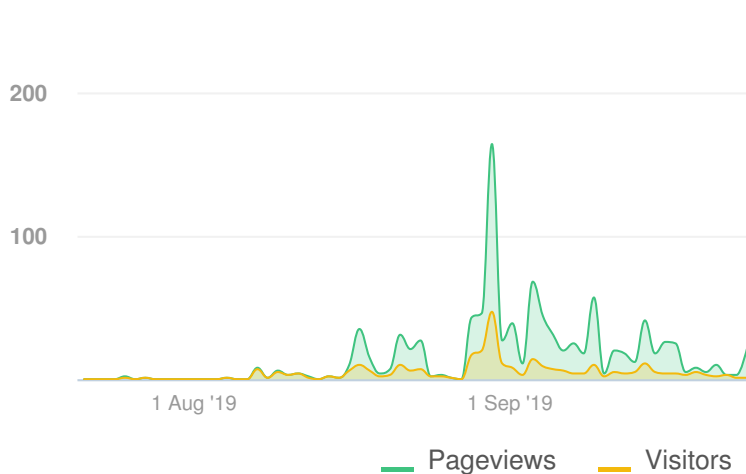
Project Report

19 July 2019 - 22 September 2019

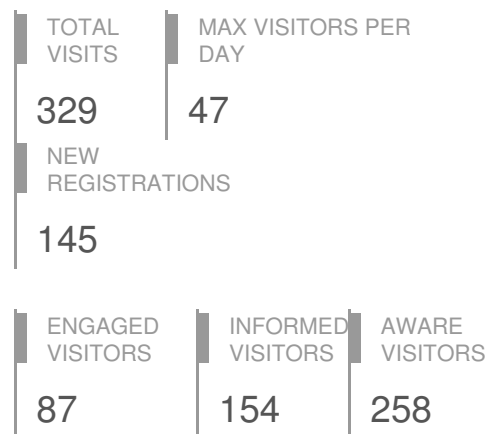
Let's Talk, Wilsonville! Equitable Housing Strategic Plan



Visitors Summary

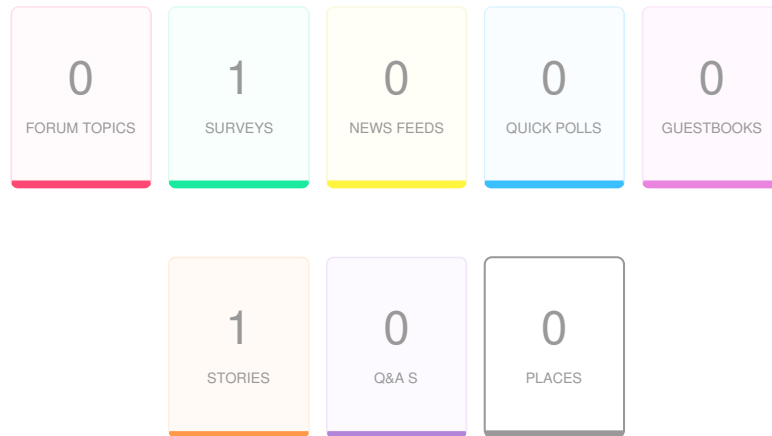


Highlights



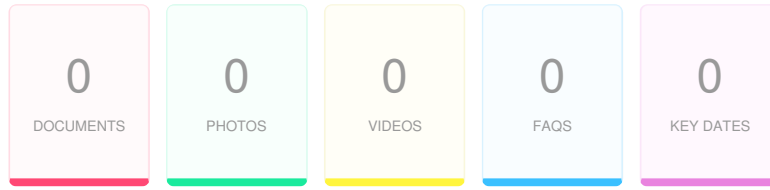
Aware Participants	258	Engaged Participants	87		
Aware Actions Performed	Participants	Engaged Actions Performed	Registered	Unverified	Anonymous
Visited a Project or Tool Page	258				
Informed Participants	154	Contributed on Forums	0	0	0
Informed Actions Performed	Participants	Participated in Surveys	80	0	0
Viewed a video	0	Contributed to Newsfeeds	0	0	0
Viewed a photo	0	Participated in Quick Polls	0	0	0
Downloaded a document	0	Posted on Guestbooks	0	0	0
Visited the Key Dates page	0	Contributed to Stories	12	0	0
Visited an FAQ list Page	0	Asked Questions	0	0	0
Visited Instagram Page	0	Placed Pins on Places	0	0	0
Visited Multiple Project Pages	70	Contributed to Ideas	0	0	0
Contributed to a tool (engaged)	87				

ENGAGEMENT TOOLS SUMMARY



Tool Type	Engagement Tool Name	Tool Status	Visitors	Contributors		
				Registered	Unverified	Anonymous
Story Telling Tool	Priced out of Portland	Accepted	50	1	0	0
Story Telling Tool	2 bedrooms 1 bath	Accepted	0	1	0	0
Story Telling Tool	Why I Live in Wilsonville	Accepted	0	1	0	0
Story Telling Tool	Quality Education for my children	Accepted	0	1	0	0
Story Telling Tool	Starting Out	Accepted	0	1	0	0
Story Telling Tool	Why wilsonville	Accepted	0	1	0	0
Story Telling Tool	We love Wilsonville	Accepted	0	1	0	0
Story Telling Tool	Wilsonville WAS a great place	Accepted	0	1	0	0
Story Telling Tool	Planning for the future growth in Wilsonville	Accepted	0	1	0	0
Story Telling Tool	When housing was affordable	Accepted	0	1	0	0
Story Telling Tool	Great start	Accepted	0	1	0	0
Story Telling Tool	Living In a Tent is Touch and Go	Accepted	0	1	0	0
Survey Tool	Equitable Housing Survey	Archived	165	80	0	0

INFORMATION WIDGET SUMMARY



Widget Type	Engagement Tool Name	Visitors	Views/Downloads
Key Dates	Key Date	0	0

STORY TELLING TOOL

Priced out of Portland

author: Erica

My husband and I have always been hard workers, both growing up on Oregon farms and going to college. We knew how to save money, be frugal, and at 23 I was making enough as a manager to buy a condo in downtown Portland. I thought I was too young and I would buy when I was ready to settle down. We both did Dave Ramsey as young college students. When it came time to settle down Oregon had changed. I no longer got jobs just by applying. My husband had been in the luxury tech design business in the Pearl District, but was now working as a pizza delivery driver during the recession. We got a small house with a yard, he got two jobs, and then in 2014 rental prices increased dramatically. We went from paying \$640 for a very small Victorian house in Oregon City to paying nearly \$1100 in the only city with "affordable" rentals. Wilsonville. I wasn't sure about Wilsonville. I cried when we moved. I love historic homes and Wilsonville was very, shiny and new. There were mostly chain restaurants. We had been working like crazy to pay down debt, and with our cheap rental had paid off 45K with a low paying job and a pizza delivery job. We got creative using transit, riding bikes, no t.v. or internet. We had dreams of owning a home but I didn't see that happening in Wilsonville. It felt like a place we could live in for now, but eventually we'd have to leave and I didn't want to get attached. Of course I did. We have been here almost 5 years now and I can't imagine a better city for our family. We are involved in our community, my son walks to his school, and we have build a number of solid friendships. We lucked out with timing and managed to get an inexpensive rental at an expensive apartment complex which saved us money. I didn't need to drive my son to school each day. But we still dream of owning a home. If we want to stay in our neighborhood we are looking at paying more per month for a smaller condo than what we rent now. Not that we qualify. With three kids in a two bedroom I often wonder how long our downstairs neighbors will cope. Above us a couple merely walking to their kitchen pounds above us all day long. We knew everything they do, just like the neighbors below us. The kids had to learn not to run, not to walk around too much; A far cry from my husband and I who grew up running around in fields all day. There are no three bedrooms in the city we can afford, and at our complex our rent would increase by \$600 a month. My husband now works four jobs. He works his main tech job fifteen minutes away, comes home for an hour and then drives to wash dishes getting off work around 11:30pm. He comes home and get's up at 5am to do it all over again. On weekends he does tech support for a company out of San Francisco and then picks up computer gigs online. He gets several job offers each week from other states and we often wonder if we should just leave to get out of the low pay and high cost of living here. But we come from several generations of Oregonians. We'd both be leaving our families, and we love the Pacific Northwest. Our lives are here. Right now there is a large gap in Wilsonville. There are no starter homes, just condos for older financially stable couples who are downsizing or starter homes for singles or two working professionals with at least one high paying job. We would gladly take an inexpensive small home the size of our apartment (1,000) and a simple life, but that doesn't exist anywhere. Or an old fixer upper that requires a lot of work. That also doesn't exist. There are a few mobile home parks. We are surrounded by people who say "live frugally" when everything we buy is secondhand or free. Or people who say "get an education" when we both have extensive college education and lots of experience. Both of us have been told we are overqualified for jobs. We are told "work hard and it will pay off" but cost of living has only gone up, surpassing wages. My husband is not able to give more to his job because he is always working and always tired. More apartments were supposed to be built nearby, but wealthy home owners no longer wanted them built. It would lower their home values. It's hard to have a village feel when you don't want the middle class villagers. Our monthly costs to live here went up almost \$200 this last year. That all said I know we are so blessed. At least we have jobs. We have enough food to eat and live in a wonderful area. We have healthcare and our kids are thriving and healthy. We have plenty of room and my husband makes good money doing something he loves. We just don't feel it should take middle class people 3-4 jobs to buy a home. We want to be able to save money for emergencies and build wealth through our hard work. We want to be able to give more financially to pe

STORY TELLING TOOL

ople in need and the community.

VISITORS 50	CONTRIBUTORS 1	CONTRIBUTIONS 1
--------------------	-----------------------	------------------------

No Responses

STORY TELLING TOOL

2 bedrooms 1 bath

author: Cberk

I love in Wilsonville because of the location to I-5, and the school district. I started at apartments on Rose Way. Two bedrooms two baths on the fourth floor. I could barely afford it but it was close to Boeckman Creek and it was available, also the lease terms were reasonable. After our first year there, the rent increased and it was no longer affordable. My son had started kindergarten and we moved to my mom's house in Hubbard. We finally found a two bedroom one bathroom second floor apartment on SW Bailey. The rent was 700 + about 150 for water sewer and garbage. Rent has increased by about \$100 dollars a year. We now pay 1025. My mom lives with my son and myself. She shares his bedroom, and we only have one bathroom. We pay about 40-100\$ dollars a month to do laundry in the coin operated machines \$2.00/ load. We have to lug our laundry to the rooms down a slippery flight of stairs. We have had next door neighbors who had a domestic violence incident every night. Another neighbor below us who constantly complained about any noise we made after 5 pm. Our apartment needs mold treatment, and we can't get management to replace our toilet. We had issues with our refrigerator, oven, dishwasher and the aforementioned mold. We have had a "no cause" eviction in 2005. Because of this we live in constant fear of another "no cause" eviction. We would like to move but the cost is prohibitive. Because I have outstanding student loan debt that prevents me from getting a mortgage, and because there are no "starter" or rentable "single family units" this life long Oregonian is looking for homes outside of the state.

VISITORS 0	CONTRIBUTORS 1	CONTRIBUTIONS 1
-------------------------	-----------------------------	------------------------------

No Responses

STORY TELLING TOOL

Why I Live in Wilsonville

author: Citizen A

I live in Wilsonville because I was able to get low income housing here. That has made all the difference. Now my social security payment stretches to cover my monthly expenses instead of just covering rent. I can't say how grateful I am for my housing situation.

VISITORS 0	CONTRIBUTORS 1	CONTRIBUTIONS 1
-------------------	-----------------------	------------------------

No Responses

STORY TELLING TOOL

Quality Education for my children

author: SW39

We moved here in 2012 so I could attend online nursing school. We could have lived anywhere in Oregon, but I chose Wilsonville because of the quality of the schools. Last week my twins who were at Inza Wood, then Wilsonville High, enrolled at University of Arizona in engineering and science majors. One of them has a \$38,000/year engineering scholarship. The Wilsonville schools prepared them to succeed at the highest levels of endeavor in our country.

VISITORS 0	CONTRIBUTORS 1	CONTRIBUTIONS 1
-------------------	-----------------------	------------------------

No Responses

STORY TELLING TOOL

Starting Out

author: Caitlin

I never thought that I would live in Wilsonville. But here I am. Growing up in SW Portland, Wilsonville was a small town to pass through on the way down I5. Somewhere in my childhood, Bullwinkles came to town. That's what I knew the town for. Birthday parties and the slightly strange Fry's (I think it was something else in the 90s?). Wilsonville was fun but not on my radar as a place to live. Fast forward through college, the recession, and learning to budget. When it came down to purchasing a house, I wanted something with freeway access, a big yard, and affordability. Wilsonville stood out as a place where that could happen - I was pleased to discover the quality of the library, schools, and other public works! I complain about my commute and traffic daily, but when it comes down to it, I appreciate the life I have. I don't think I would be so happy if I had a higher mortgage. Part of Wilsonville's charm is that it's a great place for young families or people starting out. I think there are ways to get creative in creating affordable housing. More apartments or mobile homes are solutions but perhaps zoning for duplexes or even a tiny home village could help broaden the range of options.

VISITORS 0	CONTRIBUTORS 1	CONTRIBUTIONS 1
-------------------	-----------------------	------------------------

No Responses

STORY TELLING TOOL

Why wilsonville

author: Sandra V

We moved from LO to take advantage of a great market in LO. We found the renaissnce boat club and love the area. However as retirees we are finding that Wilsonville really is geared to young families. Not much for us. No eclectic rest aurants, no better grocery stores. Lots of great parks. We would love if he city would start considering things that might appeal to a broader range of community members.

VISITORS 0	CONTRIBUTORS 1	CONTRIBUTIONS 1
-------------------	-----------------------	------------------------

No Responses

STORY TELLING TOOL

We love Wilsonville

author: Ngcombs

We moved from California 17 months ago. We started looking in Oregon because our daughter's family lives here. We looked in several different communities and then our daughter suggested Wilsonville because it seemed to be the closest to the type of community we were living in. We visited several times before settling on our current residence. We love the many parks, walking trails and the real sense of community in Wilsonville. We both have done volunteer work, which really helps you to get to know the area and the people. The community Center is a great place to meet other seniors, take a class or enjoy lunch. Everything you need is close by and the citizens are outgoing and very friendly.

VISITORS 0	CONTRIBUTORS 1	CONTRIBUTIONS 1
-------------------	-----------------------	------------------------

No Responses

STORY TELLING TOOL

Wilsonville WAS a great place

author: GW01

We bought our home in Wilsonville in 1999 because it was more affordable than everywhere else in the metro area, and it was quieter w/less traffic. And it was almost like being out in the country; on the other side of our cul-de-sac were fields and forest. Most of the things that brought us to Wilsonville are long gone, replaced by "McMansions" on tiny lots (Villebois), Tigard-like congestion on the roads during certain times of the day, and a city council that thinks it has to pursue growth, often for its own sake. Wilsonville is still better than many cities on the west side (e.g. Tigard, Beaverton and Hillsboro). But it has lost much of what made it special to us ~20 years ago.

VISITORS 0	CONTRIBUTORS 1	CONTRIBUTIONS 1
-------------------	-----------------------	------------------------

No Responses

STORY TELLING TOOL

Planning for the future growth in Wilsonville

author: mike walsh

My wife and I raised our 2 children in Wilsonville when there was only 1 traffic light and the name Lowrie was associated with the only grocery store and not a school. That was in the 1980's and early 1990's. It was the country with wide open spaces and driving from one end of Wilsonville to the other took less than a minute. We now live in Charbonneau which so far the river has blocked development in our immediate area. I can understand why people were moving to Wilsonville over the last 20 years. It is obvious to anyone who has lived in Wilsonville over the last 5 years that things have changed- not all bad- but planning for the future growth like Frog Pond West and East developments has to be taken seriously and immediately. The necessary infrastructure and proper planning by Wilsonville officials to fix things before they become a problem doesn't seem to be happening in all areas. City Council was forward thinking in developing the water treatment system to handle growth. What happened everywhere else? Example is the need for new southbound lane over the Boones Bridge. It's great that a little funding from the State for planning has been just provided but doing anything to resolve the congestion to get on to I-5 South is years away. Why wasn't City Government taking action 3-5 years ago? The quick fix-its like metered 3 lane entrances to south I-5 has helped but in no way solved the problem. When over a thousand new houses will be built around Frog Pond and there are only two entrances- Wilsonville Rd and Eligison- to get on to I-5. It will be grid lock much worse than now. The only visible infrastructure efforts I can see are the new school and a stop light at Boeckman and Stafford Rds. Wilsonville has the land to build. Developers will come in and build houses/condos, and more people will move into them. However without immediate planning and the appropriate budget for construction of roads, parks, schools, mass transit, etc- (which the Developers should be contributing more to the costs than they are now) Wilsonville will be just like Beaverton, Tigard and Tualatin. Plan for the Future - NOW

VISITORS 0	CONTRIBUTORS 1	CONTRIBUTIONS 1
-------------------	-----------------------	------------------------

No Responses

STORY TELLING TOOL

When housing was affordable

author: DagneSunrise

My family moved here in 1987. The company my husband worked for had been closed down by the county, state and Federal tax departments. The owner left the country. My husband had found a new job in Portland and we had a 1 year old. It was a tough and scary time for us. Although inside the urban growth boundary, Wilsonville was considered a rural town. At the time it had an elementary school and middle school. The high school was in West Linn. There were 2 stop lights, the ones on either side of the freeway. It had Thriftway where the bowling alley is and Lowies where Walgreen is. The Wilsonville primary school was where the old Albertsons' store is. There was no Fred Meyers store complex. The library was a double wide mobile home. We found a nice duplex to rent in Old Town, across from Boones Ferry Park. It was a nice community (still is for the most part). At Halloween, we could leave the candy in a bowl on the porch and take our children out Trick-or-Treating and there would still be candy in the bowl when you came back. I found many volunteer opportunities here, too. Wilsonville's housing was very affordable in true meaning of the word. It was a working class community. The cost of both rentals (apartments and homes) was less than the 1/3 of middle class income standard. The cost of buying a home was affordable, mortgages also were well under the 1/3 of middle class income. We were pleased to find that after 3 years, we were able to put a down payment on our house. We still live there today. We had also hoped our children would be able to find jobs in Wilsonville and be able to live here. Shortly after we moved here the city council was taken over by a group of developers and real estate agents. They decided the town needed to get on the Urban Development bandwagon and voted to get urban renewal going. As citizens, we voted it down but were told our vote was none binding and City Council went ahead with it. Their first big project was the Fry's - Town Center project. They called the hay field a blighted area. We had a recall election and removed all but one of them. The next council looked at what infrastructure we need. They built the library, which we had been asking for, for quite a while. But the damage was done. The city has gone berserk with the easy money. Since then, the city staff and the City council have been focused on using urban renewal to create a high end city, trying to beating out L.O., Tualatin and West Linn for being the most upscale local community. Wilsonville's city government and staff has put expensive housing developments and it's tax dollars ahead of all the needs of its citizens. The city wants big business to come here but hasn't invested in working class housing for the needed workers. Sadly every city council so far, has only listened to the money talking and not what the community has asked for and needs. The City only listen to the citizen who give lip service to what the council and staff want to hear about what they have already planned to do. Why do we still live here? We can't afford to leave Wilsonville and the Metro area. This is where the jobs are. My son does have a job here in Wilsonville, he just can't afford to live here. So he pays rent on his bedroom to help us out.

VISITORS 0	CONTRIBUTORS 1	CONTRIBUTIONS 1
-------------------	-----------------------	------------------------

No Responses

STORY TELLING TOOL

Great start

author: Jennifer

I've been impressed with the efforts so far of the city to keep housing affordable, from the percentage of multi family rentals, to the transportation services offered. My main concerns are: 1) is there a plan for the mobile home park? If the landlord decides to sell, is the city prepared to assist these residents? 2) the town center redevelopment should have housing as part of the plan 3) please do not cave to pressure again regarding multi family development in the later Frog Pond development. What I observed was a number of loud voices from current single-family home owners, more invested in the rising equity of their own homes than young families or retirees who require options other than single family homes. City council meetings should be marketed to attract attendance from renters so their voice is also heard. On social media, there also seems to be a lot of residents who are unsure of affordable options in Wilsonville, such as what to do when rent goes up, or how to sign up for housing vouchers. Perhaps the city could do outreach to those residents, and hold quarterly info sessions with reps and housing advocates.

VISITORS 0	CONTRIBUTORS 1	CONTRIBUTIONS 1
-------------------	-----------------------	------------------------

No Responses

STORY TELLING TOOL

Living In a Tent is Touch and Go

author: Touchy Subject

I want to start out by saying we call this place "Pleasantville." It is gorgeous, quiet, and clean, and we would love to have our daughter (who is now four) start school here. Unfortunately, this area is not very supportive of the blue-collar working class. My husband was an 18-wheeler driver, and we were relocated here in December of 2016. At the time, I had found an apartment that was only \$40 per month more than our apartment in Texas. We would be losing more than 200 square feet, our second bathroom, and two walk-in closets, but we figured we would eventually be able to purchase a home here, so we thought we would just "rough it" for awhile in the tiny apartment until we found a home to buy. Boy, were we wrong about how much it really costs to live here. We have now found that even renting here is something we are no longer able to afford. We've had several months (including this one) where our out-of-state relatives are sending us money to help just cover our bills so that we don't lose electricity or get evicted. And it's not for lack of trying: I've looked into housing assistance, SNAP/WIC, "affordable housing", energy bill assistance, et cetera, only to be told that we just make a few hundred dollars too much per month to qualify. I ask them the same thing every time we get told "no": so are we not supposed to work as much to try to get ourselves out of this situation? I understand there are many worse off than us, but when you're being told "no" by everybody, it is incredibly frustrating. We feel pretty invisible. My husband works full-time, and as much overtime as he can. We cannot afford to send our daughter to daycare so that I can have a full-time job, so I work at a retail job one day a week on my husband's day off, and do freelance work from home to even afford to live paycheck to paycheck. The only help we have ever received is from St. Vincent De Paul - twice. We can't afford a deposit on a new apartment that doesn't charge a \$150 late fee if you get paid one day past their grace period, and our rent is about to be raised more than \$100 per month. The only decent apartments around here seem to be in cahoots to make sure nobody pays less than \$1,500 a month to live around here. We can't afford a moving truck back home, so our choice is either to continue to live in constant fear of not being able to make it, or put all of our stuff in storage and live in a combination of a tent/our vehicle (that is, if it doesn't get repossessed first). Oh yeah, and that is while we watch "For Sale" signs go "Pending" within days all over the place around here. It is unfathomable to us how anyone could possibly afford to buy a house here, or even rent for more than a few years without making six figures a year, or receiving some form of assistance. It may be too late for us, but I'm hoping you can construct some form of plan for the future that will eliminate families like ours being forced out just for not having two high-paying full-time incomes come in each month.

VISITORS 0	CONTRIBUTORS 1	CONTRIBUTIONS 1
-------------------	-----------------------	------------------------

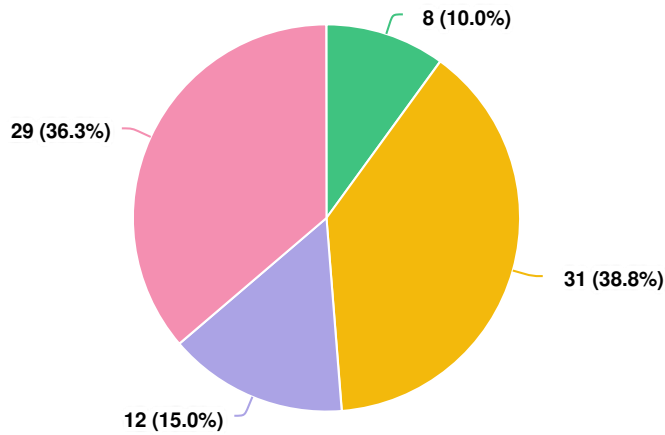
No Responses

ENGAGEMENT TOOL: SURVEY TOOL

Equitable Housing Survey

VISITORS	165	CONTRIBUTORS	80	CONTRIBUTIONS	80
----------	-----	--------------	----	---------------	----

How long have you lived in Wilsonville

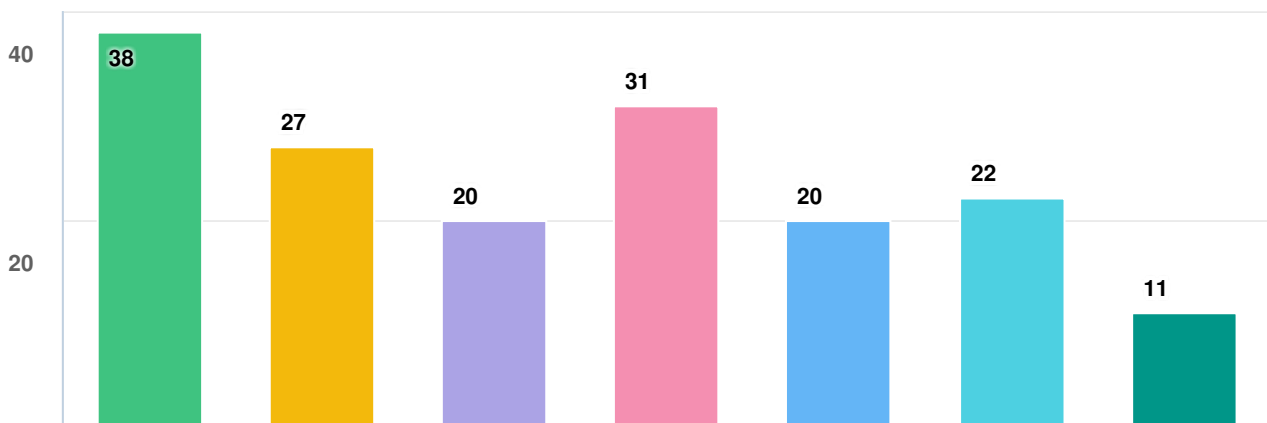


Question options

- Less than a year
- 1-5 years
- 5-10 years
- 10+ years

(80 responses, 0 skipped)

Why did you choose to live in Wilsonville? (select all that apply)

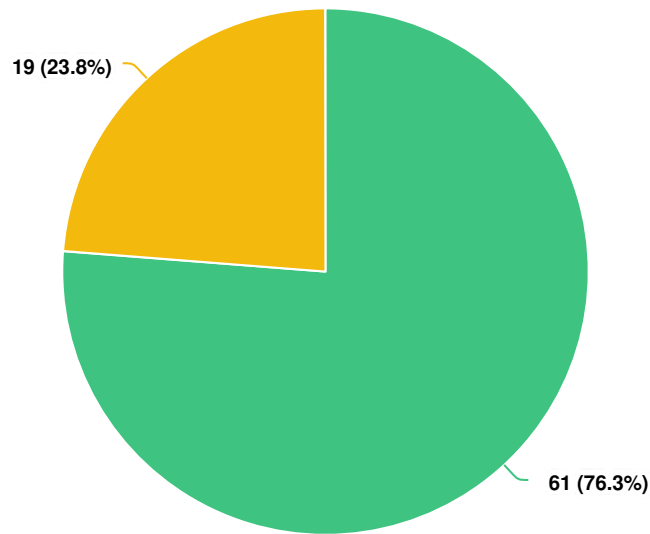


Question options

- Commute
- Housing Type
- Housing Cost
- Schools
- Proximity to Family
- Parks and Open Space
- Other

(80 responses, 0 skipped)

Do you own or rent your home?

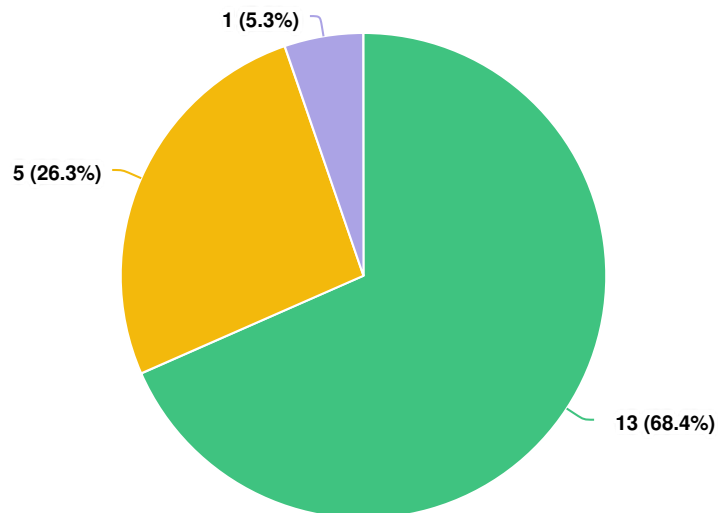


Question options

- Own
- Rent

(80 responses, 0 skipped)

What is the general condition of your home?

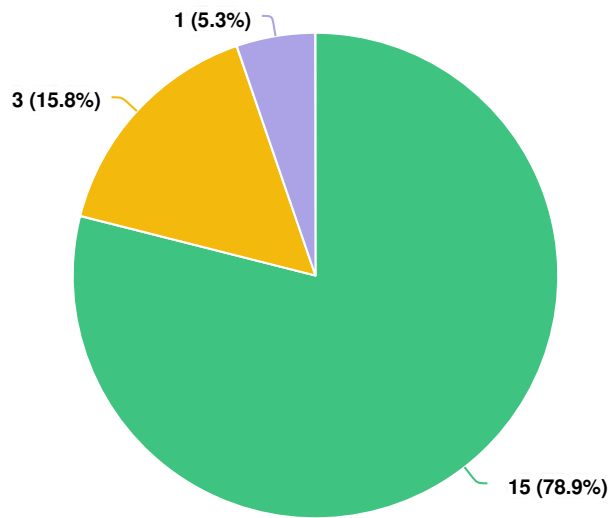


Question options

- Well-maintained
- Average
- Poorly-maintained

(19 responses, 61 skipped)

Do you feel stressed about the possibility of rent increases?

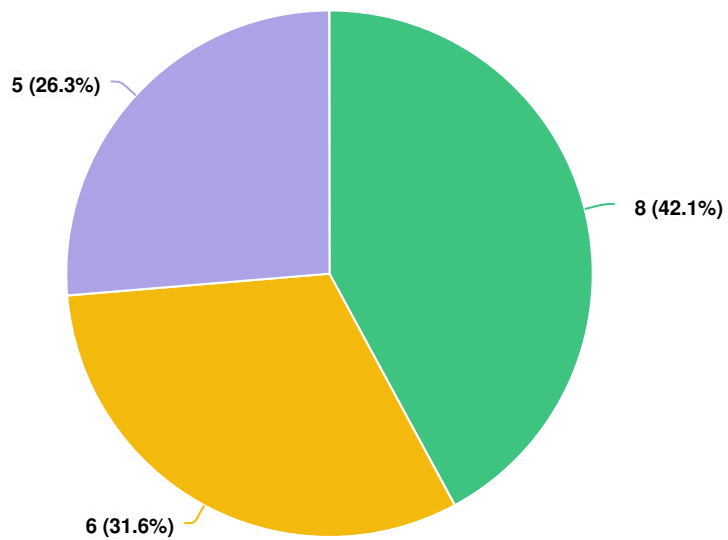


Question options

- Yes
- Somewhat
- No

(19 responses, 61 skipped)

Will you be looking to buy a home in the next 5 years?

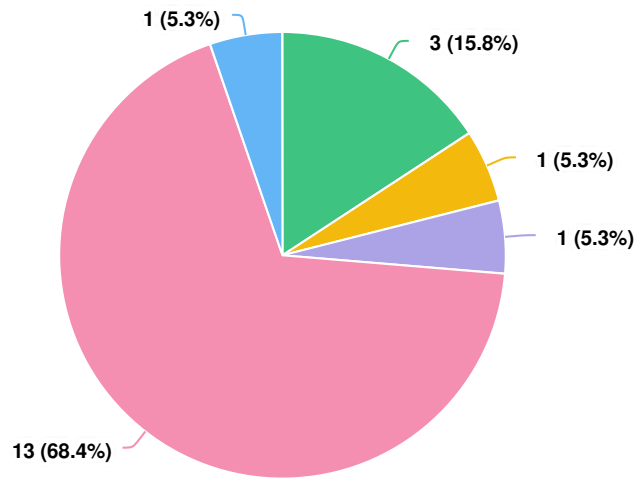


Question options

- Yes
- No
- Unsure

(19 responses, 61 skipped)

What is the biggest challenge you see in buying a home in Wilsonville?

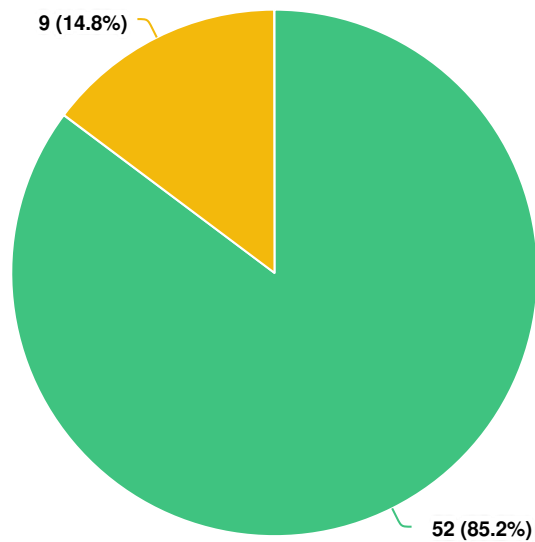


Question options

- Saving for a down payment
- Getting approved for a loan
- Finding the right house
- Finding a home you can afford
- Other

(19 responses, 61 skipped)

Do you feel able to afford your home's maintenance needs?

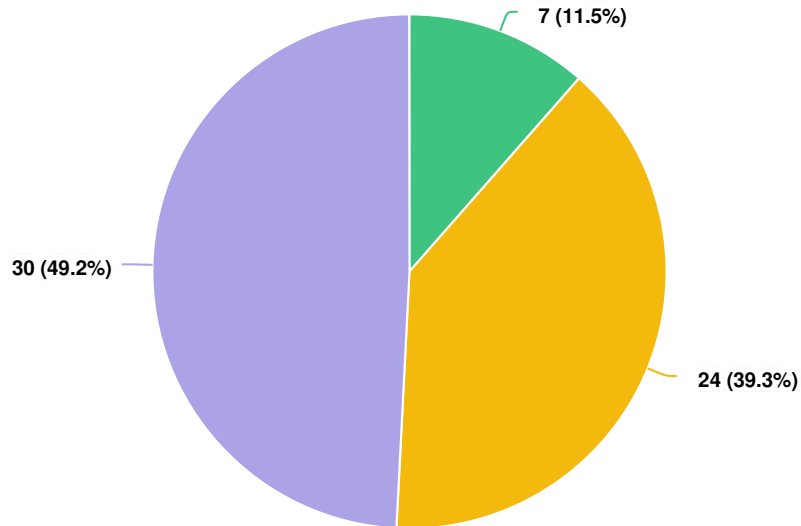


Question options

- Yes
- No

(61 responses, 19 skipped)

Do you feel stressed about affording your monthly housing costs (including mortgage payments, property taxes, insurance cos...

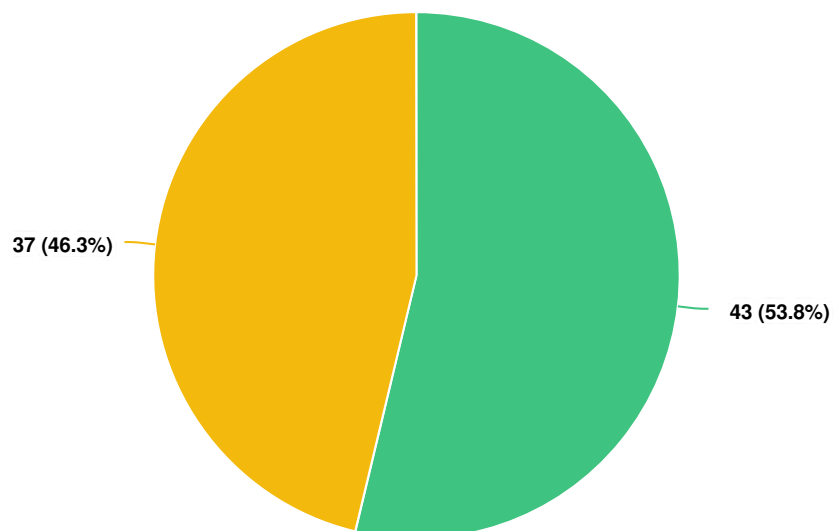


Question options

- Yes
- Somewhat
- No

(61 responses, 19 skipped)

Do you feel your home is suitable for aging in place (when a person lives and ages in their residence of choice, for as lon...

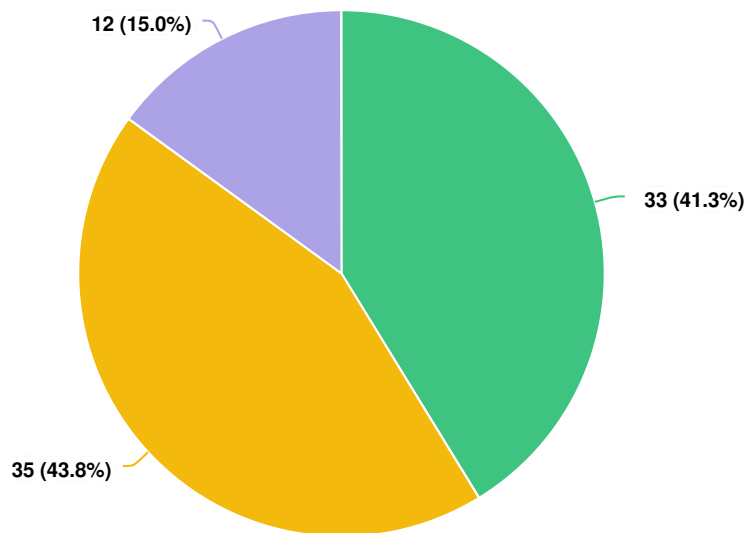


Question options

- Yes
- No

(80 responses, 0 skipped)

Do you think you could afford to buy a home in Wilsonville in today's housing market?

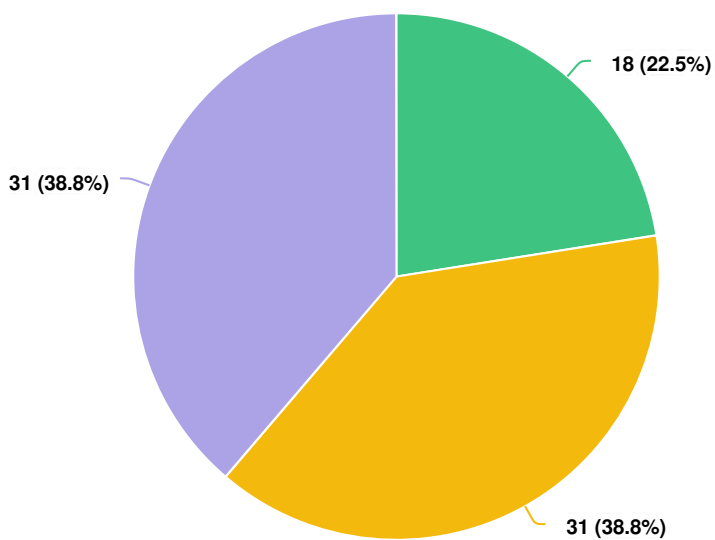


Question options

- Yes
- No
- Unsure

(80 responses, 0 skipped)

Do you plan to move in the next 5 years?

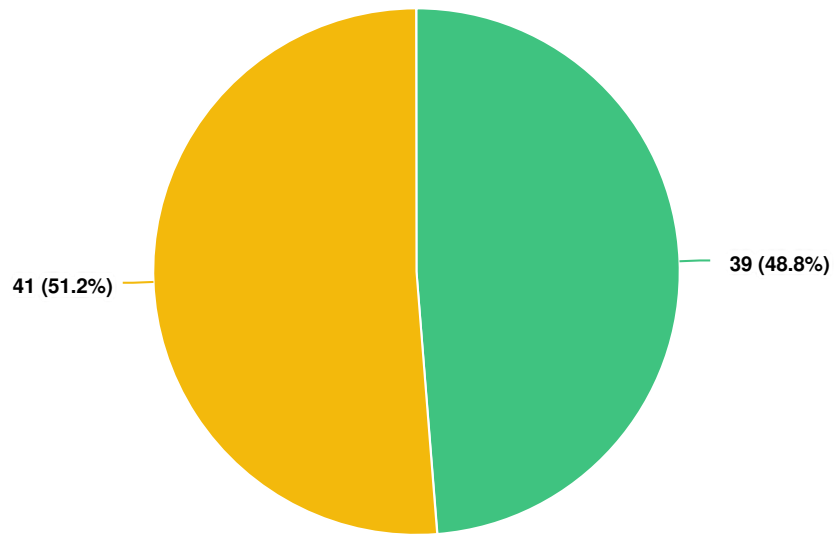


Question options

- Yes
- No
- Unsure

(80 responses, 0 skipped)

Do you think there is an adequate variety of housing types in Wilsonville?



Question options

- Yes
- No

(80 responses, 0 skipped)

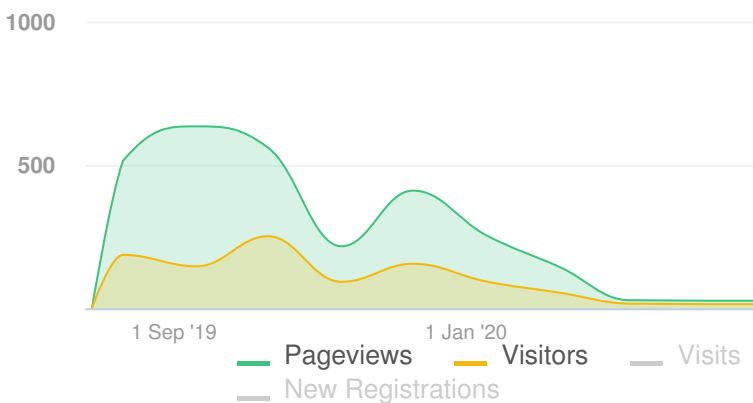
Project Report

19 July 2019 - 23 April 2020

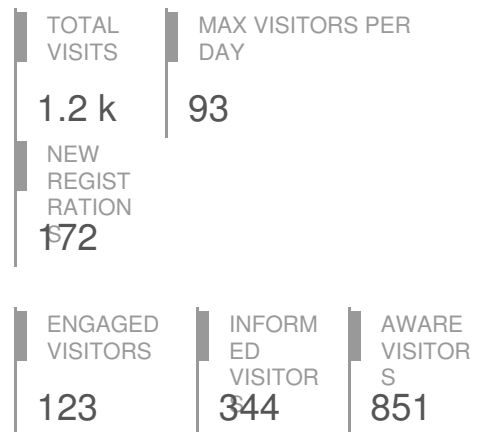
Let's Talk, Wilsonville! Equitable Housing Strategic Plan



Visitors Summary

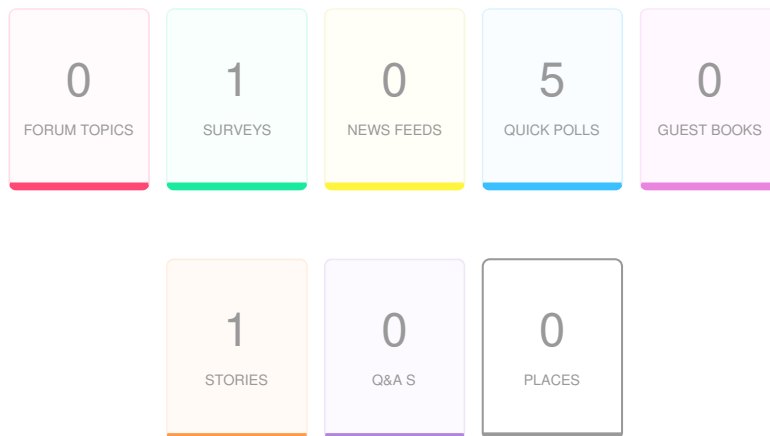


Highlights



Aware Participants		Engaged Participants	
	851		123
Aware Actions Performed	Participants	Engaged Actions Performed	Registered Unverified Anonymous
Visited a Project or Tool Page	851		
Informed Participants	344	Contributed on Forums	0 0 0
Informed Actions Performed	Participants	Participated in Surveys	80 0 0
Viewed a video	0	Contributed to Newsfeeds	0 0 0
Viewed a photo	0	Participated in Quick Polls	4 0 29
Downloaded a document	0	Posted on Guestbooks	0 0 0
Visited the Key Dates page	3	Contributed to Stories	17 0 0
Visited an FAQ list Page	0	Asked Questions	0 0 0
Visited Instagram Page	0	Placed Pins on Places	0 0 0
Visited Multiple Project Pages	232	Contributed to Ideas	0 0 0
Contributed to a tool (engaged)	123		

ENGAGEMENT TOOLS SUMMARY

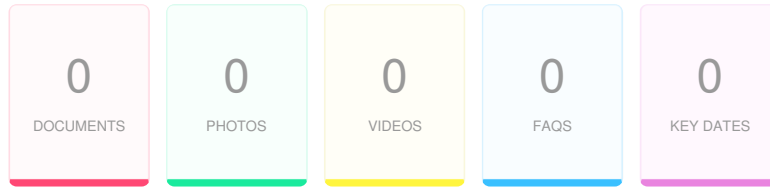


Tool Type	Engagement Tool Name	Tool Status	Visitors	Contributors		
				Registered	Unverified	Anonymous
Story Telling Tool	2 bedrooms 1 bath	Accepted	0	4	0	0
Story Telling Tool	Starting Out	Accepted	0	4	0	0
Story Telling Tool	We love Wilsonville	Accepted	0	4	0	0
Story Telling Tool	Priced out of Portland	Accepted	186	3	0	0
Story Telling Tool	Why I Live in Wilsonville	Accepted	0	3	0	0
Story Telling Tool	Why wilsonville	Accepted	0	3	0	0
Story Telling Tool	Planning for the future growth in Wilsonville	Accepted	0	3	0	0
Story Telling Tool	Great start	Accepted	0	3	0	0
Story Telling Tool	Living In a Tent is Touch and Go	Accepted	0	3	0	0
Story Telling Tool	Enough stuff for the wealthy	Accepted	0	3	0	0
Story Telling Tool	Quality Education for my children	Accepted	0	2	0	0
Story Telling Tool	Wilsonville WAS a great place	Accepted	0	2	0	0
Story Telling Tool	When housing was affordable	Accepted	0	2	0	0
Story Telling Tool	Don't cave again	Accepted	0	2	0	0
Survey Tool	Equitable Housing Survey	Archived	248	80	0	0

ENGAGEMENT TOOLS SUMMARY

Tool Type	Engagement Tool Name	Tool Status	Visitors	Contributors		
				Registered	Unverified	Anonymous
Quick Poll	Which of these ideas would most help ensure that people f...	Published	33	4	0	29
Quick Poll	Cuál de estas ideas ayudaría a garantizar que personas de...	Published	1	0	0	1
Quick Poll	Which of these ideas would most help ensure that people f...	Draft	0	0	0	0
Quick Poll	Which of these ideas would most help ensure that people f...	Draft	0	0	0	0
Quick Poll	Cuál de estas ideas ayudaría a garantizar que personas de...	Draft	0	0	0	0

INFORMATION WIDGET SUMMARY



Widget Type	Engagement Tool Name	Visitors	Views/Downloads
Key Dates	Key Date	3	3

STORY TELLING TOOL

2 bedrooms 1 bath

author: Cberk

I love in Wilsonville because of the location to I-5, and the school district. I started at apartments on Rose Way. Two bedrooms two baths on the fourth floor. I could barely afford it but it was close to Boeckman Creek and it was available, also the lease terms were reasonable. After our first year there, the rent increased and it was no longer affordable. My son had started kindergarten and we moved to my mom's house in Hubbard. We finally found a two bedroom one bathroom second floor apartment on SW Bailey. The rent was 700 + about 150 for water sewer and garbage. Rent has increased by about \$100 dollars a year. We now pay 1025. My mom lives with my son and myself. She shares his bedroom, and we only have one bathroom. We pay about 40-100\$ dollars a month to do laundry in the coin operated machines \$2.00/ load. We have to lug our laundry to the rooms down a slippery flight of stairs. We have had next door neighbors who had a domestic violence incident every night. Another neighbor below us who constantly complained about any noise we made after 5 pm. Our apartment needs mold treatment, and we can't get management to replace our toilet. We had issues with our refrigerator, oven, dishwasher and the aforementioned mold. We have had a "no cause" eviction in 2005. Because of this we live in constant fear of another "no cause" eviction. We would like to move but the cost is prohibitive. Because I have outstanding student loan debt that prevents me from getting a mortgage, and because there are no "starter" or rentable "single family units" this life long Oregonian is looking for homes outside of the state.

Visitors 0	Contributors 4	CONTRIBUTIONS 4
-------------------	-----------------------	------------------------

See next page for Responses

STORY TELLING TOOL

2 bedrooms 1 bath

23 September 19			Thank you for sharing your experience with us! If you continue to experience problems with maintenance, Clackamas County has a Human Resources Coordinator that offers assistance to those experiencing landlord/tenant issues. The contact phone number for this assistance is 503-650-5750.
Kim Rybold			
AGREES 2	DISAGREES 0	REPLIES 0	

STORY TELLING TOOL

We love Wilsonville

author: Ngcombs

We moved from California 17 months ago. We started looking in Oregon because our daughter's family lives here. We looked in several different communities and then our daughter suggested Wilsonville because it seemed to be the closest to the type of community we were living in. We visited several times before settling on our current residence. We love the many parks, walking trails and the real sense of community in Wilsonville. We both have done volunteer work, which really helps you to get to know the area and the people. The community Center is a great place to meet other seniors, take a class or enjoy lunch. Everything you need is close by and the citizens are outgoing and very friendly.

Visitors 0	Contributors 4	CONTRIBUTIONS 4
-------------------	-----------------------	------------------------

See next page for Responses

STORY TELLING TOOL

We love Wilsonville

24 September 19		Thank you for sharing your story!
Kim Rybold		
AGREES 2	DISAGRE ES 0	REPLIES 0

STORY TELLING TOOL

Why I Live in Wilsonville

author: Citizen A

I live in Wilsonville because I was able to get low income housing here. That has made all the difference. Now my social security payment stretches to cover my monthly expenses instead of just covering rent. I can't say how grateful I am for my housing situation.

Visitors 0	Contributors 3	CONTRIBUTIONS 3
-------------------	-----------------------	------------------------

See next page for Responses

STORY TELLING TOOL

Why I Live in Wilsonville

23 September 19			Thank you for sharing your story.
Kim Rybold			
AGREES	DISAGRE ES	REPLIES	
1	0	0	

STORY TELLING TOOL

Planning for the future growth in Wilsonville

author: mike walsh

My wife and I raised our 2 children in Wilsonville when there was only 1 traffic light and the name Lowrie was associated with the only grocery store and not a school. That was in the 1980's and early 1990's. It was the country with wide open spaces and driving from one end of Wilsonville to the other took less than a minute. We now live in Charbonneau which so far the river has blocked development in our immediate area. I can understand why people were moving to Wilsonville over the last 20 years. It is obvious to anyone who has lived in Wilsonville over the last 5 years that things have changed- not all bad- but planning for the future growth like Frog Pond West and East developments has to be taken seriously and immediately. The necessary infrastructure and proper planning by Wilsonville officials to fix things before they become a problem doesn't seem to be happening in all areas. City Council was forward thinking in developing the water treatment system to handle growth. What happened everywhere else? Example is the need for new southbound lane over the Boones Bridge. It's great that a little funding from the State for planning has been just provided but doing anything to resolve the congestion to get on to I-5 South is years away. Why wasn't City Government taking action 3-5 years ago? The quick fix-its like metered 3 lane entrances to south I-5 has helped but in no way solved the problem. When over a thousand new houses will be built around Frog Pond and there are only two entrances- Wilsonville Rd and Eligison- to get on to I-5. It will be grid lock much worse than now. The only visible infrastructure efforts I can see are the new school and a stop light at Boeckman and Stafford Rds. Wilsonville has the land to build. Developers will come in and build houses/condos, and more people will move into them. However without immediate planning and the appropriate budget for construction of roads, parks, schools, mass transit, etc- (which the Developers should be contributing more to the costs than they are now) Wilsonville will be just like Beaverton, Tigard and Tualatin. Plan for the Future - NOW

Visitors 0	Contributors 3	CONTRIBUTIONS 3
-------------------	-----------------------	------------------------

See next page for Responses

STORY TELLING TOOL

Planning for the future growth in Wilsonville

23 September 19			Mike - thank you for sharing your thoughts on housing need and infrastructure in Wilsonville.
Kim Rybold			
AGREES 1	DISAGREES 0	REPLIES 0	

STORY TELLING TOOL

Great start

author: Jennifer

I've been impressed with the efforts so far of the city to keep housing affordable, from the percentage of multi family rentals, to the transportation services offered. My main concerns are: 1) is there a plan for the mobile home park? If the landlord decides to sell, is the city prepared to assist these residents? 2) the town center redevelopment should have housing as part of the plan 3) please do not cave to pressure again regarding multi family development in the later Frog Pond development. What I observed was a number of loud voices from current single-family home owners, more invested in the rising equity of their own homes than young families or retirees who require options other than single family homes. City council meetings should be marketed to attract attendance from renters so their voice is also heard. On social media, there also seems to be a lot of residents who are unsure of affordable options in Wilsonville, such as what to do when rent goes up, or how to sign up for housing vouchers. Perhaps the city could do outreach to those residents, and hold quarterly info sessions with reps and housing advocates.

Visitors 0	Contributors 3	CONTRIBUTIONS 3
-------------------	-----------------------	------------------------

See next page for Responses

STORY TELLING TOOL

Great start

23 September 19			<p>Jennifer - thank you for sharing your thoughts. I'll share a couple of quick answers to your first two questions, but feel free to contact me directly (rybold@ci.wilsonville.or.us) if you have any further questions. First, the City has a mobile home park closure ordinance, which covers the process a landowner would have to follow if either of the City's remaining mobile home parks were to close. Additionally, the Town Center Plan, adopted earlier this year, includes housing as one of the future uses.</p>
AGREES	DISAGRE ES	REPLIES	
1	0	0	

STORY TELLING TOOL

Living In a Tent is Touch and Go

author: Touchy Subject

I want to start out by saying we call this place "Pleasantville." It is gorgeous, quiet, and clean, and we would love to have our daughter (who is now four) start school here. Unfortunately, this area is not very supportive of the blue-collar working class. My husband was an 18-wheeler driver, and we were relocated here in December of 2016. At the time, I had found an apartment that was only \$40 per month more than our apartment in Texas. We would be losing more than 200 square feet, our second bathroom, and two walk-in closets, but we figured we would eventually be able to purchase a home here, so we thought we would just "rough it" for awhile in the tiny apartment until we found a home to buy. Boy, were we wrong about how much it really costs to live here. We have now found that even renting here is something we are no longer able to afford. We've had several months (including this one) where our out-of-state relatives are sending us money to help just cover our bills so that we don't lose electricity or get evicted. And it's not for lack of trying: I've looked into housing assistance, SNAP/WIC, "affordable housing", energy bill assistance, et cetera, only to be told that we just make a few hundred dollars too much per month to qualify. I ask them the same thing every time we get told "no": so are we not supposed to work as much to try to get ourselves out of this situation? I understand there are many worse off than us, but when you're being told "no" by everybody, it is incredibly frustrating. We feel pretty invisible. My husband works full-time, and as much overtime as he can. We cannot afford to send our daughter to daycare so that I can have a full-time job, so I work at a retail job one day a week on my husband's day off, and do freelance work from home to even afford to live paycheck to paycheck. The only help we have ever received is from St. Vincent De Paul - twice. We can't afford a deposit on a new apartment that doesn't charge a \$150 late fee if you get paid one day past their grace period, and our rent is about to be raised more than \$100 per month. The only decent apartments around here seem to be in cahoots to make sure nobody pays less than \$1,500 a month to live around here. We can't afford a moving truck back home, so our choice is either to continue to live in constant fear of not being able to make it, or put all of our stuff in storage and live in a combination of a tent/our vehicle (that is, if it doesn't get repossessed first). Oh yeah, and that is while we watch "For Sale" signs go "Pending" within days all over the place around here. It is unfathomable to us how anyone could possibly afford to buy a house here, or even rent for more than a few years without making six figures a year, or receiving some form of assistance. It may be too late for us, but I'm hoping you can construct some form of plan for the future that will eliminate families like ours being forced out just for not having two high-paying full-time incomes come in each month.

Visitors 0	Contributors 3	CONTRIBUTIONS 3
-------------------	-----------------------	------------------------

See next page for Responses

STORY TELLING TOOL

Living In a Tent is Touch and Go

23 September 19		Thank you for your thoughts and for sharing your experience.
Kim Rybold		
AGREES 1	DISAGRE ES 0	

STORY TELLING TOOL

Quality Education for my children

author: SW39

We moved here in 2012 so I could attend online nursing school. We could have lived anywhere in Oregon, but I chose Wilsonville because of the quality of the schools. Last week my twins who were at Inza Wood, then Wilsonville High, enrolled at University of Arizona in engineering and science majors. One of them has a \$38,000/year engineering scholarship. The Wilsonville schools prepared them to succeed at the highest levels of endeavor in our country.

Visitors 0	Contributors 2	CONTRIBUTIONS 2
-------------------	-----------------------	------------------------

See next page for Responses

STORY TELLING TOOL

Quality Education for my children

23 September 19		Thank you for participating and sharing your experience.
Kim Rybold		
AGREES 0	DISAGRE ES 0	REPLIES 0

STORY TELLING TOOL

Wilsonville WAS a great place

author: GW01

We bought our home in Wilsonville in 1999 because it was more affordable than everywhere else in the metro area, and it was quieter w/less traffic. And it was almost like being out in the country; on the other side of our cul-de-sac were fields and forest. Most of the things that brought us to Wilsonville are long gone, replaced by "McMansions" on tiny lots (Villebois), Tigard-like congestion on the roads during certain times of the day, and a city council that thinks it has to pursue growth, often for its own sake. Wilsonville is still better than many cities on the west side (e.g. Tigard, Beaverton and Hillsboro). But it has lost much of what made it special to us ~20 years ago.

Visitors 0	Contributors 2	CONTRIBUTIONS 2
-------------------	-----------------------	------------------------

See next page for Responses

STORY TELLING TOOL

Wilsonville WAS a great place

23 September 19			Thank you for sharing your thoughts with us.
Kim Rybold			
AGREES 0	DISAGRE ES 0	REPLIES 0	

STORY TELLING TOOL

When housing was affordable

author: DagneSunrise

My family moved here in 1987. The company my husband worked for had been closed down by the county, state and Federal tax departments. The owner left the country. My husband had found a new job in Portland and we had a 1 year old. It was a tough and scary time for us. Although inside the urban growth boundary, Wilsonville was considered a rural town. At the time it had an elementary school and middle school. The high school was in West Linn. There were 2 stop lights, the ones on either side of the freeway. It had Thriftway where the bowling alley is and Lowies where Walgreen is. The Wilsonville primary school was where the old Albertsons' store is. There was no Fred Meyers store complex. The library was a double wide mobile home. We found a nice duplex to rent in Old Town, across from Boones Ferry Park. It was a nice community (still is for the most part). At Halloween, we could leave the candy in a bowl on the porch and take our children out Trick-or-Treating and there would still be candy in the bowl when you came back. I found many volunteer opportunities here, too. Wilsonville's housing was very affordable in true meaning of the word. It was a working class community. The cost of both rentals (apartments and homes) was less than the 1/3 of middle class income standard. The cost of buying a home was affordable, mortgages also were well under the 1/3 of middle class income. We were pleased to find that after 3 years, we were able to put a down payment on our house. We still live there today. We had also hoped our children would be able to find jobs in Wilsonville and be able to live here. Shortly after we moved here the city council was taken over by a group of developers and real estate agents. They decided the town needed to get on the Urban Development bandwagon and voted to get urban renewal going. As citizens, we voted it down but were told our vote was none binding and City Council went ahead with it. Their first big project was the Fry's - Town Center project. They called the hay field a blighted area. We had a recall election and removed all but one of them. The next council looked at what infrastructure we need. They built the library, which we had been asking for, for quite a while. But the damage was done. The city has gone berserk with the easy money. Since then, the city staff and the City council have been focused on using urban renewal to create a high end city, trying to beating out L.O., Tualatin and West Linn for being the most upscale local community. Wilsonville's city government and staff has put expensive housing developments and it's tax dollars ahead of all the needs of its citizens. The city wants big business to come here but hasn't invested in working class housing for the needed workers. Sadly every city council so far, has only listened to the money talking and not what the community has asked for and needs. The City only listen to the citizen who give lip service to what the council and staff want to hear about what they have already planned to do. Why do we still live here? We can't afford to leave Wilsonville and the Metro area. This is were the jobs are. My son does have a job here in Wilsonville, he just can't afford to live here. So he pays rent on his bedroom to help us out.

Visitors 0	Contributors 2	CONTRIBUTIONS 2
-------------------	-----------------------	------------------------

See next page for Responses

STORY TELLING TOOL

When housing was affordable

23 September 19		Thank you for participating and sharing your story.
Kim Rybold		
AGREES 0	DISAGRE ES 0	REPLIES 0

STORY TELLING TOOL

Don't cave again

author: Immigrant1

I completely agree with what was written here by Jennifer and others. I believe the city policymakers did indeed cave on Frog Pond to a well-organized protest by some of the wealthiest members of the community who conjured images of slums and scare tactics when the plans for Frog Pond West were being considered; instead we end up with 2-million dollar homes. As a city, we need to refocus our determination to build an inclusive community and one with a large variety of housing types including housing for all people who work here, and I don't just mean the high-tech firms, I'm including retail and service workers. By building a complete community that respects all the workers and residents we can reduce traffic by reducing the need to commute in and out of the city.

Visitors 0	Contributors 2	CONTRIBUTIONS 2
-------------------	-----------------------	------------------------

See next page for Responses

STORY TELLING TOOL

Don't cave again

14 November 19			Thank you for sharing your perspective on housing in Wilsonville!
Kim Rybold			
AGREES	DISAGREES	REPLIES	
0	0	0	

STORY TELLING TOOL

Starting Out

author: Caitlin

I never thought that I would live in Wilsonville. But here I am. Growing up in SW Portland, Wilsonville was a small town to pass through on the way down I5. Somewhere in my childhood, Bullwinkles came to town. That's what I knew the town was for. Birthday parties and the slightly strange Fry's (I think it was something else in the 90s?). Wilsonville was fun but not on my radar as a place to live. Fast forward through college, the recession, and learning to budget. When it came down to purchasing a house, I wanted something with freeway access, a big yard, and affordability. Wilsonville stood out as a place where that could happen - I was pleased to discover the quality of the library, schools, and other public works. I complain about my commute and traffic daily, but when it comes down to it, I appreciate the life I have. I don't think I would be so happy if I had a higher mortgage. Part of Wilsonville's charm is that it's a great place for young families or people starting out. I think there are ways to get creative in creating affordable housing. More apartments or mobile homes are solutions but perhaps zoning for duplexes or even a tiny home village could help broaden the range of options.

Visitors 0	Contributors 4	CONTRIBUTIONS 6
-------------------	-----------------------	------------------------

See next page for Responses

STORY TELLING TOOL

Starting Out

23 September 19			Caitlin - thank you for your insights and for sharing your story.
Kim Rybold			
AGREES 2	DISAGRE ES 0	REPLIES 0	

13 November 19			Tiny home village! Love that idea. Have you heard of cottage clusters too? There are all sorts of options to build attractive, small, inexpensive homes that don't feel like (and are not) massive apartment buildings
Immigrant1			
AGREES 1	DISAGRE ES 0	REPLIES 0	

STORY TELLING TOOL

Priced out of Portland

author: Erica

My husband and I have always been hard workers, both growing up on Oregon farms and going to college. We knew how to save money, be frugal, and at 23 I was making enough as a manager to buy a condo in downtown Portland. I thought I was too young and I would buy when I was ready to settle down. We both did Dave Ramsey as young college students. When it came time to settle down Oregon had changed. I no longer got jobs just by applying. My husband had been in the luxury tech design business in the Pearl District, but was now working as a pizza delivery driver during the recession. We got a small house with a yard, he got two jobs, and then in 2014 rental prices increased dramatically. We went from paying \$640 for a very small Victorian house in Oregon City to paying nearly \$1100 in the only city with "affordable" rentals. Wilsonville. I wasn't sure about Wilsonville. I cried when we moved. I love historic homes and Wilsonville was very, shiny and new. There were mostly chain restaurants. We had been working like crazy to pay down debt, and with our cheap rental had paid off 45K with a low paying job and a pizza delivery job. We got creative using transit, riding bikes, no t.v. or internet. We had dreams of owning a home but I didn't see that happening in Wilsonville. It felt like a place we could live in for now, but eventually we'd have to leave and I didn't want to get attached. Of course I did. We have been here almost 5 years now and I can't imagine a better city for our family. We are involved in our community, my son walks to his school, and we have build a number of solid friendships. We lucked out with timing and managed to get an inexpensive rental at an expensive apartment complex which saved us money. I didn't need to drive my son to school each day. But we still dream of owning a home. If we want to stay in our neighborhood we are looking at paying more per month for a smaller condo than what we rent now. Not that we qualify. With three kids in a two bedroom I often wonder how long our downstairs neighbors will cope. Above us a couple merely walking to their kitchen pounds above us all day long. We knew everything they do, just like the neighbors below us. The kids had to learn not to run, not to walk around too much; A far cry from my husband and I who grew up running around in fields all day. There are no three bedrooms in the city we can afford, and at our complex our rent would increase by \$600 a month. My husband now works four jobs. He works his main tech job fifteen minutes away, comes home for an hour and then drives to wash dishes getting off work around 11:30pm. He comes home and get's up at 5am to do it all over again. On weekends he does tech support for a company out of San Francisco and then picks up computer gigs online. He gets several job offers each week from other states and we often wonder if we should just leave to get out of the low pay and high cost of living here. But we come from several generations of Oregonians. We'd both be leaving our families, and we love the Pacific Northwest. Our lives are here. Right now there is a large gap in Wilsonville. There are no starter homes, just condos for older financially stable couples who are downsizing or starter homes for singles or two working professionals with at least one high paying job. We would gladly take an inexpensive small home the size of our apartment (1,000) and a simple life, but that doesn't exist anywhere. Or an old fixer upper that requires a lot of work. That also doesn't exist. There are a few mobile home parks. We are surrounded by people who say "live frugally" when everything we buy is secondhand or free. Or people who say "get an education" when we both have extensive college education and lots of experience. Both of us have been told we are overqualified for jobs. We are told "work hard and it will pay off" but cost of living has only gone up, surpassing wages. My husband is not able to give more to his job because he is always working and always tired. More apartments were supposed to be built nearby, but wealthy home owners no longer wanted them built. It would lower their home values. It's hard to have a village feel when you don't want the middle class villagers. Our monthly costs to live here went up almost \$200 this last year. That all said I know we are so blessed. At least we have jobs. We have enough food to eat and live in a wonderful area. We have healthcare and our kids are thriving and healthy. We have plenty of room and my husband makes good money doing something he loves. We just don't feel it should take middle class people 3-4 jobs to buy a home. We want to be able to save money for emergencies and build wealth through our hard work. We want to be able to give more financially to pe

STORY TELLING TOOL

ople in need and the community.

Visitors 186	Contributors 3	CONTRIBUTIONS 4
---------------------	-----------------------	------------------------

See next page for Responses

STORY TELLING TOOL

Priced out of Portland

23 September 19	Erica - thank you for participating and sharing your story with us.		
Kim Rybold			
AGREES	DISAGRE ES	REPLIES	
1	0	0	

13 November 19	I wish more people would read this! Thank you.		
Immigrant1			
AGREES	DISAGRE ES	REPLIES	
0	0	0	

STORY TELLING TOOL

Why wilsonville

author: Sandra V

We moved from LO to take advantage of a great market in LO. We found the renaissnce boat club and love the area. However as retirees we are finding that Wilsonville really is geared to young families. Not much for us. No eclectic rest aurants, no better grocery stores. Lots of great parks. We would love if he city would start considering things that might appeal to a broader range of community members.

Visitors 0	Contributors 3	CONTRIBUTIONS 3
-------------------	-----------------------	------------------------

See next page for Responses

STORY TELLING TOOL

Why wilsonville

23 September 19			Sandra - thanks for your suggestion and for sharing your story.
Kim Rybold			
AGREES	DISAGREES	REPLIES	
0	0	0	

26 December 19			Hey Sandra, thanks for sharing, But I would differ with you slightly. I do feel there an abundance of things in Wilsonvile geared toward retirees. what is an eclectic restaurant? Most of the programs at the community center are targeted at senior citizens. we have 4 grocery stores. 6 coffee shops. and 10 plus restaurants owned by individuals. Help me with some viable suggestions Thanks
Stvnewport			
AGREES	DISAGREES	REPLIES	
0	0	0	

STORY TELLING TOOL

Enough stuff for the wealthy

author: SW39

In 2012 I paid \$1295 per month for a 3 br apartment while going to college and taking care of my kids. We moved to Wilsonville because of the quality of the middle school. By 2015 I had graduated nursing school, was working in Salem and the rent had soared to \$1795 for the same apartment. We need affordable housing for the middle class. Come on. Enough pretties for the millionaires, we need basics for the lower and middle classes.

Visitors 0	Contributors 3	CONTRIBUTIONS 3
-------------------------	-----------------------------	------------------------------

See next page for Responses

STORY TELLING TOOL

Enough stuff for the wealthy

23 December 19			Thank you for sharing your perspective on housing costs.
Kim Rybold			
AGREES	DISAGREES	REPLIES	
0	0	0	

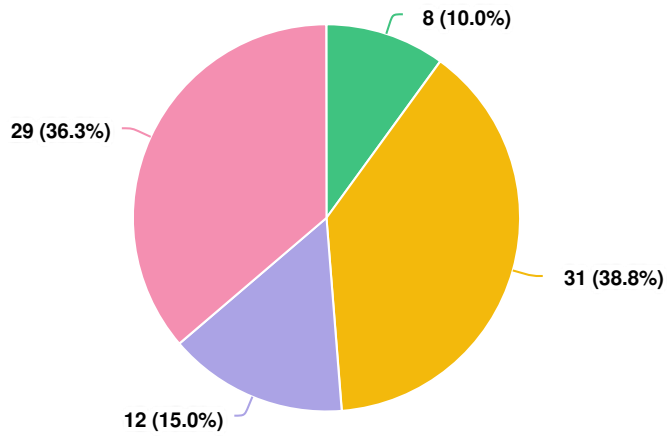
28 January 20			I agree with this story. I first moved to Wilsonville in 2013. Since then rents have blown me out almost from living here. I paid similar amount for my first one bedroom with a garage and now am paying in a much older and not as nice place over 1400 and with water and all about 1500. It is about half my take home pay. Last year my rent increased 6.9% and my income c.o.l. increase was only 3%. I am going backward.. Sadly it is not just here, but the whole north Willamette Valley. And people wonder where all new homeless are coming from?? This keeps up, I may be one in the next few years, as housing will be more than I can afford. I am what my parents would call middle class in their day.
Wilsonville Bike commuter			
AGREES	DISAGREES	REPLIES	
0	0	0	

ENGAGEMENT TOOL: SURVEY TOOL

Equitable Housing Survey

Visitors 248	Contributors 80	CONTRIBUTIONS 80
---------------------	------------------------	-------------------------

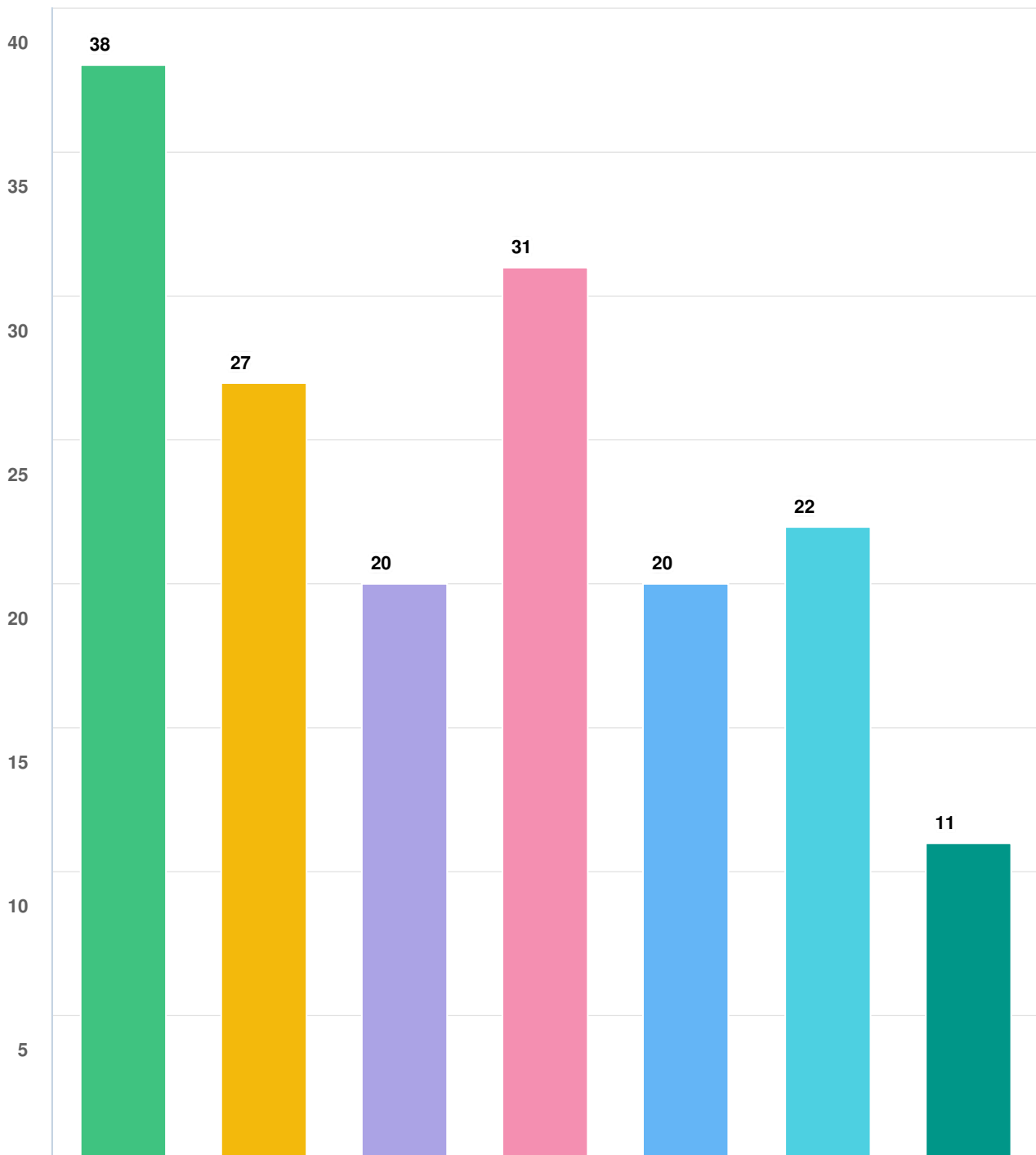
How long have you lived in Wilsonville



Question options

- Less than a year
- 1-5 years
- 5-10 years
- 10+ years

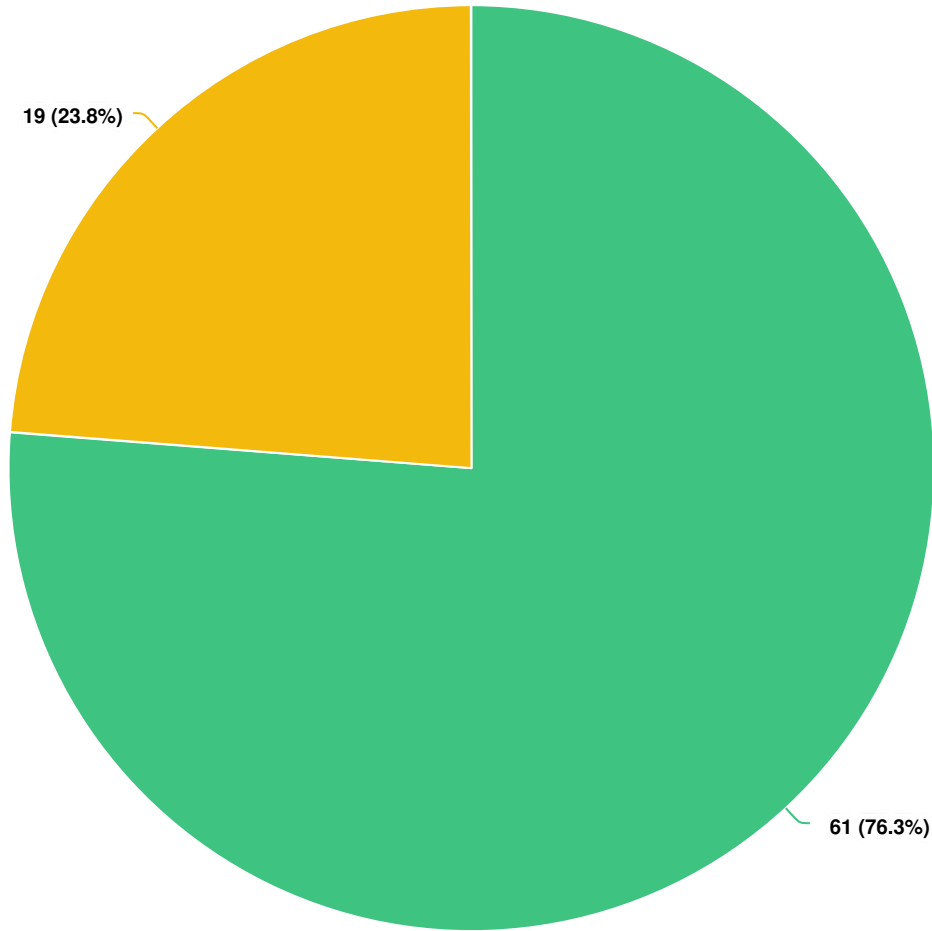
Why did you choose to live in Wilsonville? (select all that apply)



Question options

- Commute
- Housing Type
- Housing Cost
- Schools
- Proximity to Family
- Parks and Open Space
- Other

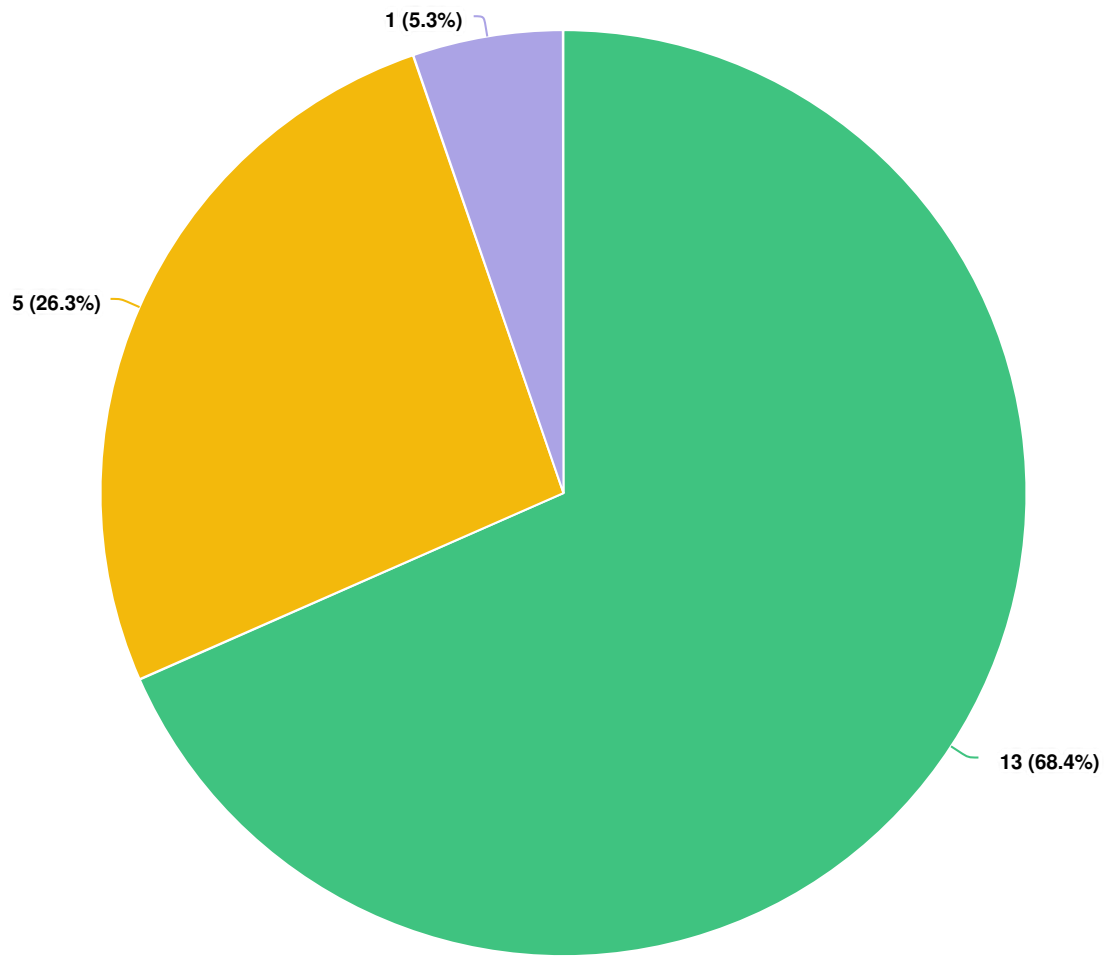
Do you own or rent your home?



Question options

- Own
- Rent

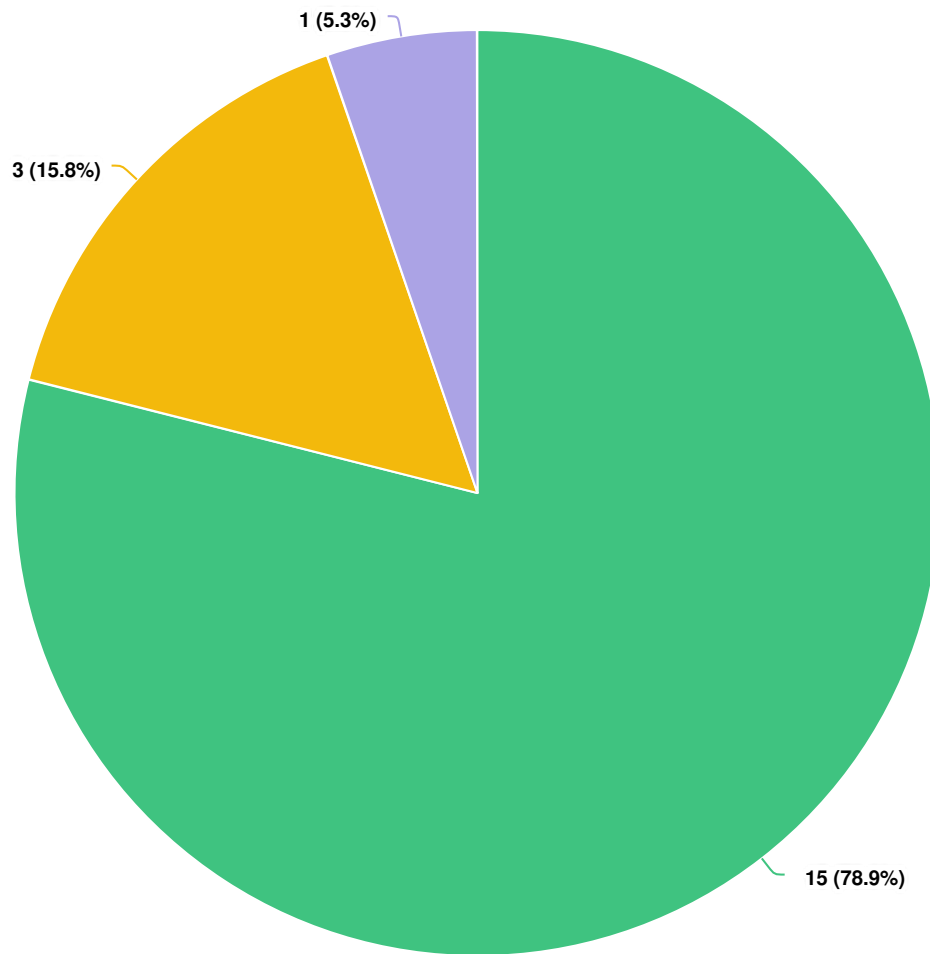
What is the general condition of your home?



Question options

- Well-maintained
- Average
- Poorly-maintained

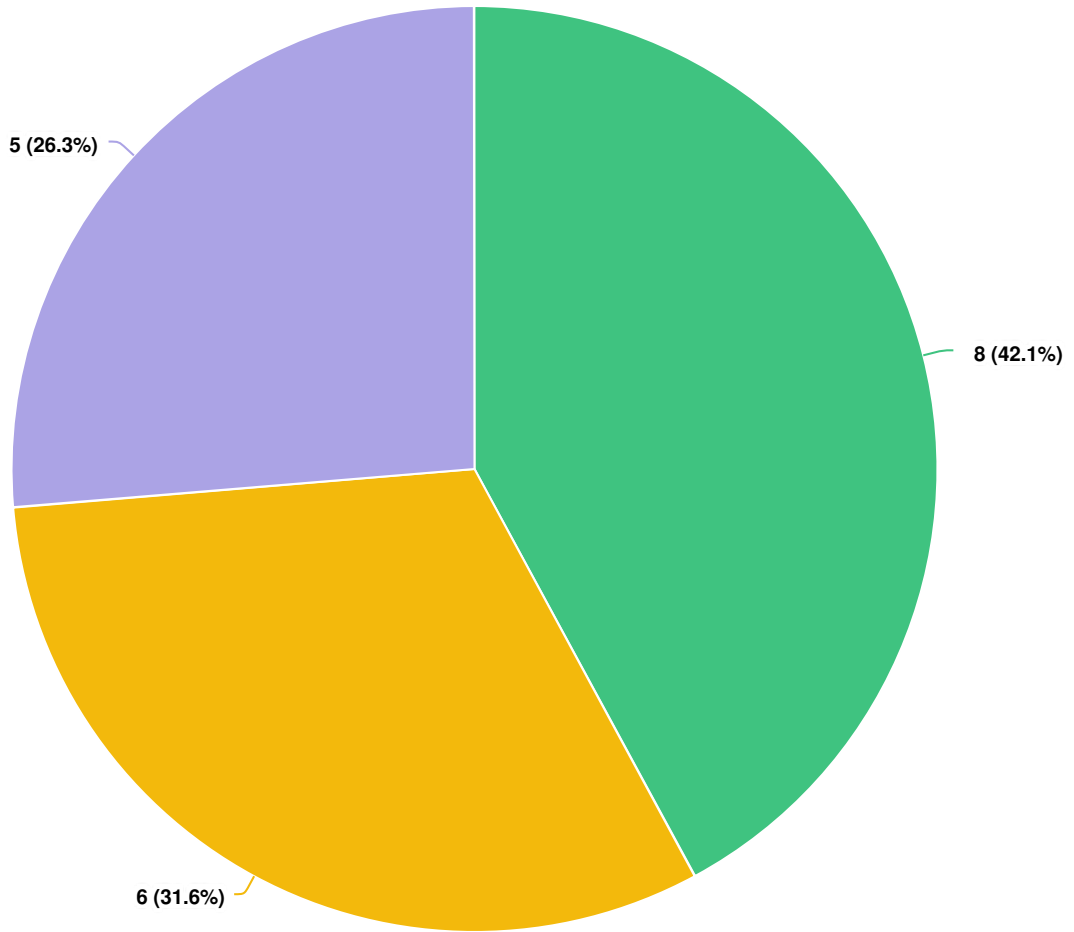
Do you feel stressed about the possibility of rent increases?



Question options

- Yes
- Somewhat
- No

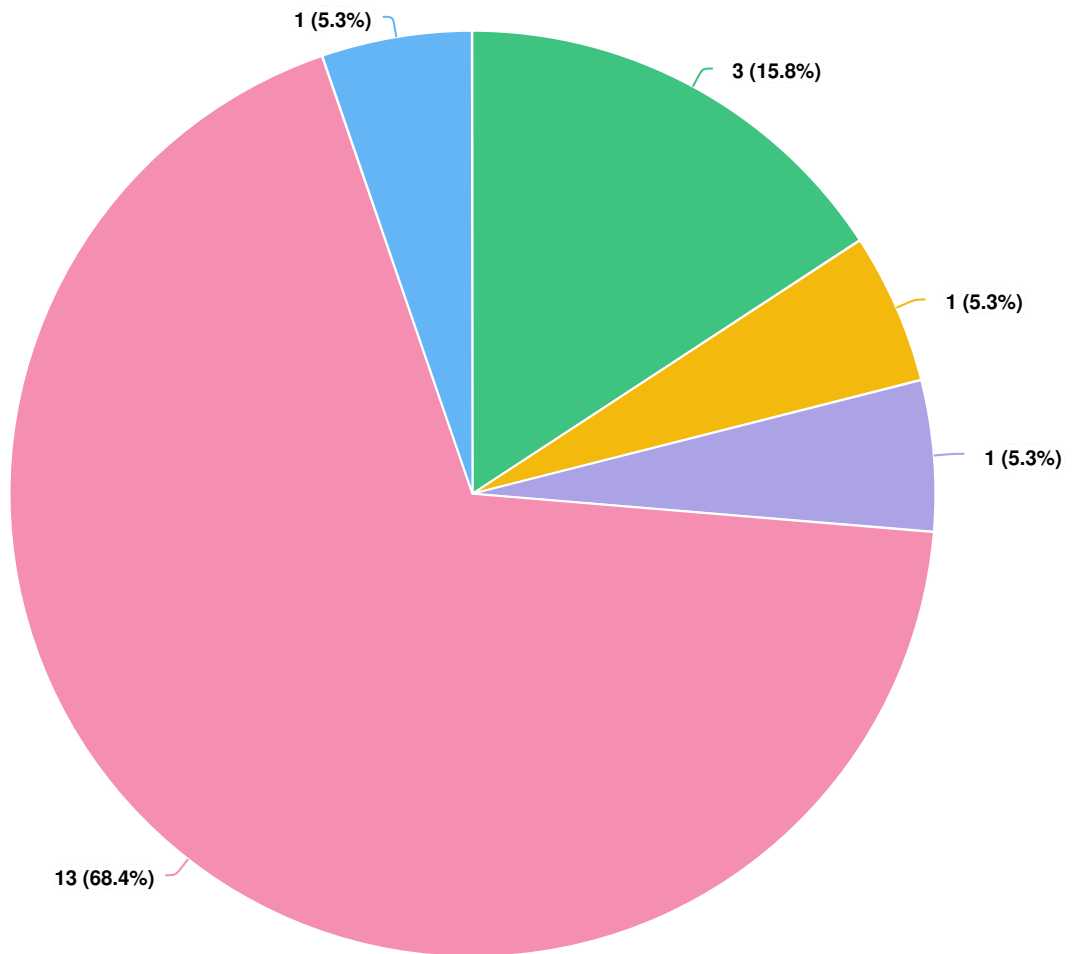
Will you be looking to buy a home in the next 5 years?



Question options

- Yes
- No
- Unsure

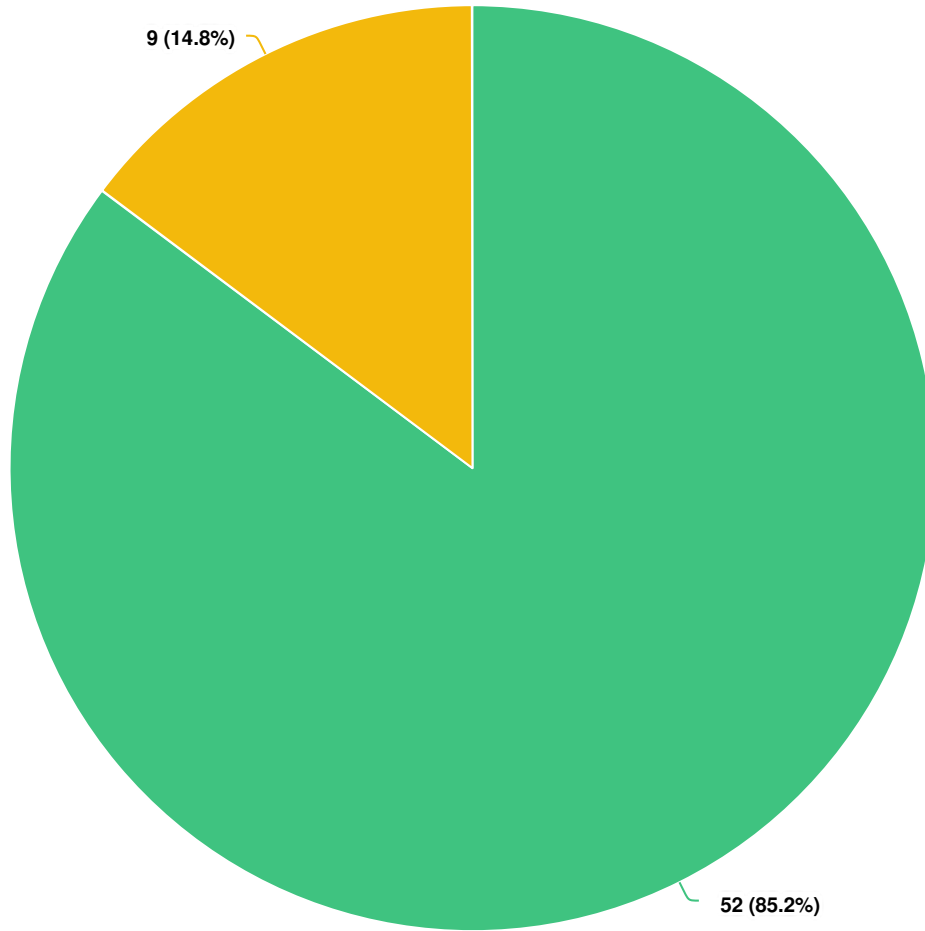
What is the biggest challenge you see in buying a home in Wilsonville?



Question options

- Saving for a down payment
- Getting approved for a loan
- Finding the right house
- Finding a home you can afford
- Other

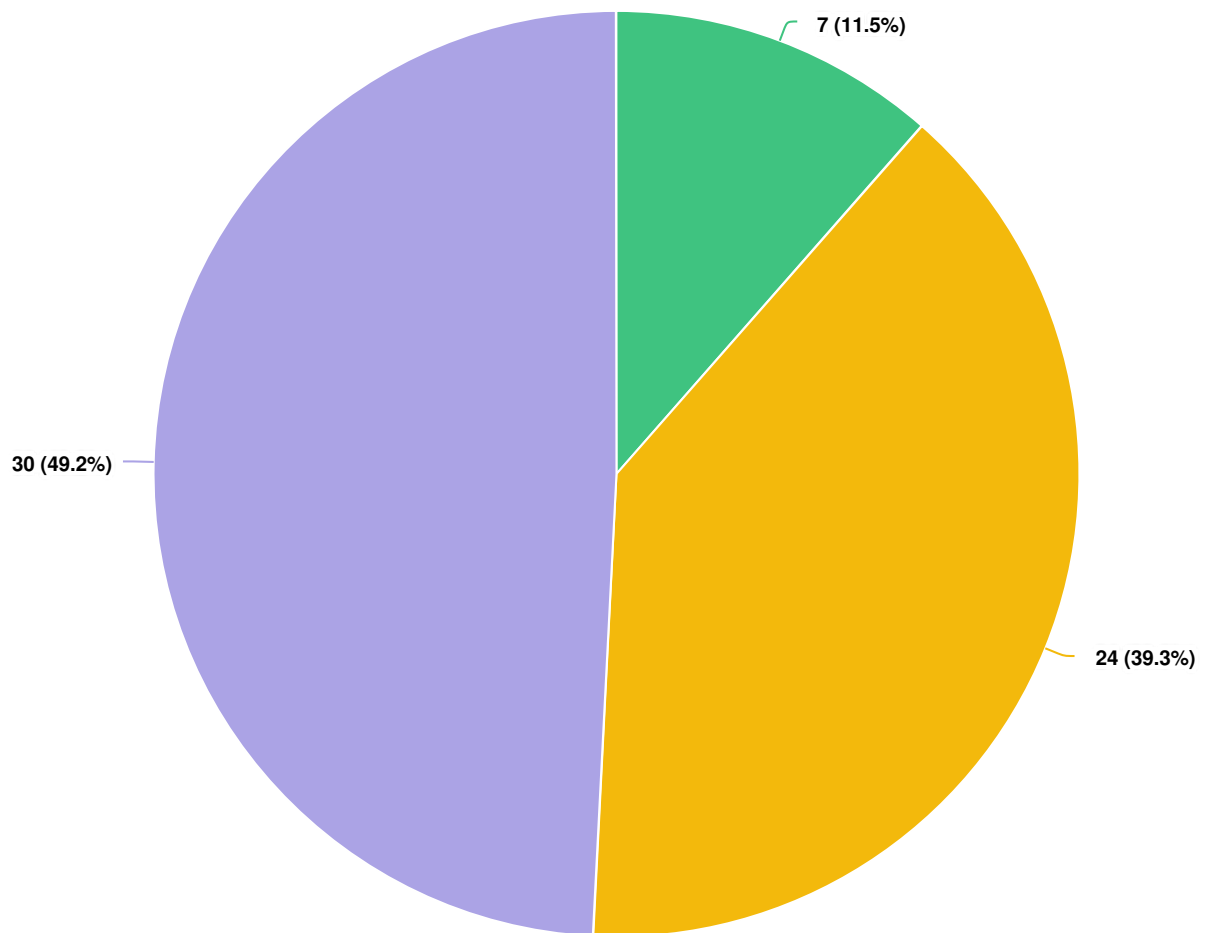
Do you feel able to afford your home's maintenance needs?



Question options

- Yes
- No

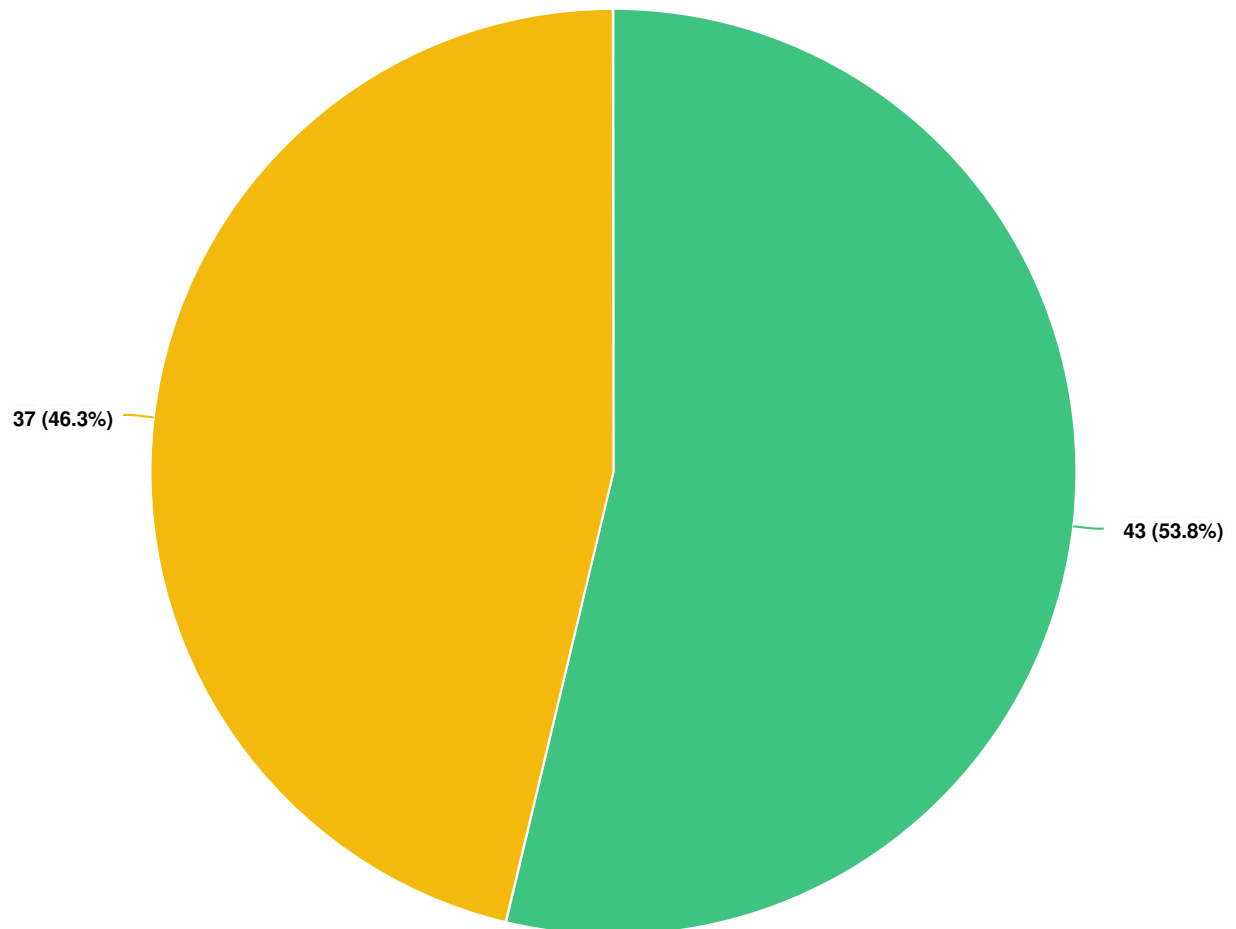
Do you feel stressed about affording your monthly housing costs (including mortgage payments, property taxes, insurance costs, HOA dues)?



Question options

- Yes
- Somewhat
- No

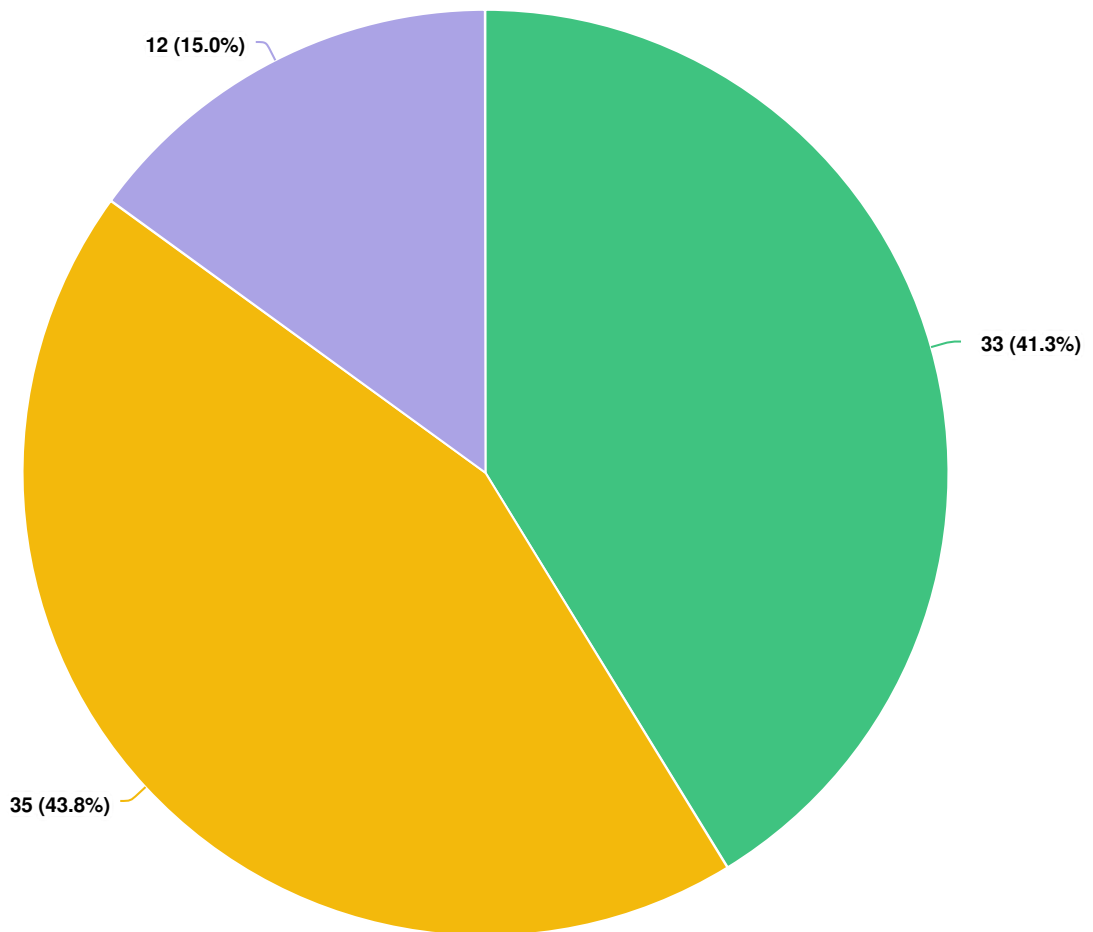
Do you feel your home is suitable for aging in place (when a person lives and ages in their residence of choice, for as long as they are able to)?



Question options

- Yes
- No

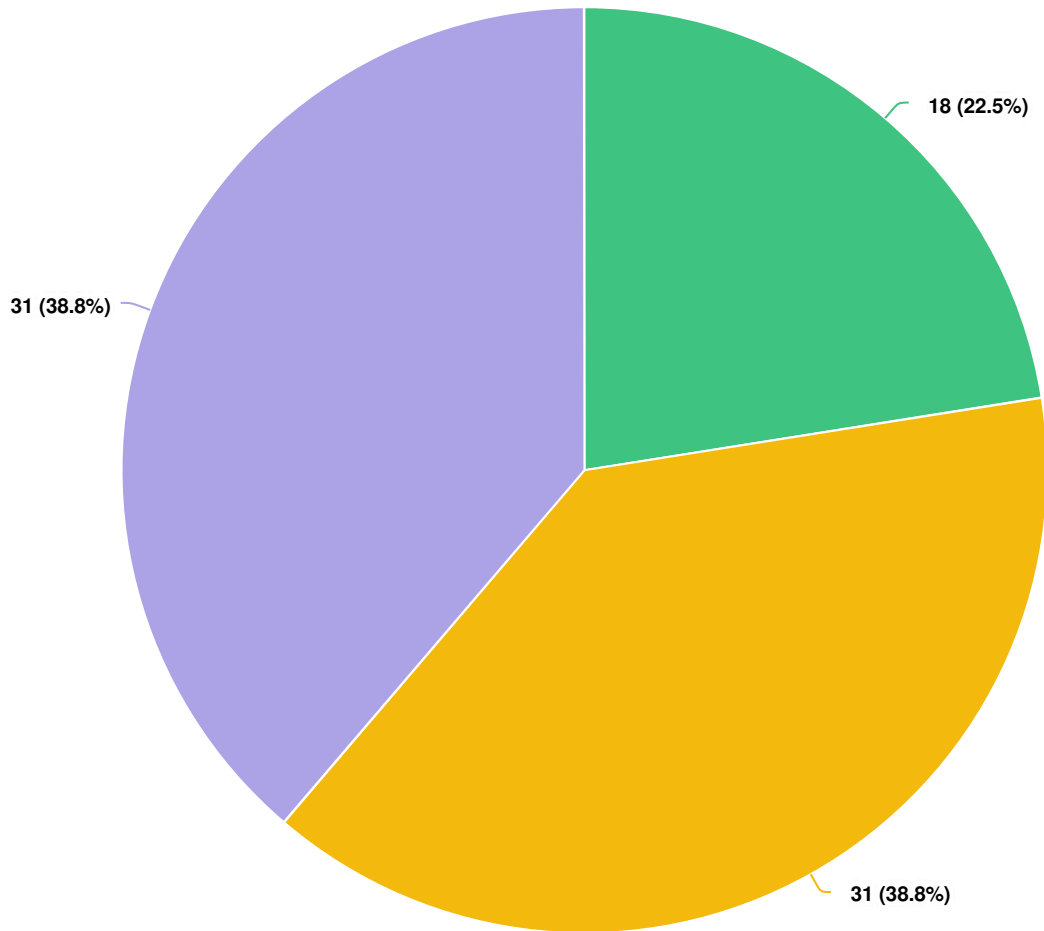
Do you think you could afford to buy a home in Wilsonville in today's housing market?



Question options

- Yes
- No
- Unsure

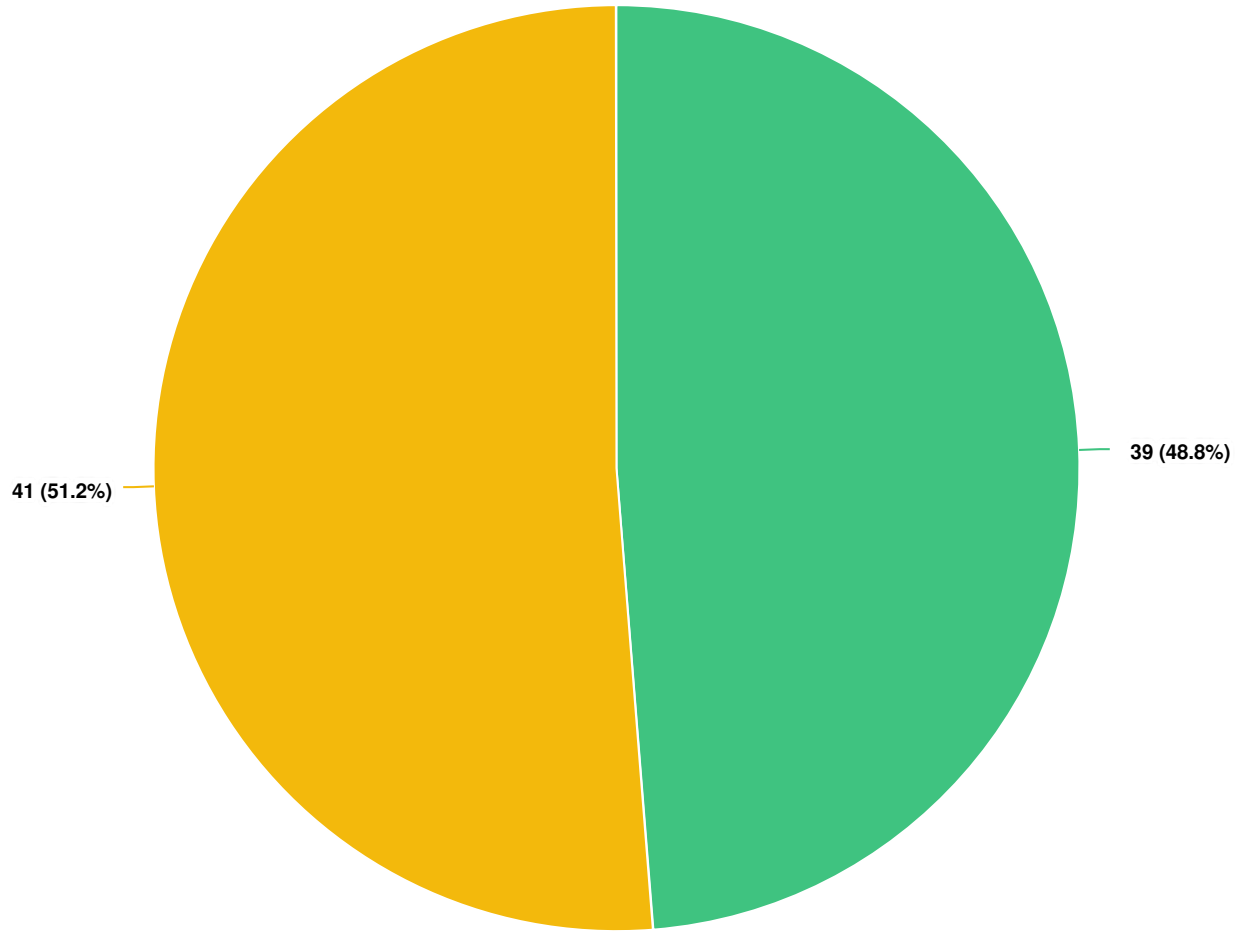
Do you plan to move in the next 5 years?



Question options

- Yes
- No
- Unsure

Do you think there is an adequate variety of housing types in Wilsonville?



Question options

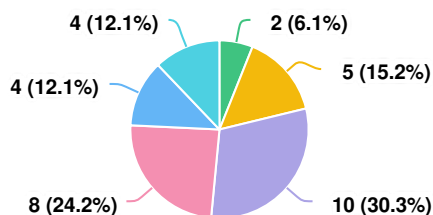
- Yes
- No

ENGAGEMENT TOOL: QUICK POLL

Which of these ideas would most help ensure that people from different backgrounds, ages, ethnicities, incomes, and physical abilities have an opportunity to enjoy Wilsonville?

Visitors 33	Contributors 33	CONTRIBUTIONS 33
--------------------	------------------------	-------------------------

Which of these ideas would most help ensure that people from different backgrounds, ages, ethnicities, incomes, and physica...



Question options

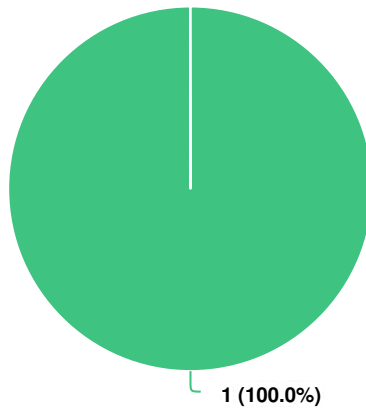
- b. Help build more housing in Town Center and near transit
 - c. Make it easier to build different types of homes – single detached homes, cohousing, townhomes, cottage clusters, apartments, mobile home parks
 - d. Encourage builders to construct more single-level homes with features that make independent living easier
 - e. Work with apartment owners to maintain housing for the long term and keep rents from increasing too rapidly (all types of apartments, not just affordable housing)
- ▲ 1/2 ▼

ENGAGEMENT TOOL: QUICK POLL

Cuál de estas ideas ayudaría a garantizar que personas de diferentes orígenes, edades, etnias, ingresos y habilidades físicas puedan vivir en Wilsonville.

Visitors 1	Contributors 1	CONTRIBUTIONS 1
-------------------	-----------------------	------------------------

Cuál de estas ideas ayudaría a garantizar que personas de diferentes orígenes, edades, etnias, ingresos y habilidades físicas...



Question options

- d. Fomentar más hogares de un solo nivel con características de accesibilidad que faciliten la vida independiente