



City of Woodburn
Community Development Dept.

Memorandum

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Date: January 14, 2021 (Prepared January 7)
To: Planning Commission
Through: Chris Kerr, Community Development Director *CK*
From: Colin Cortes, AICP, CNU-A, Senior Planner *CC*
Subject: **OAR 813-112: State Required Hosting of Meeting about Affordability of Housing / “Rent Burden” and Reporting to the State**

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Introduction

In brief, since 2018 Oregon Administrative Rule (OAR) [813-112](#) among other actions requires cities including Woodburn with rent burdened populations to host by year’s end a meeting about the affordability of housing and report to the legislature a list of attendees and a meeting summary about [rent burden](#).

Woodburn with several other cities was first subject to the administrative rule following the Oregon Legislature passing House Bill 4006 (HB 4006) in 2018 and held meetings through the Planning Commission on December 13, 2018 and November 14, 2019. Because Woodburn remains rent burdened as the rule defines, another meeting is required for 2020.

Because a Commission meeting is the most convenient City forum to host a housing meeting, the Commission finds itself on January 14, 2021 observing a housing meeting that the City hosts in compliance with state law.

Meeting Requirement

It is OAR [813-112-0030](#) that directly requires the meeting:

“(1) When a city with a population greater than 10,000 is informed by the Housing and Community Services Department that at least 25 percent of the renter households in the city are severely rent burdened, the governing body shall hold at least one public meeting within the year of being informed, to discuss:

- (a) The causes and consequences of severe rent burdens within the city;
- (b) The barriers to reducing rent burdens; and
- (c) Possible solutions to reduce the rent burdened households within the city.

(2) Conduct of public meeting requires the city’s governing body, most senior administrative employee or delegate of the governing body to:

- (a) Conduct the meeting and provide notice in accordance with Oregon’s public meeting laws ([ORS 192.610](#) through [192.690](#)).
- (b) Invite representation from local housing providers and service providers, and residents experiencing severe rent burden to the public meeting, including the Public Housing Authority, Community Action Agency, and nonprofit housing and service providers.
- (c) Submit the public meeting agenda together with a list of attendees, their affiliation and geographic location within the city, to the Housing and Community Services Department by February 1.”

Accordingly, Planning Division staff compiled a list of agencies and renters based on both last year’s list and record of those who attended the meeting and mailed them notice. (This agenda item was to have been December 10, 2020, but staff rescheduled.)

Attendees would complete sign-in sheets critical to subsection (2)(c) – reporting a list of attendees to the state – but during coronavirus and this virtual meeting, commenters need to state (and preferably also enter in the chat window) their full names and mailing addresses.

Meeting Objectives

The objectives are for attendees who testify to provide their full name, mailing address, and if applicable organization; succinctly comment on the topics below as specified by the state; and to do so within no more than an hour as the Commission observes.

- “(a) The causes and consequences of severe rent burdens within the city;
- (b) The barriers to reducing rent burdens; and
- (c) Possible solutions to reduce the rent burdened households within the city.”

Written Comment

A public survey remains open through Friday, January 8, 2021. It’s been available in print – both as Attachment 101 and as an Adobe PDF on the [Rent Burden webpage](#) – and as an online survey available via that webpage. Staff encourages written comment, whether as a letter of comment or survey response, to facilitate record-keeping and reporting to the state.

Survey Responses

Below are highlights of the 33 survey responses received as of January 5 (Attachment 102):

- For those few respondents indicating an affordable rent or mortgage dollar value, the monthly average was \$861 and the median was \$900. (6 respondents)
- For those few respondents indicating an affordable rent or mortgage as a percentage of income, the average was 32.1% and the median was 31.7%. (4 respondents)
- Several comments related to houses and mortgages, not just apartments and rents.
- Two comments noted that any new home for sale that is more than \$300,000 or \$350,000 is too expensive. (response ID nos. 1& 18)
- Ten responses comment on lack of enough publicly funded housing, particularly for those who have enough lower middle class income that they exceed income caps related to publicly funded housing for the poor. (response ID nos. 4, 7, 8, 10, 14, 15, 16, 18, 22, & 24)

Background

As of 2016, certain cities were rent burdened, that is, 25% or more of renter households paid more than 50% of monthly income on rent. Below is an excerpt of a table from a September 2018 letter from the [Oregon Department of Land Conservation and Development](#) (DLCD):

<i>City</i>	<i>% Severely Rent Burdened</i>	<i>Population (2018)</i>	<i>Severely Rent Burdened</i>	<i>Total Renter Households</i>
Albany	28%	51,919	2,179	7,649
Beaverton	25%	94,865	4,884	19,394
Corvallis	41%	55,766	4,593	11,337
Dallas	30%	15,175	594	2,002
Forest Grove	34%	23,214	1,044	3,076
Gladstone	34%	11,850	628	1,827
Gresham	32%	110,042	5,624	17,833
Keizer	27%	37,497	1,402	5,104
Lake Oswego	29%	38,065	1,426	5,001
Lebanon	36%	16,162	1,023	2,843
Milwaukie	27%	20,643	940	3,510
Newberg	28%	22,749	790	2,853
Tigard	28%	50,787	2,212	7,962
Troutdale	33%	16,535	718	2,154
Woodburn	26%	24,765	763	2,951

Table 1

Next Steps

Staff will record comments and report a list of attendees and meeting summary to the state through [Oregon Housing and Community Services \(OHCS\)](#) by the deadline of February 1, 2021.

Attachment(s):

101. Rent Burden 2020 survey
102. Survey responses through Jan. 5, 2021

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City of Woodburn Rent Burden Survey *Encuesta de la Carga de Alquilar de la Ciudad de Woodburn*

1. A "rent-burdened" household spends more than 50% of its income on rent. Are you rent-burdened? / *Un hogar "agobiado por renta" gasta más del 50% de su ingreso en arriendo. ¿Esta usted agobiado por la renta?*

Yes / Si _____ No / No _____

2. What do you consider to be "affordable" housing? / *¿Qué considera que es una vivienda "asequible"?*

3. Do you believe a lack of affordable housing is a problem in Woodburn? Why? / *¿Cree que la falta de viviendas asequibles es un problema en Woodburn? ¿Por qué?*

Yes / Si _____ No / No _____

4. What do you believe would make housing affordable? How? / *¿Qué cree que haría asequible las viviendas? ¿Cómo?*



2020 Woodburn Housing Affordability Survey (Rent Burden Survey)

Survey Responses through January 5, 2021

ID No.	Are you rent-burdened?	What do you consider to be "affordable" housing?	Do you believe a lack of affordable housing is a problem in Woodburn?	Why?	What do you believe would make housing affordable? How?
2	Yes / Si	Due to my pay anything above 300k is not tangible .	Yes	We do have a problem of affordable house buying most houses run over 300k and sell within a week. Even fixer upper are hard to get since investors buy them just to flip them. Woodburn residents should get grants or priority to buy a home they plan to stay in for a long time not make a profit	We do have a problem of affordable house buying most houses run over 300k and sell within a week. Even fixer upper are hard to get since investors buy them just to flip them. Woodburn residents should get grants or priority to buy a home they plan to stay in for a long time not make a profit
3	No / No	Housing at one third of income.	Yes	I do not like my current rental but NOTHING else available.	More housing. More multi-family housing like townhouses.
4	Yes / Si	Rent needs to be under \$1000 for a 2 bedroom apt. We shouldn't have to choose between paying rent and not eating. Housing in Woodburn is just as high as the Portland Metro area. People are becoming homeless because we can't make ends meet. You can't earn minimum wage or even \$20 an hour and make ends meet w/ the higher cost of utilities and personal bills by robbing Peter to Pay Paul when income is short. Developers of Apt complexes are raking in thousands and thousands of dollars off the backs of low income renters, while they struggle and struggle.	Yes	GREED and years of declining government-backed incentives to build housing for people with lower incomes.	Apartments or a house where a person can pay their rent and still having money left over for other necessities like food, clothes, transportation, and health care. Capping rent. One year you can afford the rent and the following year, you have to look for a different place that is less than what you pay because the owners raised rent by \$100 and now you can no longer afford it... but that housing doesn't exist so we're back to square one.
5	Yes / Si	\$1000/mo for a family of 4	Yes	Rent is high for the income of most.	Lowering the amount of rent or offering better housing environment for the amount of rent that is
6	No / No	"Affordable housing" is, according to Sylvia Porter, the economist under whom I grew up, 25% of your income. That's the only way you can make everything else pencil out in the black on the bottom line. "Affordable housing" is everybody owning their own home; your own home is the biggest investment made in a person's lifetime. If you spend your lifetime and income paying off someone else's investment, you'll have no equity and no home in the end-game; it's like toilet paper -- your equity will be flushed away.	No	Prior developers build low-income apartment buildings based upon Farm-Home opportunities and financing, based upon sliding scale based on your income. all over Woodburn. Villa Verdante, etc.	"Affordable housing" is everybody owning their own home; your own home is the biggest investment made in a person's lifetime. If you spend your lifetime and income paying off someone else's investment, you'll have no equity and no home in the end-game; it's like toilet paper -- your equity will be flushed away. The Bible (Basic Instructions Before Leaving Earth) instructs "Build houses, plant gardens." Build your own home and stay in it; plant your own Victory Garden and eat from your own garden. It is possible to develop Habitat for Humanity homes, with people pitching in to build
7	Yes / Si	Housing that isn't the same or similar (by \$100-200) to neighboring cities. Apartments are being priced very similarly to luxury apartments in Canby and Wilsonville, without similar amenities, nor quality.	Yes	Yes there is. The affordable housing that is available is normally only accessible to migrant/farmworkers (which is understandable given income and population) however, that still leaves out a huge chunk of people out of the equation. So many of us live in the cusp of making "too" much to qualify for housing assistance or affordable housing units. Yet, don't make enough to afford the	Rent caps, and allowing more apartments complexes in the area. It's a game of supply and demand.
8	No / No		No		

<i>ID No.</i>	<i>Are you rent-burdened?</i>	<i>What do you consider to be "affordable" housing?</i>	<i>Do you believe a lack of affordable housing is a problem in Woodburn?</i>	<i>Why?</i>	<i>What do you believe would make housing affordable? How?</i>
9	No / No	I been looking to buy a house. There is no inventory and prices continue to raise. I have also been looking for a different place to rent. Single level handicap bathroom. I have been unavailable to locate	Yes	Each of the county properties has a waiting list.	Rent control Mandatory when building. Tax incentive for building owner
10	No / No	Housing that is constructed with quality materials and standards similar to market rate housing; but, containng a reduced standard of furnishing -- such as, no marble counter tops, no enclosed cupboards, no tiled flooring, etc..	No	Woodburn lacks market rate housing. Our older housing stock is already affordable to many working families. Our City Government should be encouraging the construction of market rate housing rather than encouraging "Affordable" housing stock construction.	As said above -- to furnish apartments and individual housing built as "Affordable" with smaller interior spaces and less expensive interior furnishings while maintaining the quality of construction.
11	No / No	test	Yes	test	test
12	Yes / Si	I think it should be around 40% or 30% of income.	Yes	The cost and rent is to high. Low income families can't afford rent without any assistance from different programs.	
13	Yes / Si	test	Yes	test	test
14	Yes / Si	Affordable housing I consider to be when housing costs -- rent & utilities or mortgage, property taxes and utilities -- cost no more than forty percent of income.	Yes	If I needed an affordable apartment tomorrow in Woodburn (to be fair, any place in Oregon), I would not expect to find one. When I got stranded here I took the only apartment I could find (feeling lucky to get it) and contacted the local housing authority about a subsidy. I was told the list was four years long (and wouldn't even have covered the apartment I found, a two bedroom.) Four years is better than some places -- I have been on housing lists for as long as 7 years elsewhere.	Long term federal tax credits similar to what was available in the 1990s for builders who created and managed affordable housing complexes. Creative living situations for seniors (studios with microkitchens). Converting single family homes into duplexes. Allowing for accessory units. Garden complexes similar to old motel courts, small bungalows with communal laundry/meeting space. Subsidized rent-to-buy condos for single-income
15	Yes / Si	\$700-\$900	Yes	There are way too many people doubled up and sometimes tripled up! All low income housing has a long wait list. It's so hard for families to get into low housing.	Either building more apartments that are affordable to people in Woodburn based on their income or increasing wages. Woodburn is mainly a low income community and should be consider when building homes and apartments.
16	Yes / Si	When I still have \$ left over from my check that pays rent. Currently I get paid bi-weekly and one whole check goes to rent, the other bill goes to bills and groceries.	Yes	Because a lot of the low income housing only goes to migrant workers or low disability etc. There are some of us that make more than the people qualifying for low-income housing but not completely well off.	That landlords would stop increasing rent every year.
17	Yes / Si	NO MORE than 900	Yes	Rent is high where salary is very low and not enough work in town, not enough rental in the area	More housing and higher pay

ID No.	Are you rent-burdened?	What do you consider to be "affordable" housing?	Do you believe a lack of affordable housing is a problem in Woodburn?	Why?	What do you believe would make housing affordable? How?
18	Yes / Si	Homes under \$200,000.	Yes	I live in a very small home and pay \$1700 a month in mortgage, utilities, garbage, taxes. That's far from affordable and is more than 50% of my take home pay. People are being trapped into being renters because they can't afford down-payments on the new \$350,000 homes that are being built in Woodburn. It is next to impossible to buy anything under \$250,000 and the average zillow price with homes for sale in Woodburn right now is \$387,000. How is that affordable?	Provide more information and resources for people to build ADU's. They would provide more housing stock and also provide a source of income for the homeowner. Maybe get the homeowner a \$10,000 grant to help get them built. Why hasn't the old city hall building been used for apartments, it's been sitting empty for too long, get the developer some incentive to get moving. Don't allow any more 55+ deed restrictions, it is restricting the housing stock that is available to younger working people and artificially squeezing out the availability of affordable housing. If new homes are being built and priced to sell over a certain dollar amount (\$350,000+), require them to pay a new charge that gets tacked on SDCs to help fund grants to use for the development of ADUs....or a bond measure that adds a property tax to homes assessed over a certain amount that can be used to further incentivize building of smaller affordable homes.
19	No / No	Any apartment or house that tenant receives some form of financial support	No	Many State/ Federal programs in Woodburn subsidizing tenants now.	Better paying jobs. Increase per capital income in Woodburn
20	Yes / Si	No, we basically live for rent..idk and I feel like this cycle has no end woodburn is home and I feel forced to move away because when we decide to buy a home we will have to relocate due to financial need and it breaks my heart.	Yes		
21	Yes / Si	I consider affordable housing in Woodburn to be 40% of income max	Yes	It is creating a lot of Double up situations where multiple families are living together so rent can be paid. More families in a home, creates more cars parked on the streets and clogs the streets	Depends on criteria or based off income
22	Yes / Si	Affordable housing is a family apartment less than 1300 a month . Most apartments in Woodburn for a decent size 2 bedroom is about 1000 a month and that doesn't include utilities .	Yes	As a single mother of three young children , I qualify for low income housing but there are so many requirements for those or there's not enough of them. I am a single white female I don't work for agricultural places , so most of the apartments that are low income I automatically don't qualify for because of my ethnicity and my employment . There are two large apartment complexes in woodburn that are solely for people of Hispanice decent or they have to be migrant workers. There are apartments on Park ave that are through the housing authority but the wait list for housing assistance is over 8 years long. The one ones on Lincoln that are low income , there's only 17 apartments , while they nice apartments, they are hard to get into. Any house or single family homes for rent are way too expensive for one income. And Buying well that's	Unlocking the land. In larger cities there's a lot of land that is under utilized or the land is sold to larger developers that build ridiculously high priced homes . We need more apartments, for less . Create programs to assist lower income people with buying a first home , or even a start over home for those that are having to start over because of divorce or financial hardships.

ID No.	Are you rent-burdened?	What do you consider to be "affordable" housing?	Do you believe a lack of affordable housing is a problem in Woodburn?	Why?	What do you believe would make housing affordable? How?
23	No / No	\$750 to \$1,300	No	If you look at cities close to Woodburn such as Wilsonville, Woodburn has a ton of options for low income housing.	Spread the low income housing throughout out the region instead of contained only in certain cities, to make options more equitable.
24	No / No	Studio - 600/mo 1 bedroom - 700-800/mo 2 bedroom - 1000/mo 3 bedroom - 1200/mo 4 bedroom - 1400/mo Even at this price range, the apartments should be of good quality and decently modern (updated within the last 10-12 years), secure, not a huge mold risk, include kitchen appliances, include w/d or hookups, reasonable pet policies, and with enough parking for 1-2 vehicles per household.	Yes	Many apartments that are low income are in terrible condition and have long wait lists. There seems to be nothing that is in the middle - something just outside "low income" housing but still affordable to those who make just over the low income limits. There are only a couple of decent apartment complexes that would be good options, except they are not pet friendly so any family with a single dog over 25lbs has to pay a lot extra for either a house or move to a different city. There is also a major lack of 3 & 4 bedroom apartments, which forces larger families to also pay more for housing.	Offer incentives to attract high quality developers to build simple 3-4 bedroom apartments to give options for larger families who cannot afford a house.
25	No / No	\$1200.00 a \$1500.00 al mes. [Translation: a month]	No	<i>No porque hay mucho tráfico y las calles no se están reparando y las banquetas. El problema más.</i> [Translation: Because there is a lot of traffic and the streets are not being repaired and the sidewalks. The most problem.]	<i>La viviendas asequibles están bien, lo que podemos hacer es empáleme tar reglas de las calles, Como no tener tantos carros que no funcionan or trochas de Compañías grandes en las calle , por si que la calles está reducido Y que limpiennos nuestros jardines en frente con árboles nuestros y Limpiar al rededor de nuestra propiedad.</i> [Translation: Affordable housing is fine, what we can do is repair streets, How not to have so many cars that do not work or [trucks?] of large companies on the streets, in case the streets are reduced AND that they clean our gardens in front with our trees and clean around our property.]
26	No / No	1000 month	No		
27	No / No	Rent should be reasonable and \$1600.00 a month is not reasonable for most people who are not working professionals. Something has to give or there are going to be more homeless people on the street.	Yes	Because rent is to high in Oregon for the amount of money people make.	Compare the average wage here in Woodburn and see what the average rent is. Most of the time they want you to make 3 times that amount a month to be able to rent.
28	No / No	\$1000/month for a 2 bedroom	No	There seems to be enough available at any time of year no shortage	\$1000/month
29	No / No	I own my own home but find the amount Iboay for property taxes very burdend some on a fixed income	Yes	Property taxes contrite to increased rent	Stop increasing property taxes
31	Yes / Si	An affordable house should be based on peoples income, not luxury. It is important to consider peoples income. Other issue that affect is with property taxes in Woodburn is so high because of schools and this is not fare for home owners that don't have depends that goes to school.	Yes	Yes, because the prices are based on what new constructions or new amusement the city have and is not considering peoples income. Woodburn lacks of good places like other type of restaurants or even places to visit like a theater. All business in downtown Woodburn are disgusting, dirty and with a lot of homeless people that makes the city look bad, and dirty.	Houses should be based in peoples income, unless they include amenities like basketball court, tennis court, gym, swimming pool and access control for security.

<i>ID No.</i>	<i>Are you rent-burdened?</i>	<i>What do you consider to be "affordable" housing?</i>	<i>Do you believe a lack of affordable housing is a problem in Woodburn?</i>	<i>Why?</i>	<i>What do you believe would make housing affordable? How?</i>
32	No / No	Less than \$1,200/month	Yes	Many are below the "poverty level" and I believe are impacted by paying a higher percentage of their income for housing than is considered "healthy" financially (25-35% of gross income).	A change in state laws restricting land use. Currently state law and the restriction of subdividing land for housing is prohibitive and makes housing expensive. We will "never" have affordable housing in our state under these current land use
33	Yes / Si	\$1000	Yes	Cannot afford proper houseing	
34	Yes / Si		Yes		More low-income housing
35	No / No		No		no idea
36	No / No	no more than 35% of income for basic rent that does not include utilites	Yes / Si	As a local property manager I have to turn away many folks for lack of inventory, and even when I have something available it is often to high in rent for the prospective tenant to qualify	an affordable housing complex built and run with HUD standards with landlords that care about their tenants and a city that would enforce regulations so it does not become a ghetto
37	No / No				

(Note: There is no survey ID no. 1 because that was a webform test by staff and there is no ID no. 30 because it was a duplicate of no. 29.)