



City of Lake Oswego 50-Plus Advisory Board

Thursday, February 8, 2007
8:30 a.m.

Members 2006-2007:

Janine Dunphy, Chair
Elizabeth Marietta, Vice Chair
Nanci Cummings
Daniel Baer
Barbara Heisler
MaryLou Webb
Caryl Lindemaier
Ardis Stevenson
Kathy Long Holland

City Council Chambers

City Hall
380 A Avenue

For Information: 503-675-6407

Councilor McPeak, City Council Liaison
Kim Gilmer, PR Director
Brenda Suteu, ACC Manager
Teresa O'Halloran, ACC Admin

Approved

-
- I. Roll Call
Janine Dunphy called the meeting to order at 8:32a
Present: Janine Dunphy, Daniel Baer, Ardis Stevenson, Nanci Cummings, MaryLou Webb, Elizabeth Marietta, Kathy Long Holland
Staff: Brenda Suteu, ACC Manager, Teresa O'Halloran, ACC Admin, Councilor Ellie McPeak, Council Liaison, Kim Gilmer, PR Director
Excused: Caryl Lindemaier, Barbara Heisler
Guest: Dan Vizzini, Committee Chair of the LO Planning Commission, Jack Hoffman, Former Lake Oswego City Councilor, Diana Shavey, Committee Member, Lake Grove Presbyterian Church Adult Housing Project.
 - II. Approval of Minutes 1/19/07
Janine Dunphy asked for a motion to approve the minutes
Motion made by Dan Baer; motion seconded by Kathy Long Holland
Minutes approved as submitted.
 - III. Open Public Communications
 - IV. Old Business – Did not have time to review at this meeting
 - A. Meeting Calendar Review
 - B. Work Group Reports - Action Plans & Timelines
At the last meeting it was suggested that under the projects for the Life Planning and Meaningful Service, that a public Day of service be pursued. Yet, after long consideration, the committee decided that such a project should not be one of the board's projects, but rather exist as an advisor to those groups who can work on such ideas.
 - C. Adult Community Center Update - No updates today
 - V. New Business
 - A. Affordable Housing – Presentations
Planning Commission: Dan Vizzini
The planning commission was given the responsibility to plan for affordable housing in Lake Oswego by looking at the housing choices currently available and how to prepare some long

term strategies to address these issues. The committee investigated the conditions currently within the city, ie 84% of city employees live outside the city; 64% of school district employees lived outside the city. The citizens of Lake Oswego are supported mainly by people who cannot afford to live within the zip codes of 97034 and 97035. Dozens of policy recommendations were narrowed down to 10; mostly structural and policy related. Some examples include a trust fund, advisory board, creating a social infrastructure. Two issues existed around Urban Renewal Areas (URA): 1) to require any municipality, in a URA, a certain percentage of new housing that must be affordable. For LO, at a minimum they are shooting for 20%. Portland is shooting for 40%. 2) Urban renewal operates their finances through tax increment financing which means freezing the value of the property at the point that the district was created. Then as property values rise you take the base value and the new value and the revenue that comes from that increment is then reinvested into that URA and dedicate it to *affordable housing. A no net policy was also suggested, which means that you may impose a tear down fee to the developer, developer incentives, and rental conversions, for example.

*Affordable = housing that is less than 30% of ones household budget.

Recommendation Summary:

1. Require certain percentage of housing units
2. Create a block of money within those housing units to fund the program
3. Secondary Dwelling Units (SDU) – reform the current policies to make it easier to develop within the city
4. Employer assisted programs for affordable housing for the employers
5. Neighborhood diversity: to recognize the neighborhoods are different throughout the city.
6. Council added the following recommendation: Promoting clustered development of small single family units, on a double wide lot. 800-1000sq. feet cottages clustered together on a single lot or double lot

This proposal hasn't moved beyond the recommendations due to lack of staff resources to work on it. Not on the immediate work plan. Availability of City staff needs to exist if this program is to move forward.

Metro Workforce Housing: Jack Hoffman, active in the regional planning for affordable housing in the metro area. Affordable housing is an issue for all 25 cities within all three counties. Metro is required to make sure that cities are meeting the affordable housing targets required by law. Metro is doing a number of things to encouraging these jurisdictions to assist in the affordable housing project.

Other stats:

Median income in this region is \$67,000 for a family of four. There have been 50 new homes in the last year, 40 were tear downs. Lake Oswego is losing affordable housing in two places: by tearing down homes that are of less value than the land and in the apartment conversions occurring all over the city. They want to integrate affordable housing into existing neighborhoods. One of the reasons why LO doesn't have affordable housing is the zoning set by the city. Two concepts: cluster housing, has been successful in Seattle and in parts of Portland. The other is the great house design which is arising around the country. The concept is that design matters. To design a multi-dwelling family unit that looks like a single family unit from the outside. Double wide lots could be used for up to three-four family dwelling units.

The challenge is to try and make affordable housing fit into existing neighborhoods. The city is losing children within the city. Lack of housing choices gives lack of diversity within the community.

Oakridge Park Project: Diana Shavey, 35 years in Housing Administration.

Housing is a very personal thing, no other subject incites as much fear and love in people. The reality in the US is that we tend to judge people by the worth and acceptability by where they live. Certain barriers are then put up to suit the needs.

People make very immediate determination just by where they live.

A lot of the fear issues regarding housing remind us of our fear of dying. Vast majority will reach retirement age with less than 50,000 in assets; roughly 2500 a year for retirement. Most people are seniors in affordable housing projects, over the age of 62. Most people in family housing are single with children....or individuals who had a medical issue or an extreme accident.

The first meeting to form the task force to investigate affordable housing program for seniors in Lake Oswego was in January 2005. One program that she looked into was the Section 202, Federal Govt. Grant Program – housing sponsored by a non-profit. A total of 55 units were approved in the state of Oregon; 45 of them dedicated to the Lake Oswego Oakridge Park Project. Finding land was the hardest part. Lake Grove Presbyterian Church became a partner in this project.

This project however, will need a conditional use permit from the city. The city doesn't offer permanent use for these types of zoned areas. It is always conditional. Each of the above units will be 200,000 each because of the land, codes, HUD, etc...

The main goal of this task force is to understanding what this project is about and to then educate the community about the benefits of such a project.

Focus Areas:

- Preserve existing affordable housing
- Develop new affordable housing
- Organize affective partnerships in the community
- Establish mechanisms for financial assistance
- Reforming policies on land use and zoning

Creating a social movement within the existing social/civil structure available within the city is the best way to reach out and gain support and exposure.

B. Community Center planning process update

At the January 20, 2007 meeting of the Community Center Steering Committee – the architects presented a recommended program and building layout for the committee to respond to. The size of the facility was scaled back in size, which resulted in the removal of the Adult Community Center services and other program areas. The rationale was to leave the ACC in it's current location and focus on offering more 50+ recreational and health programming at the new Community Center while targeting the current ACC facility for more social service programs, such as expanding respite or offering adult daycare. The committee has also prepared a recommendation for the City Council to separate the library decision from the community center planning effort and to form a separate committee to look into a future library and its possible locations.

C. Discussion of Parameters for Senior/Disabled Transportation Recommendation for City Council - Denny Enger, representing long range planning for city.

Denny has been meeting with staff regarding timelines and resources for this project. Denny handed out information regarding the Senior Shuttle Program, and would like some feedback on the questions established in the handout. Some comments from the document include:

1. The recommendation is that the only way the shuttle program would work would be to have door-to-door service, instead of a fixed route with some deviation.
2. A development concept using the existing bus at the ACC for a one day a week shuttle service. How it would work is to be determined.
3. Expansion are laid out in the handout, added bus, added days, etc...
4. If a phased program gets approved, then we are on the right track.
5. Suggested using the Clackamas County Dispatch/Routing system
6. Looking at paid drivers versus volunteers as currently used at the ACC.

Marketing the name – Flexible is a word that could be introduced. Focus on how it is used rather than who uses it. Ie: “Flex Bus”

Kim Gilmer likes the naming as it can include others not targeted by the program. Ie: youth, kids, etc....it becomes a revenue builder.

In a month Denny will return with an improved plan to take to City Council

D. Set Next Meeting Date & Agenda – March 8

E. Adjourn

References:

Dunphy Memo – Meeting reminders

50+ Meeting Minutes Draft 1/19/07

2007 City Council Goals

2007 Work Plan