



CITY COUNCIL AGENDA

March 17, 2025 at 7:00 PM

Wilsonville City Hall & Remote Video Conferencing

PARTICIPANTS MAY ATTEND THE MEETING AT:

City Hall, 29799 SW Town Center Loop East, Wilsonville, Oregon

YouTube: <https://youtube.com/c/cityofwilsonvilleor>

Zoom: <https://us02web.zoom.us/j/81536056468>

TO PARTICIPATE REMOTELY OR PROVIDE PUBLIC COMMENT:

Register with the City Recorder:

CityRecorder@ci.wilsonville.or.us or 503-570-1506

Individuals may submit comments online at: <https://www.ci.wilsonville.or.us/SpeakerCard>,
via email to the address above, or may mail written comments to:

City Recorder - Wilsonville City Hall

29799 SW Town Center Loop East, Wilsonville, OR 97070

CITY COUNCIL MISSION STATEMENT

To protect and enhance Wilsonville's livability by providing quality service to ensure a safe, attractive, economically vital community while preserving our natural environment and heritage.

REVIEW OF AGENDA AND ITEMS ON CONSENT [6:00 PM]

COUNCILORS' CONCERNS [6:05 PM]

PRE-COUNCIL WORK SESSION [6:10 PM]

- A. [SMART Annual Rider Survey Results \(Brashear/MacCracken\) \[15 min.\]](#)
- B. Property Tax Exemptions (Smith) [10 min]

ADJOURN [6:35 PM]

CITY COUNCIL MEETING

The following is a summary of the legislative and other matters to come before the Wilsonville City Council a regular session to be held, March 17, 2025 at City Hall. Legislative matters must have been filed in the office of the City Recorder by 10:00 a.m. on March 4, 2025. Remonstrances and other documents pertaining to any matters listed in said summary filed at or prior to the time of the meeting may be considered there with except where a time limit for filing has been fixed.

CALL TO ORDER [7:00 PM]

1. Roll Call
2. Pledge of Allegiance
3. Motion to approve the following order of the agenda.

MAYOR'S BUSINESS [7:05 PM]

4. [Upcoming Meetings](#)

COMMUNICATIONS [7:10 PM]

CITIZEN INPUT AND COMMUNITY ANNOUNCEMENTS [7:10 PM]

This is an opportunity for visitors to address the City Council on any matter concerning City's Business or any matter over which the Council has control. It is also the time to address items not on the agenda. It is also the time to address items that are on the agenda but not scheduled for a public hearing. Staff and the City Council will make every effort to respond to questions raised during citizen input before tonight's meeting ends or as quickly as possible thereafter. Please limit your comments to three minutes.

COUNCILOR COMMENTS, LIAISON REPORTS AND MEETING ANNOUNCEMENTS [7:30 PM]

5. Council President Berry
6. Councilor Dunwell
7. Councilor Cunningham
8. Councilor Shevlin

CONSENT AGENDA [7:50 PM]

9. [Resolution No. 3189](#)

[A Resolution Of The City Of Wilsonville Granting An Exemption From Property Taxes Under ORS 307.540 To ORS 307.548 For Autumn Park Apartments, A Low-Income Apartment Development Owned And Operated By Northwest Housing Alternatives, Inc. \(Smith\)](#)

10. [Resolution No. 3190](#)

[A Resolution Of The City Of Wilsonville Granting An Exemption From Property Taxes Under ORS 307.540 To ORS 307.548 For Charleston Apartments, A Low-Income Apartment Development Owned And Operated By Northwest Housing Alternatives, Inc. \(Smith\)](#)

11. [Resolution No. 3191](#)

[A Resolution Of The City Of Wilsonville Granting An Exemption From Property Taxes Under ORS 307.540 To ORS 307.548 For Creekside Woods LP, A Low-Income Apartment Development Owned And Operated By Northwest Housing Alternatives, Inc.\(Smith\)](#)

12. [Resolution No. 3192](#)

[A Resolution Of The City Of Wilsonville Granting An Exemption From Property Taxes Under ORS 307.540 To ORS 307.548 For Rain Garden Limited Partnership, A Low-Income Apartment Development Owned And Operated By Caritas Community Housing Corporation. \(Smith\)](#)

13. [Resolution No. 3193](#)

[A Resolution Of The City Of Wilsonville Granting An Exemption From Property Taxes Under ORS 307.540 To ORS 307.548 For Wiedemann Park, A Low-Income Apartment Development Owned And Operated By Accessible Living, Inc. \(Smith\)](#)

14. [Minutes of the February 20, 2025 City Council Meeting. \(Veliz\)](#)

NEW BUSINESS [7:55 PM]

CONTINUING BUSINESS [7:55 PM]

PUBLIC HEARING [7:55 PM]

CITY MANAGER’S BUSINESS [7:55 PM]

LEGAL BUSINESS [8:00 PM]

15. Wilsonville Code Chapter 3 Interpretation

ADJOURN [8:10 PM]

INFORMATIONAL ITEMS – No Council Action Necessary

[City Manager Reports](#)

Time frames for agenda items are not time certain (i.e. agenda items may be considered earlier than indicated). The City will endeavor to provide the following services, without cost, if requested at least 48 hours prior to the meeting by contacting Kimberly Veliz at CityRecorder@ci.wilsonville.or.us or 503-570-1506: assistive listening devices (ALD), sign language interpreter, and/or bilingual interpreter. Those who need accessibility assistance can contact the City by phone through the Federal Information Relay Service at 1-800-877-8339 for TTY/Voice communication. Habrá intérpretes disponibles para aquellas personas que no hablan Inglés, previo acuerdo. Comuníquese al 503-570-1506.



CITY COUNCIL MEETING STAFF REPORT

Meeting Date: March 17, 2025		Subject: SMART Annual Rider Survey Results	
		Staff Member: Anne MacCracken, Transit Management Analyst and Dwight Brashear, Transit Director	
		Department: SMART	
Action Required		Advisory Board/Commission Recommendation	
<input type="checkbox"/> Motion <input type="checkbox"/> Public Hearing Date: <input type="checkbox"/> Ordinance 1 st Reading Date: <input type="checkbox"/> Ordinance 2 nd Reading Date: <input type="checkbox"/> Resolution <input type="checkbox"/> Information or Direction <input checked="" type="checkbox"/> Information Only <input type="checkbox"/> Council Direction <input type="checkbox"/> Consent Agenda		<input type="checkbox"/> Approval <input type="checkbox"/> Denial <input type="checkbox"/> None Forwarded <input checked="" type="checkbox"/> Not Applicable	
		Comments: N/A	
Staff Recommendation: N/A			
Recommended Language for Motion: N/A			
Project / Issue Relates To:			
<input type="checkbox"/> Council Goals/Priorities:	<input type="checkbox"/> Adopted Master Plan(s): Transit Master Plan	<input checked="" type="checkbox"/> Not Applicable	

ISSUE BEFORE COUNCIL:

SMART conducts rider surveys annually, alternating between customer satisfaction and demographics to assist with required reporting and to better understand customer needs. SMART began its first annual on-board demographic survey in August 2017 and continued in 2018. A customer satisfaction on-board survey was conducted in 2019. Due to COVID pandemic restrictions, on-board surveys were temporarily halted in 2020 and 2021. On-board surveys resumed in 2022.

EXECUTIVE SUMMARY:

In September 2024, SMART completed its fourth annual Demographic Rider Survey. With the help of seven (7) individuals from a temporary employment agency, 198 surveys were collected on all routes from Saturday, September 14, Tuesday, September 17 through Thursday, September 19 and Saturday, September 21. No significant changes were made to survey questions from 2022 and 2024. Surveys were available in English and Spanish. In 2024, surveys were available online.

EXPECTED RESULTS:

The number of surveys completed in September 2024 was only about 50 percent of surveys in 2017 and 2018. The number of completed responses in 2024 was about the same as 2022. This drop can be attributed to lower ridership relative to 2017 and 2018. The responses that the community provides are used by staff to communicate with customers, understand their needs, and adjust service if necessary.

TIMELINE:

The Rider Survey occurred Saturday, September 14, Tuesday September 17 through Thursday, September 19 and Saturday, September 21. Survey results are regularly used for reporting to local, state, and federal stakeholders. The results also contribute to general route and schedule changes that are also integrated into the transit master planning process.

CURRENT YEAR BUDGET IMPACTS:

The cost for the surveying totaled \$5,020.89. Funds for this project were included in fiscal year 2023-24 Transit Department budget.

COMMUNITY INVOLVEMENT PROCESS:

This surveying project relies on community input. Participation in 2024 compared to 2022 was about the same. This comparable participation in providing feedback shows that customers continue to care about the transit system they use.

POTENTIAL IMPACTS OR BENEFIT TO THE COMMUNITY:

Conducting a rider survey allows staff to check in with our customers to ensure our service meets their needs. The data helps staff communicate more clearly with riders and improve services levels.

ALTERNATIVES:

N/A

CITY MANAGER COMMENT:

N/A

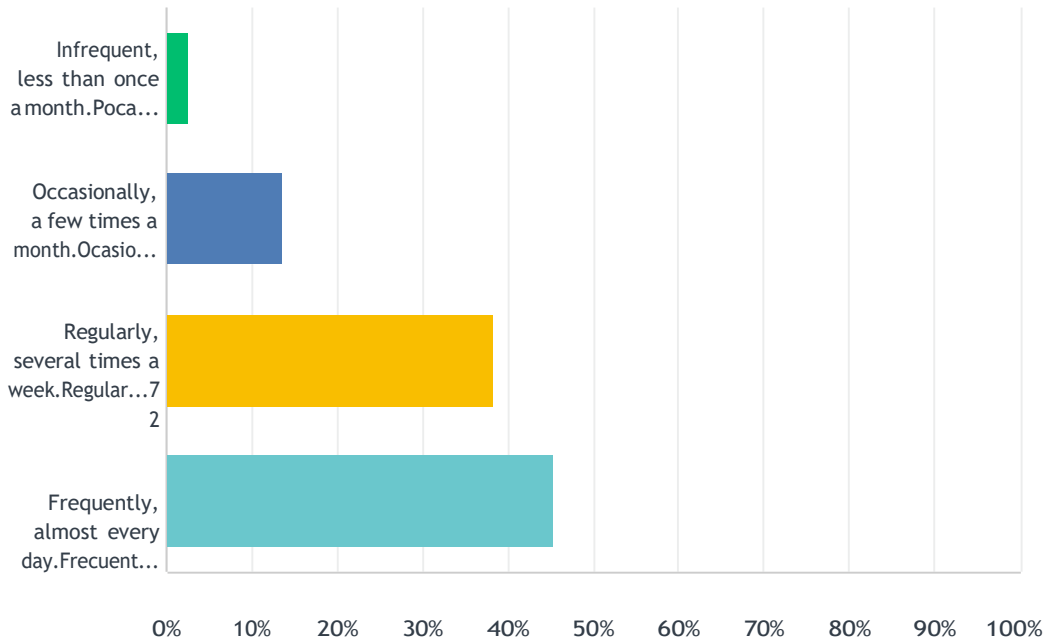
ATTACHMENTS:

1. SMART Rider Survey Results September 2024
2. 2024 Rider Survey- English and Spanish

How often do you travel on the SMART bus?

¿Con qué frecuencia viajas en el autobús de SMART?

Answered: 198 Skipped: 1

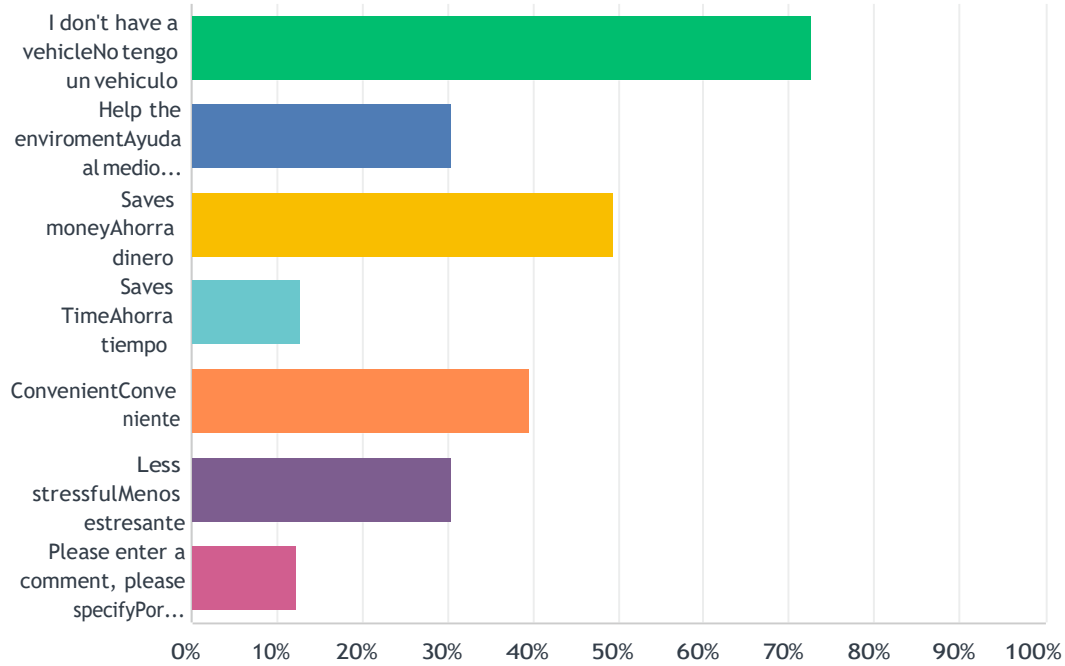


ANSWER CHOICES	RESPONSES	
Infrequent, less than once a month. Poca frecuencia, menos de una vez al mes.	2.53%	5
Occasionally, a few times a month. Ocasionalmente, unas cuantas veces al mes.	13.64%	27
Regularly, several times a week. Regularmente, varias veces por semana.	38.38%	76
Frequently, almost every day. Frecuentemente, casi todos los días.	45.45%	90
TOTAL		198

Reasons why you rode the SMART bus? (Check all that apply)

¿Razones por las cuales viajó en el autobús de SMART? (Marque todas las que corresponden)

Answered: 194 Skipped: 5

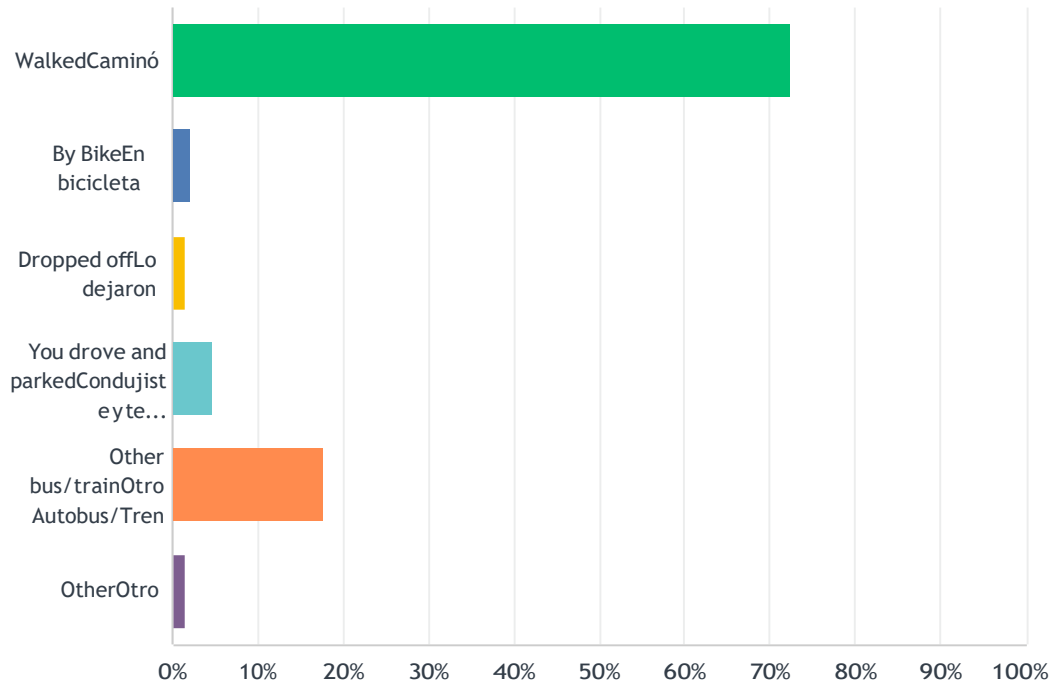


ANSWER CHOICES	RESPONSES	
I don't have a vehicle / No tengo un vehiculo	72.68%	141
Help the environment / Ayuda al medio ambiente	30.41%	59
Saves money / Ahorra dinero	49.48%	96
Saves Time / Ahorra tiempo	12.89%	25
Convenient / Conveniente	39.69%	77
Less stressful / Menos estresante	30.41%	59
Please enter a comment, please specify / Por favor ingrese un comentario, por favor especifique	12.37%	24
Total Respondents: 194		

How did you get to the stop where you got on the bus?

¿Cómo llegaste a la parada donde subiste al autobús?

Answered: 192 Skipped: 7

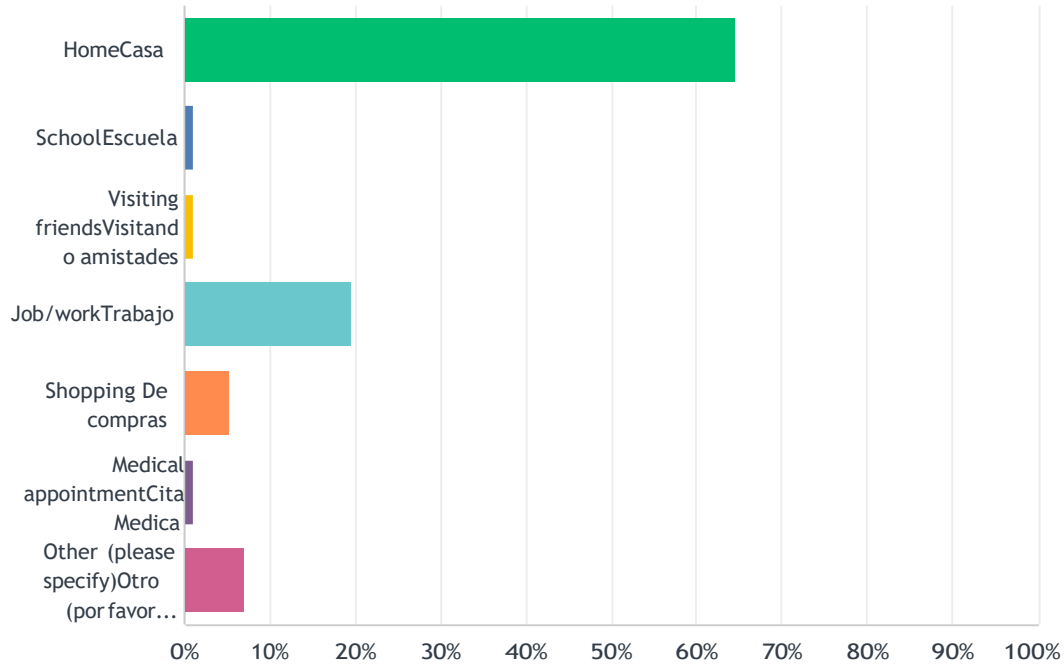


ANSWER CHOICES	RESPONSES	
Walked / Caminó	72.40%	139
By Bike / En bicicleta	2.08%	4
Dropped off / Lo dejaron	1.56%	3
You drove and parked / Condujiste y te estacionaste	4.69%	9
Other bus/train // Otro Autobus/Tren	17.71%	34
Other / Otro	1.56%	3
TOTAL		192

Coming from?

¿Viniendo de?

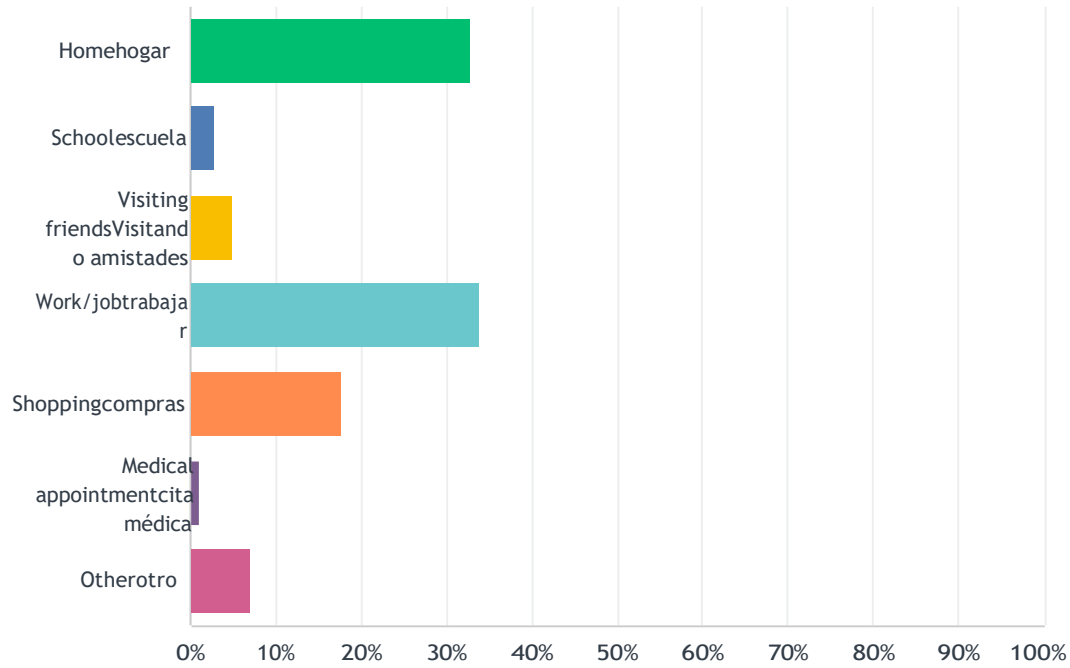
Answered: 184 Skipped: 15



ANSWER CHOICES	RESPONSES	
Home / Casa	64.67%	119
School /Escuela	1.09%	2
Visiting friends / Visitando amistades	1.09%	2
Job/work // Trabajo	19.57%	36
Shopping/ De compras	5.43%	10
Medical appointment / Cita Medica	1.09%	2
Other (please specify) // Otro (por favor especifique)	7.07%	13
TOTAL		184

Heading to: / Rumbo a:

Answered: 186 Skipped: 13

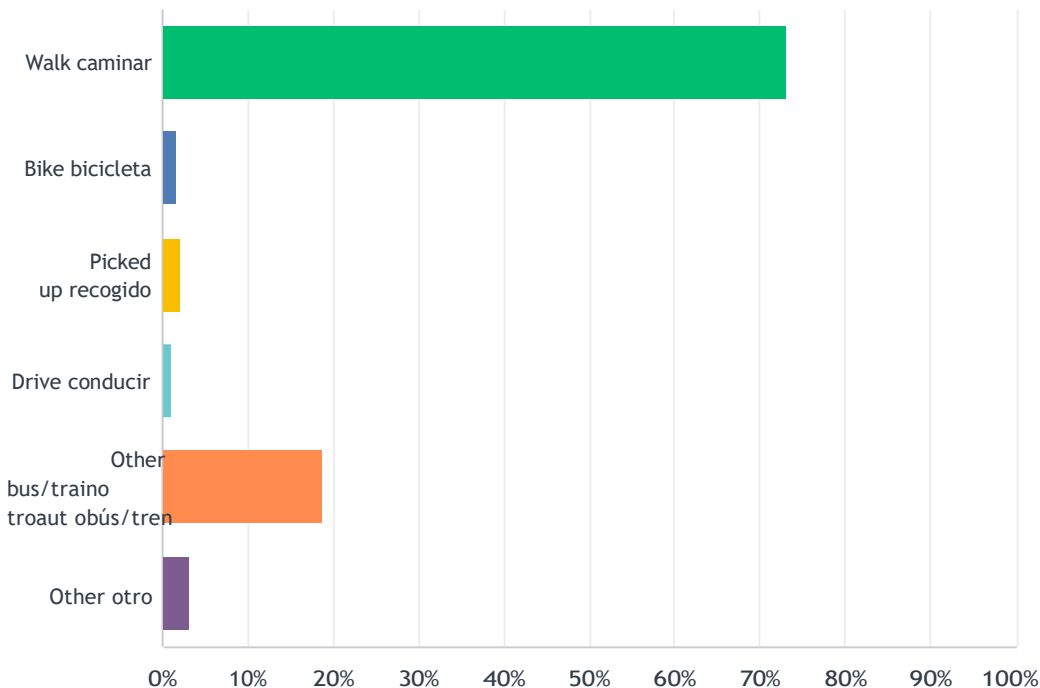


ANSWER CHOICES	RESPONSES	
Home / hogar	32.80%	61
School /escuela	2.69%	5
Visiting friends / Visitando amistades	4.84%	9
Work/job // trabajar	33.87%	63
Shopping /compras	17.74%	33
Medical appointment / cita médica	1.08%	2
Other /otro	6.99%	13
TOTAL		186

How will you get to your destination from this bus ride?

¿Cómo llegarás a tu destino desde este viaje en autobús?

Answered: 186 Skipped: 13

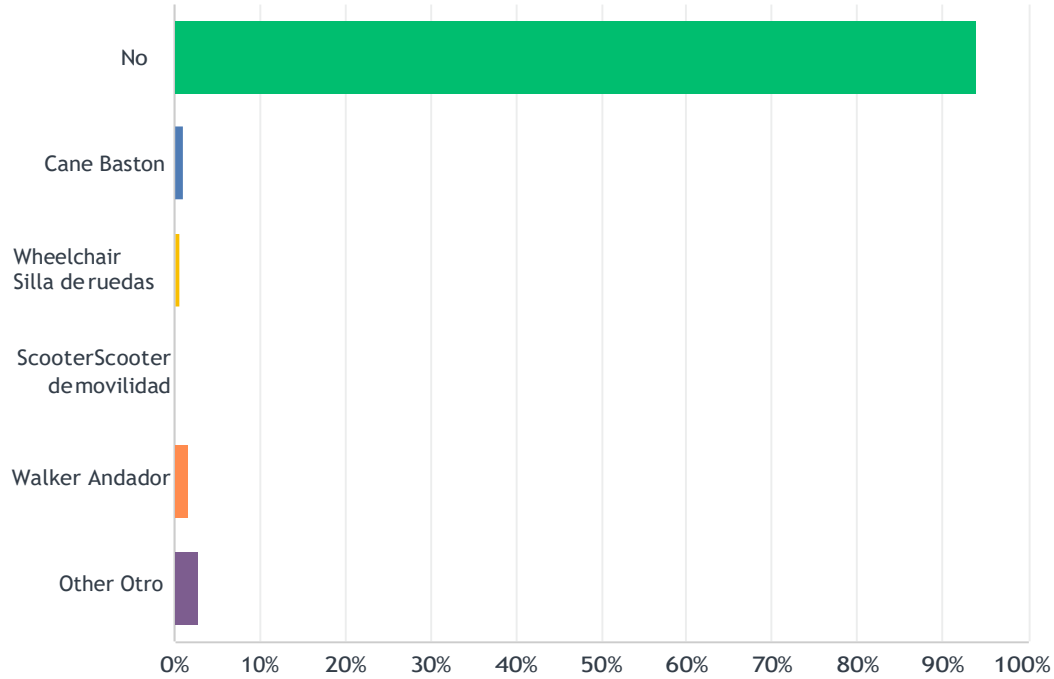


ANSWER CHOICES	RESPONSES	
Walk / caminar	73.12%	136
Bike / bicicleta	1.61%	3
Picked / uprecogido	2.15%	4
Drive /conducir	1.08%	2
Other bus/traino troautobús/tren	18.82%	35
Other / otro	3.23%	6
TOTAL		186

For this trip, are you using a mobility device?

Para este viaje, ¿estás utilizando un dispositivo de movilidad?

Answered: 185 Skipped: 14

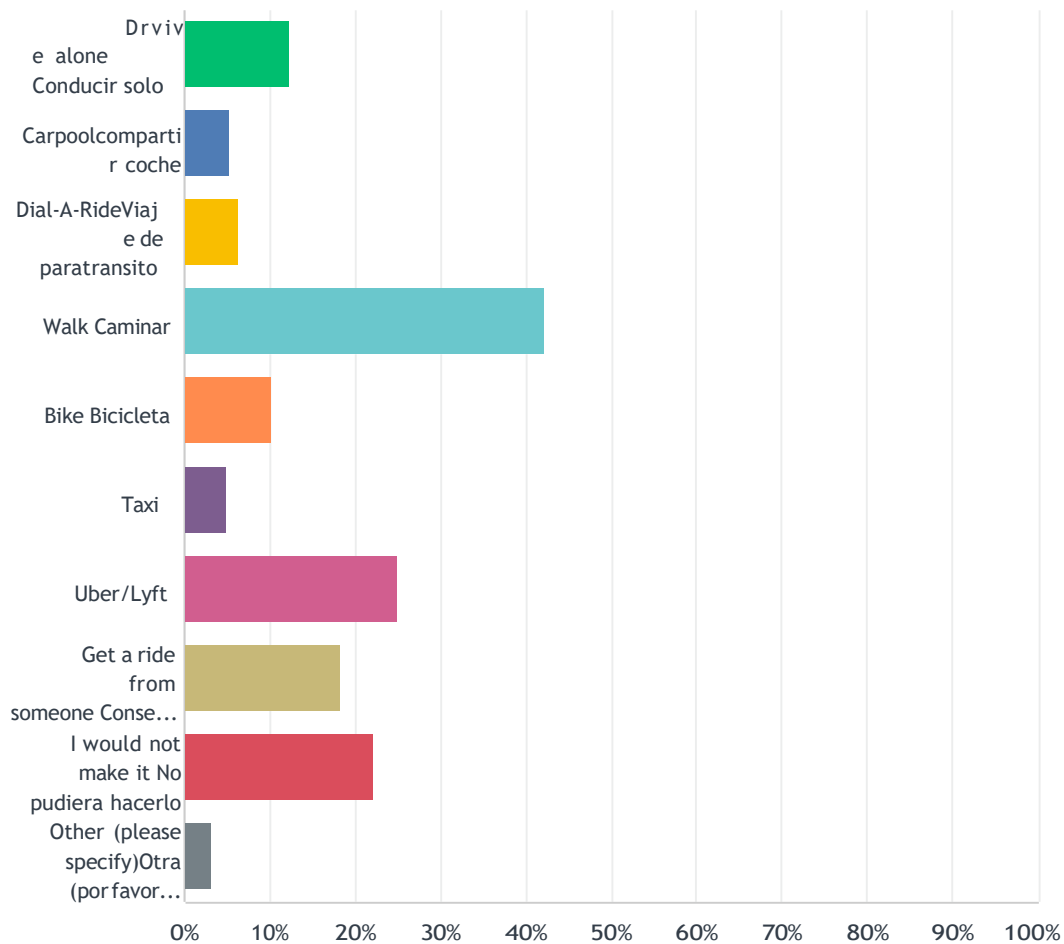


ANSWER CHOICES	RESPONSES	
No	94.05%	174
Cane / Baston	1.08%	2
Wheelchair / Silla de ruedas	0.54%	1
Scooter / Scooter de movilidad	0.00%	0
Walker / Andador	1.62%	3
Other / Otro	2.70%	5
TOTAL		185

If you did not have public transit for this trip, how would you get to your destination?

Si no tuvieras transporte público para este viaje, ¿cómo llegarías a tu destino?

Answered: 185 Skipped: 14

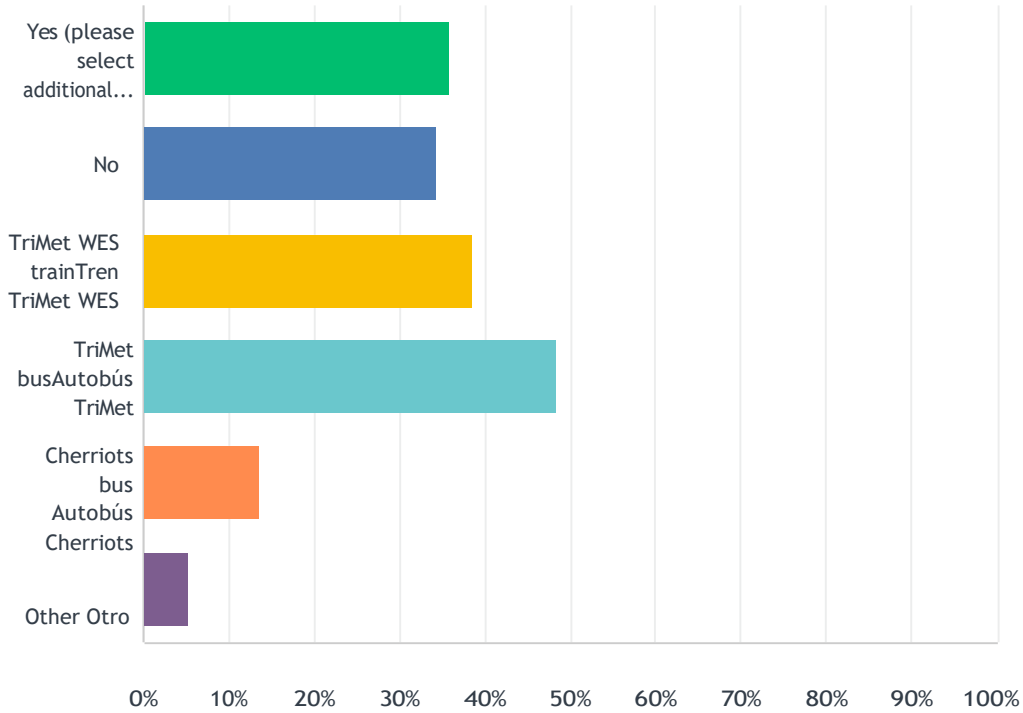


ANSWER CHOICES	RESPONSES	
Drive alone / Conducir solo	12.43%	23
Carpool / compartir coche	5.41%	10
Dial-A-Ride / Viaje de paratransito	6.49%	12
Walk / Caminar	42.16%	78
Bike / Bicicleta	10.27%	19
Taxi	4.86%	9
Uber/Lyft	24.86%	46
Get a ride from someone / Conseguir que alguien te lleve	18.38%	34
I would not make it / No pudiera hacerlo	22.16%	41
Other (please specify) / Otra (por favor especifique)	3.24%	6
Total Respondents: 185		

Do you often ride other transit, if so what provider?

¿Utiliza usted a menudo otro medio de transporte?
Si es así, ¿qué proveedor?

Answered: 184 Skipped: 15

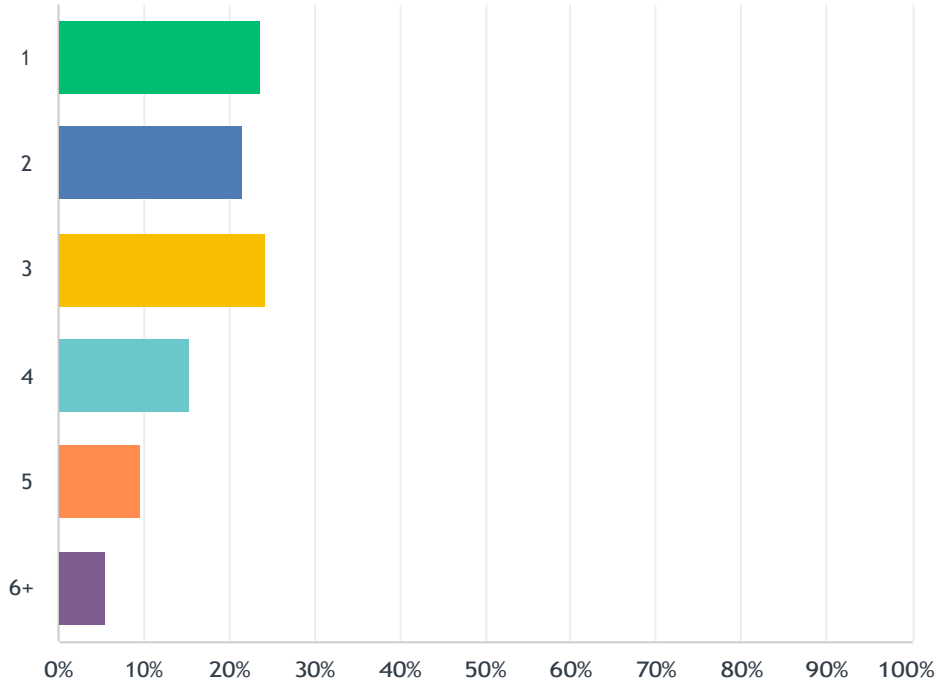


ANSWER CHOICES	RESPONSES	
Yes (please select additional provider you use) / Sí (seleccione el proveedor adicional que utiliza)	35.87%	66
No	34.24%	63
TriMet WES train / Tren TriMet WES	38.59%	71
TriMet bus / Autobús TriMet	48.37%	89
Cherriots bus / Autobús Cherriots	13.59%	25
Other / Otro	5.43%	10
Total Respondents: 184		

Including yourself, how many people live in your household?

Incluyéndose usted mismo, ¿cuántas personas viven en su hogar?

Answered: 177 Skipped: 22

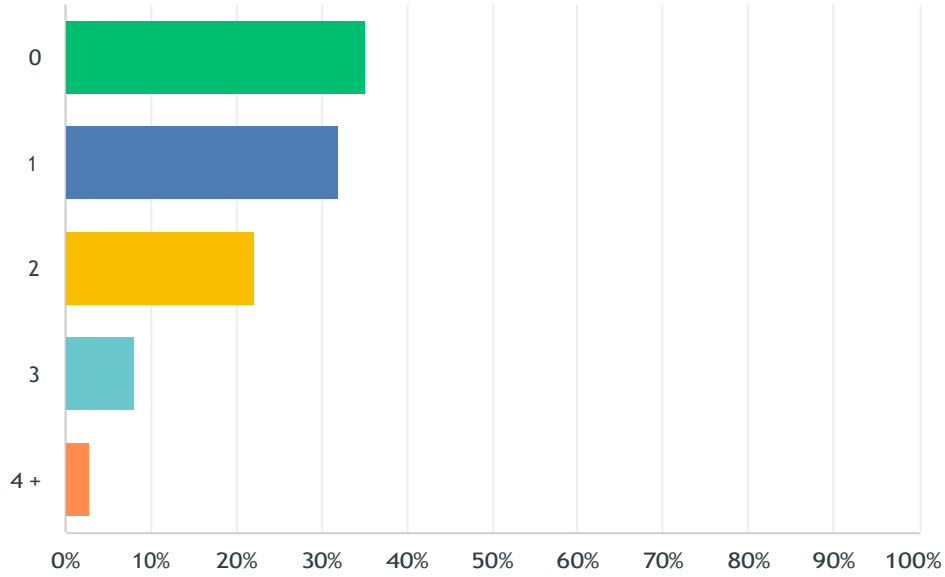


ANSWER CHOICES	RESPONSES	
1	23.73%	42
2	21.47%	38
3	24.29%	43
4	15.25%	27
5	9.60%	17
6+	5.65%	10
TOTAL		177

How many working vehicles does your household own?

¿Cuántos vehículos funcionales tiene en su hogar?

Answered: 185 Skipped: 14

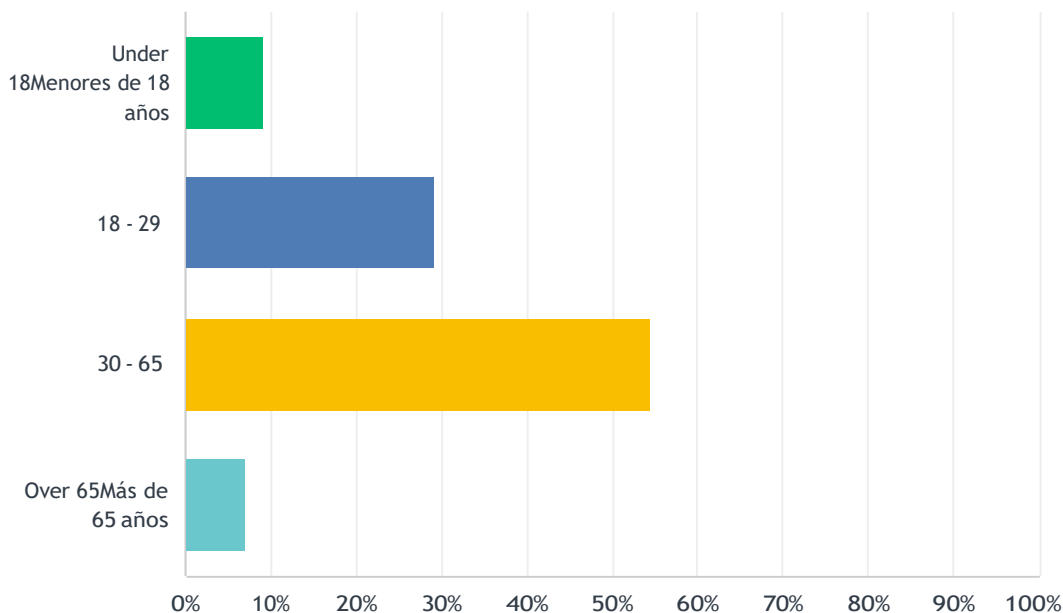


ANSWER CHOICES	RESPONSES	
0	35.14%	65
1	31.89%	59
2	22.16%	41
3	8.11%	15
4 +	2.70%	5
TOTAL		185

What is your age?

¿Cuál es su edad?

Answered: 185 Skipped: 14

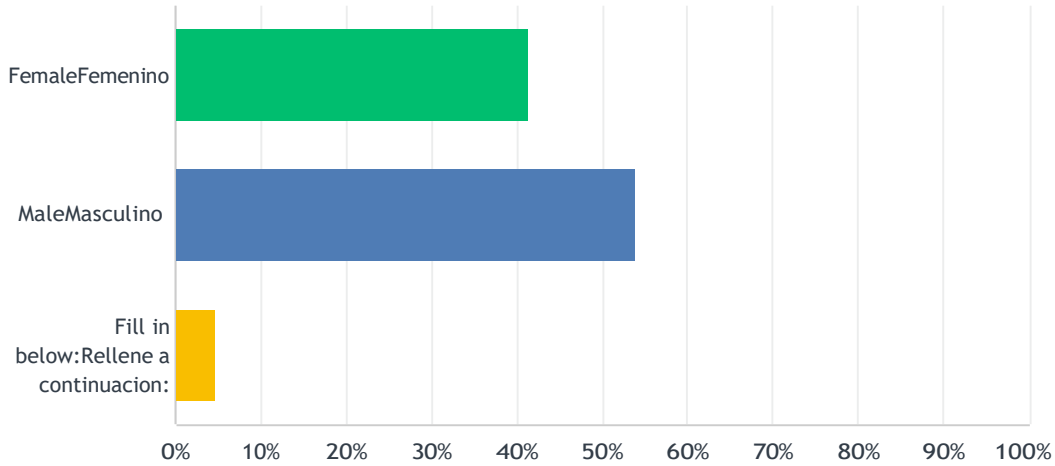


ANSWER CHOICES	RESPONSES	
Under 18 / Menores de 18 años	9.19%	17
18 - 29	29.19%	54
30 - 65	54.59%	101
Over 65 / Más de 65 años	7.03%	13
TOTAL		185

What is your gender?

¿Cual es su genero?

Answered: 167 Skipped: 32

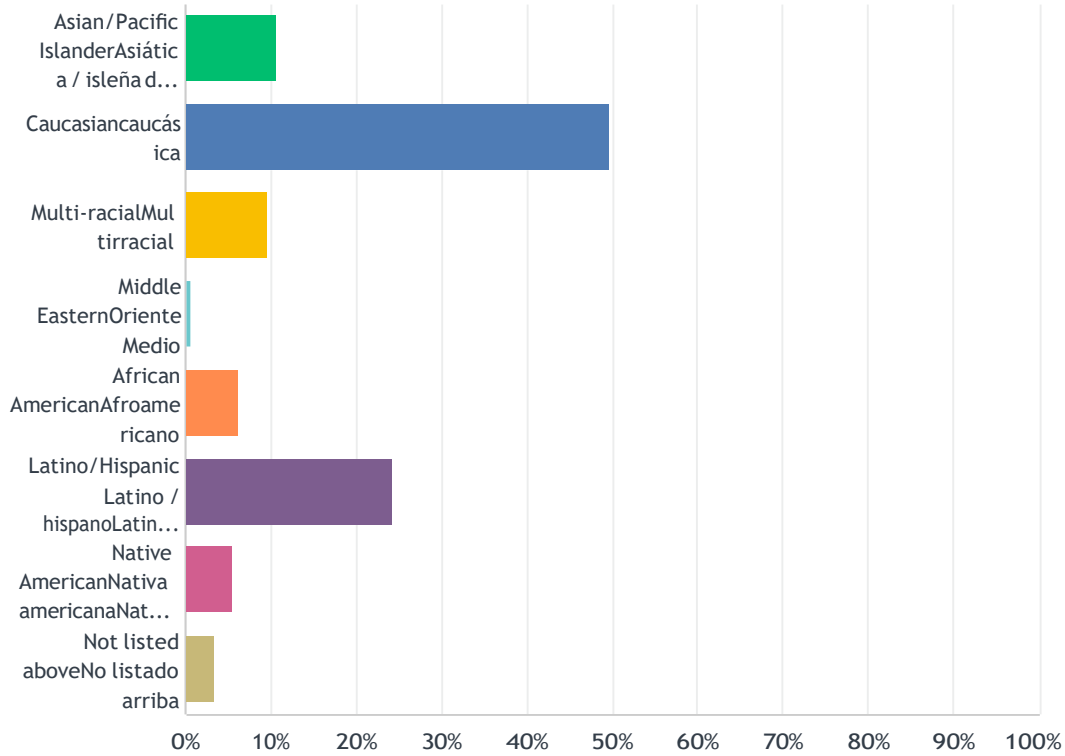


ANSWER CHOICES	RESPONSES	
Female / Femenino	41.32%	69
Male / Masculino	53.89%	90
Fill in below: / Rellene a continuacion:	4.79%	8
TOTAL		167

To which racial or ethnic group(s) do you most identify?

¿Con qué grupo(s) racial o étnico(s) se identifica usted más?

Answered: 177 Skipped: 22



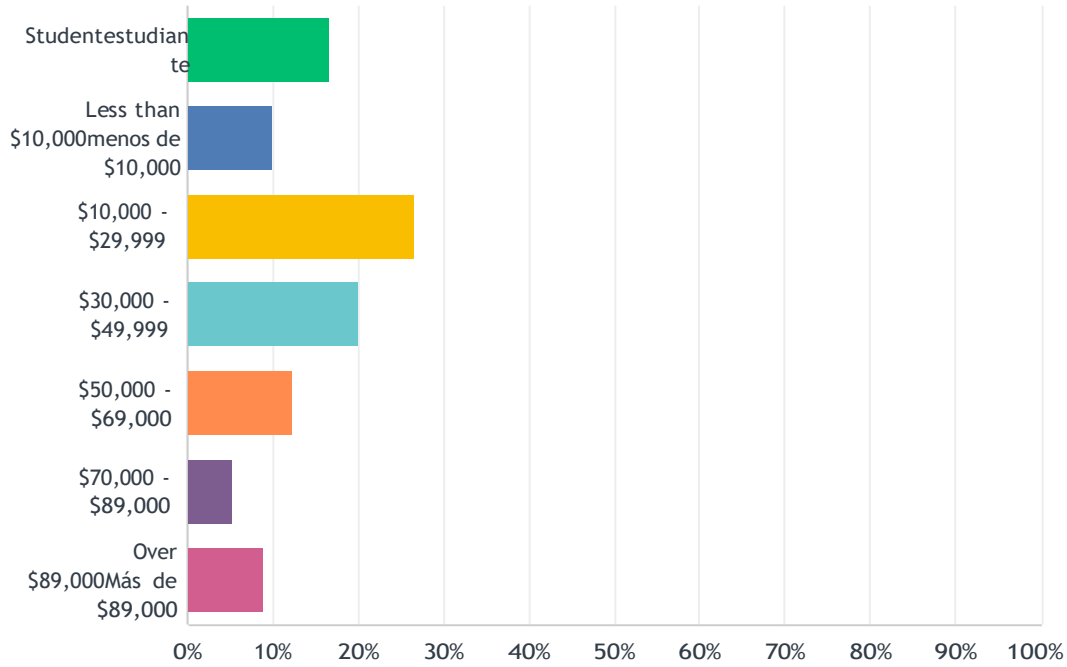
ANSWER CHOICES	RESPONSES	
Asian/Pacific Islander / Asiática / isleña del Pacífico	10.73%	19
Caucasian / caucásica	49.72%	88
Multi-racial / Multirracial	9.60%	17
Middle Eastern / Oriente Medio	0.56%	1
African American / Afroamericano	6.21%	11
Latino/Hispanic / Latino / hispano / Latina / hispana	24.29%	43
Native American / Nativa americana / Nativo americano	5.65%	10
Not listed above / No listado arriba	3.39%	6

Total Respondents: 177

What is your annual income?

¿Cuál es su ingreso anual?

Answered: 169 Skipped: 30



ANSWER CHOICES	RESPONSES	
Student / estudiante	16.57%	28
Less than \$10,000 / menos de \$10,000	10.06%	17
\$10,000 - \$29,999	26.63%	45
\$30,000 - \$49,999	20.12%	34
\$50,000 - \$69,000	12.43%	21
\$70,000 - \$89,000	5.33%	9
Over \$89,000 / Más de \$89,000	8.88%	15
TOTAL		169

Your input is used to improve SMART routes and experience for our riders.

To answer the questions in this survey, please refer to your most recent bus trip on SMART.

Para responder las preguntas de esta encuesta, consulte su viaje en autobús más reciente en SMART.

1. Surveyor #1-30

Número de encuestador #1-30

2. What was the route number you were on? (Example: 1X)

¿Cual era el número de ruta en el que estabas? (Ejemplo: 1X)

- 1X - Salem
- 2X- Tualatin Park& Ride
- 3X - Canby
- 4 - Crosstown
- 5 - 95th
- 6 - Canyon Creek
- Villebois Shuttle

3. How often do you travel on the SMART bus?

¿Con qué frecuencia viajas en el autobús de SMART?

- Infrequent, less than once a month.
Poca frecuencia, menos de una vez al mes.
- Occasionally, a few times a month.
Ocasionalmente, unas cuantas veces al mes.
- Regularly, several times a week.
Regularmente, varias veces por semana.
- Frequently, almost every day.
Frecuentemente, casi todos los días.

4. Reasons why you rode the SMART bus? (Check all that apply)

¿Razones por las cuales viajó en el autobús de SMART? (Marque todas las que corresponden)

- | | |
|---|---|
| <input type="checkbox"/> I don't have a vehicle
No tengo un vehiculo | <input type="checkbox"/> Saves Time
Ahorra tiempo |
| <input type="checkbox"/> Help the enviroment
Ayuda al medio ambiente | <input type="checkbox"/> Convenient
Conveniente |
| <input type="checkbox"/> Saves money
Ahorra dinero | <input type="checkbox"/> Less stressful
Menos estresante |
| <input type="checkbox"/> Please enter a comment, please specify
Por favor ingrese un comentario, por favor especifique | |

5. How did you get to the stop where you got on the bus?

¿Cómo llegaste a la parada donde subiste al autobús?

- | | |
|---|--|
| <input type="radio"/> Walked
Caminó | <input type="radio"/> You drove and parked
Condujiste y te estacionaste |
| <input type="radio"/> By Bike
En bicicleta | <input type="radio"/> Other bus/train
Otro Autobus/Tren |
| <input type="radio"/> Dropped off
Lo dejaron | <input type="radio"/> Other
Otro |

6. Where and when were you picked up for this trip? (reference point/street name)

¿Dónde y cuándo te recogieron para este viaje? (punto de referencia/Nombre de la calle)

7. What time did they pick you up?

¿a que hora lo recogieron?

8. Coming from?

¿Viniendo de?

- Home
Casa
- School
Escuela
- Visiting friends
Visitando amistades
- Job/work
Trabajo
- Shopping
De compras
- Medical appointment
Cita Medica
- Other (please specify)
Otro (por favor especifique)

9. Where did you get DROPPED OFF for this ride? (Street name/landmark)

¿Dónde te DEJARON para este viaje? (Nombre de la calle/punto de referencia)

10. Where did you get DROPPED OFF for this ride? (City name)

¿Dónde te DEJARON para este viaje? (Nombre de la ciudad/punto de referencia)

11. Heading to:

Rumbo a:

- | | |
|---|--|
| <input type="radio"/> Home
hogar | <input type="radio"/> Shopping
compras |
| <input type="radio"/> School
escuela | <input type="radio"/> Medical appointment
cita médica |
| <input type="radio"/> Visiting friends
Visitando amistades | <input type="radio"/> Other
otro |
| <input type="radio"/> Work/job
trabajar | |

12. How will you get to your destination from this bus ride?

¿Cómo llegarás a tu destino desde este viaje en autobús?

- | | |
|---|---|
| <input type="radio"/> Walk
caminar | <input type="radio"/> Drive
conducir |
| <input type="radio"/> Bike
bicicleta | <input type="radio"/> Other bus/train
otroautobús/tren |
| <input type="radio"/> Picked up
recogido | <input type="radio"/> Other
otro |

13. For this trip, are you using a mobility device?

Para este viaje, ¿estás utilizando un dispositivo de movilidad?

- | | |
|---|---|
| <input type="radio"/> No | <input type="radio"/> Scooter
Scooter de movilidad |
| <input type="radio"/> Cane
Baston | <input type="radio"/> Walker
Andador |
| <input type="radio"/> Wheelchair
Silla de ruedas | <input type="radio"/> Other
Otro |

14. If you did not have public transit for this trip, how would you get to your destination?

Si no tuvieras transporte público para este viaje, ¿cómo llegarías a tu destino?

- | | |
|---|--|
| <input type="checkbox"/> Drive alone
Conducir solo | <input type="checkbox"/> Taxi |
| <input type="checkbox"/> Carpool
compartir coche | <input type="checkbox"/> Uber/Lyft |
| <input type="checkbox"/> Dial-A-Ride
Viaje de paratransito | <input type="checkbox"/> Get a ride from someone
Conseguir que alguien te lleve |
| <input type="checkbox"/> Walk
Caminar | <input type="checkbox"/> I would not make it
No pudiera hacerlo |
| <input type="checkbox"/> Bike
Bicicleta | |
| <input type="checkbox"/> Other (please specify)
Otra (por favor especifique) | |

15. Do you often ride other transit, if so what provider?

¿Utiliza usted a menudo otro medio de transporte? Si es así, ¿qué proveedor?

- | | |
|--|---|
| <input type="checkbox"/> Yes (please select additional provider you use)
Sí (seleccione el proveedor adicional que utiliza) | <input type="checkbox"/> TriMet bus
Autobús TriMet |
| <input type="checkbox"/> No | <input type="checkbox"/> Cherriots bus
Autobús Cherriots |
| <input type="checkbox"/> TriMet WES train
Tren TriMet WES | <input type="checkbox"/> Other
Otro |

16. Including yourself, how many people live in your household?

Incluyéndose usted mismo, ¿cuántas personas viven en su hogar?

17. How many working vehicles does your household own?

¿Cuántos vehículos funcionales tiene en su hogar?

- | | |
|-------------------------|---------------------------|
| <input type="radio"/> 0 | <input type="radio"/> 3 |
| <input type="radio"/> 1 | <input type="radio"/> 4 + |
| <input type="radio"/> 2 | |

18. What is your age?

¿Cuál es su edad?

- Under 18
Menores de 18 años
- 18 - 29
- 30 - 65
- Over 65
Más de 65 años

19. What is your gender?

¿Cual es su genero?

- Female
Femenino
- Male
Masculino
- Fill in below:
Rellene a continuacion:

20. To which racial or ethnic group(s) do you most identify?

¿Con qué grupo(s) racial o étnico(s) se identifica usted más?

- | | |
|---|--|
| <input type="checkbox"/> Asian/Pacific Islander
Asiática / isleña del Pacífico | <input type="checkbox"/> African American
Afroamericano |
| <input type="checkbox"/> Caucasian
caucásica | <input type="checkbox"/> Latino/Hispanic
Latino / hispano
Latina / hispana |
| <input type="checkbox"/> Multi-racial
Multirracial | <input type="checkbox"/> Native American
Nativa americana
Nativo americano |
| <input type="checkbox"/> Middle Eastern
Oriente Medio | <input type="checkbox"/> Not listed above
No listado arriba |

21. What is your annual income?

¿Cuál es su ingreso anual?

- | | |
|---|--|
| <input type="radio"/> Student
estudiante | <input type="radio"/> \$50,000 - \$69,000 |
| <input type="radio"/> Less than \$10,000
menos de \$10,000 | <input type="radio"/> \$70,000 - \$89,000 |
| <input type="radio"/> \$10,000 - \$29,999 | <input type="radio"/> Over \$89,000
Más de \$89,000 |
| <input type="radio"/> \$30,000 - \$49,999 | |

22. Home zip code:

Código postal de su hogar:

23. Check any or all of the boxes below to receive...

Marque una o todas las casillas a continuación para recibir...

- Survey results
Resultados de la encuesta
- Enter drawing for a chance at one of four \$25 gift cards.
para participar en un sorteo para tener la oportunidad de ganar una de cuatro tarjetas de regalo de \$25.

24. Your email or phone to enter drawing:
su correo electrónico o número de teléfono:

25. Any additional comments you would like to share?
¿Algún comentario adicional que quiera compartir?

2024 Rider Demographic and Travel Trends Survey

March 17, 2025



THINK SMART OPTIONS

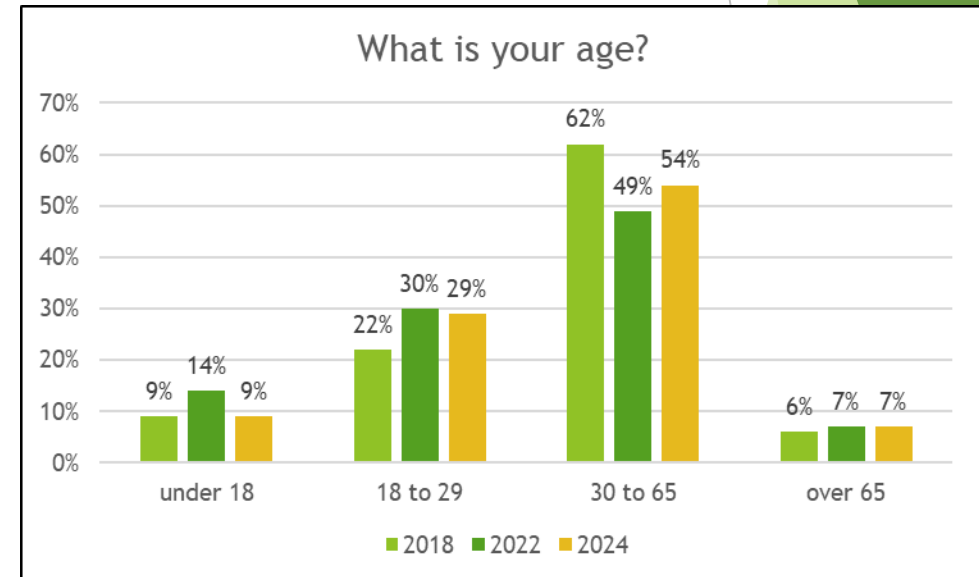
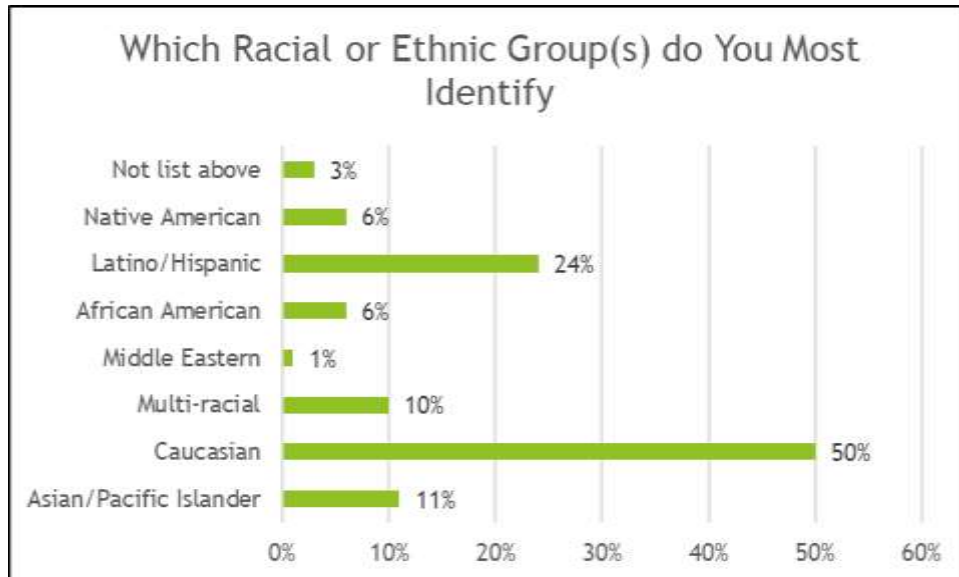
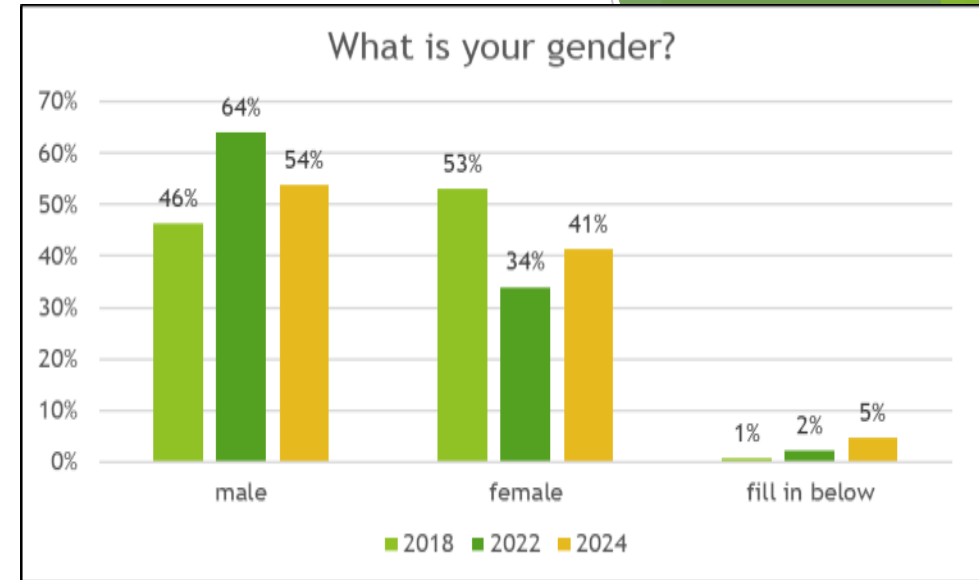
September 2024 On-board Rider Survey

- ▶ In 2024, conducted rider demographic and travel trends survey
- ▶ Collected 198 surveys during the third week of September
- ▶ Surveyed on an additional Saturday (for a total of two Saturdays) to increase response rate for Saturday service
- ▶ No significant changes to survey questions from 2022 to 2024
- ▶ In 2024, added on-line surveys
- ▶ Participation rate slightly lower compared to 2022 and 2018
- ▶ In 2025, SMART is scheduled to conduct a rider satisfaction survey

Who is riding SMART

- ▶ In 2024, slightly greater percentage of respondents were male
 - ▶ In 2022, the percentage of male respondents was significantly greater than female (64% male compared to almost 34% female)
- ▶ Almost half of respondents were between 30 to 65 years old
- ▶ Over half of respondents identified as “Caucasian” followed by 22 percent “Latino/Hispanic”
- ▶ 35 percent of respondents do not have a working vehicle in their household

Item A.

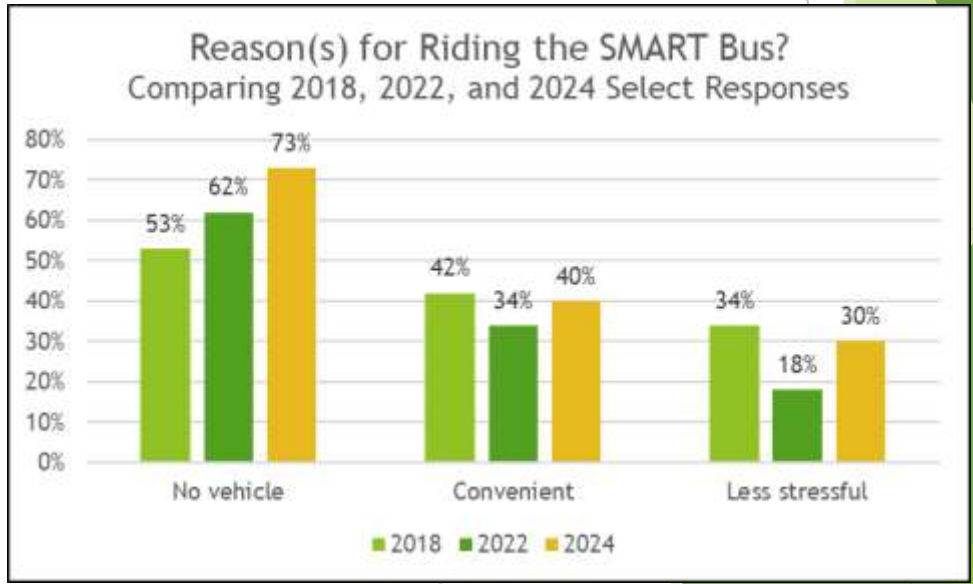
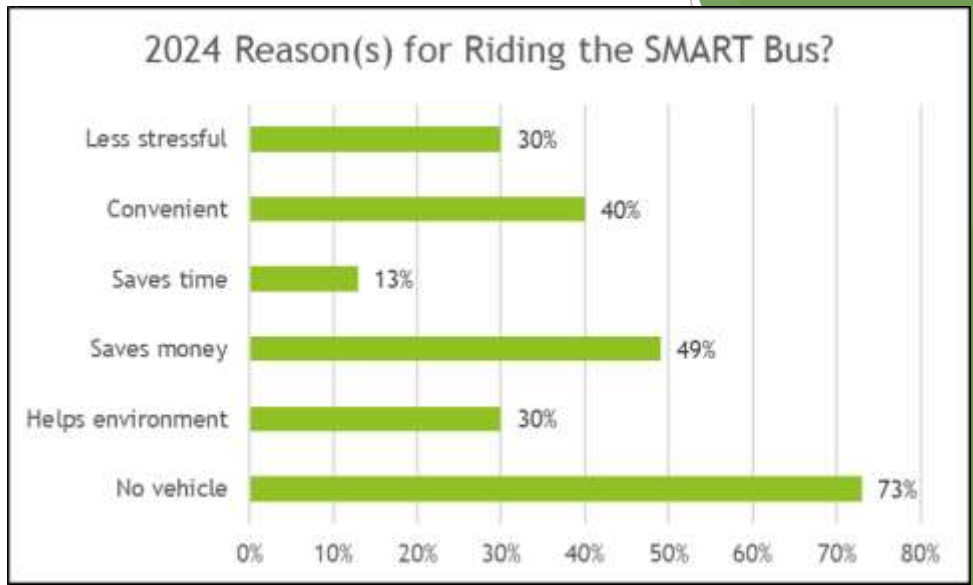


Rider Characteristics

- ▶ Over 83 percent use SMART several times a week or almost every day
- ▶ Over 72 percent answered that they walk to get to the bus stop where they boarded a SMART bus
- ▶ 73 percent indicated they would walk to reach their destination from where they got off the SMART bus
- ▶ Almost 65 percent responded that they were coming from home and almost 20 percent were traveling from work
- ▶ About equal percentages said they were going to home (32%) or going to work (almost 34%)
- ▶ When asked how they would get to their destination if they didn't have public transit, "Driving alone" response has dropped from almost 29% in 2018, to 15% in 2022, and finally 12% in 2024

Other Findings

- ▶ When asked why they ride SMART, almost 73 percent said they don't own a vehicle
- ▶ After not owning a vehicle, the next most popular answer was "Saves money" (49%) followed by "Convenient" (almost 40%)
- ▶ "Less stressful" has increased from 18% in 2022 to 30% in 2024



Questions?





March 2025

« Prev

Next »

Boards and Commissions

- Any - ▼

Departments

- Any - ▼

Apply

Reset

« **Winter Reading Challenge** (All day) 01/02/2025 (All day) »

« **Black History Month** (All day) 02/01/2025 (All day) »

« **Black History Month Exhibit - Racing to Change** (All day) 02/01/2025 (All day) »

Women's History Month (All day) 03/01/2025 (All day) »

Ramadan (All day) 03/01/2025 (All day) »

Tiny Art Show and Competition (All day) 03/01/2025 (All day) »

Hygiene Drive (All day) 03/01/2025 (All day) »

Space Talks

03/01/2025 - 11:00am

« **Women's History Month** (All day) 03/01/2025 (All day) »

« **Ramadan** (All day) 03/01/2025 (All day) »

« **Tiny Art Show and Competition** (All day) 03/01/2025 (All day) »

« **Hygiene Drive** (All day) 03/01/2025 (All day) »

Healthy Bones and Balance-Session II

03/03/2025 - 8:30am

Advance Healthy Bones and Balance-Session II

03/03/2025 - 9:30am

Life 101 Lecture Series: ID Theft & Scams

03/03/2025 - 10:30am

Sit, Stand, and Be Fit

03/03/2025 - 11:00am

Lunch at the Community Center

03/03/2025 - 12:00pm

Mexican Train Dominoes

03/03/2025 - 1:00pm

Poetry Club

03/03/2025 - 1:00pm

Work Session ONLY (NO City Council Meeting)

03/03/2025 - 5:00pm

Body Sculpt-Session II

03/03/2025 - 6:00pm

Piecemakers Quilters

03/04/2025 - 9:00am

Ukulele Jam

03/04/2025 - 9:30am

Intermediate English class

03/04/2025 - 10:00am

POSTPONED - ODHS Drop-In Assistance

03/04/2025 - 10:00am

Baby & Toddler Time

03/04/2025 - 10:30am

Baby & Toddler Time

03/04/2025 - 11:15am

Lunch at the Community Center

03/04/2025 - 12:00pm

Partners Bridge

03/04/2025 - 12:30pm

POSTPONED - ODHS Drop-In Assistance

03/04/2025 - 1:00pm

Virtual Reality Fitness

03/04/2025 - 1:00pm

Municipal/Traffic Court

03/04/2025 - 2:00pm

Oil Painting: Icy Lake

03/04/2025 - 5:30pm

Core, Floor & More + Stretch-Session II

03/05/2025 - 5:45am

Healthy Bones and Balance-Session II

03/05/2025 - 8:30am

Advance Healthy Bones and Balance-Session II

03/05/2025 - 9:30am

Digital Photography Club

03/05/2025 - 10:00am

Family Storytime

03/05/2025 - 10:30am

PROFILES (online)

03/05/2025 - 11:00am

Sit, Stand, and Be Fit

03/05/2025 - 11:00am

Lunch at the Community Center

03/05/2025 - 12:00pm

Pinochle/Cribbage

03/05/2025 - 1:00pm

Bingo

03/05/2025 - 1:00pm

Wilsonville Historical Society

03/05/2025 - 1:00pm

Teen Afterschool Drop-In Activities

03/05/2025 - 3:00pm

I-5 Connection Chorus Group

03/06/2025 - 10:00am

Improving Your Bridge

03/06/2025 - 10:00am

Family Storytime

03/06/2025 - 10:30am

Ladies Afternoon Out

03/06/2025 - 1:00pm

Diversity, Equity and Inclusion Committee/Juneteenth Subcommittee

03/06/2025 - 4:00pm

Help Me Grow Playgroup

03/06/2025 - 5:30pm

Healthy Bones and Balance-Session II

03/07/2025 - 8:30am

Advance Healthy Bones and Balance-Session II

03/07/2025 - 9:30am

WIC Pop-Up Clinic

03/07/2025 - 10:00am

Play Group

03/07/2025 - 10:30am

Conversational Spanish Group

03/07/2025 - 10:30am

Sit, Stand, and Be Fit

03/07/2025 - 11:00am

Bridge Group Play

03/07/2025 - 11:30am

Lunch at the Community Center

03/07/2025 - 12:00pm

Mexican Train Dominoes

03/07/2025 - 1:00pm

WIC Pop-Up Clinic

03/07/2025 - 1:00pm

First Friday Films

03/07/2025 - 3:00pm

Book Notes Concert

03/08/2025 - 2:00pm

« **Women's History Month** (All day) 03/01/2025 (All day) »

« **Ramadan** (All day) 03/01/2025 (All day) »

« **Tiny Art Show and Competition** (All day) 03/01/2025 (All day) »

« **Hygiene Drive** (All day) 03/01/2025 (All day) »

Healthy Bones and Balance-Session II

03/10/2025 - 8:30am

Advance Healthy Bones and Balance-Session II

03/10/2025 - 9:30am

Rent Well Lab

03/10/2025 - 10:00am

**Life 101 Lecture Series: The Empowered Caregiver presented by The Alzheimer's Association-
Supporting Independence**

03/10/2025 - 10:30am

Sit, Stand, and Be Fit

03/10/2025 - 11:00am

Lunch at the Community Center

03/10/2025 - 12:00pm

Mexican Train Dominoes

03/10/2025 - 1:00pm

TAB meeting

03/10/2025 - 4:30pm

Body Sculpt-Session II

03/10/2025 - 6:00pm

Development Review Board Panel A

03/10/2025 - 6:30pm

Piecemakers Quilters

03/11/2025 - 9:00am

Ukulele Jam

03/11/2025 - 9:30am

Intermediate English class

03/11/2025 - 10:00am

POSTPONED - ODHS Drop-In Assistance

03/11/2025 - 10:00am

Baby & Toddler Time

03/11/2025 - 10:30am

Medicare 101

03/11/2025 - 10:30am

Baby & Toddler Time

03/11/2025 - 11:15am

Lunch at the Community Center

03/11/2025 - 12:00pm

Partners Bridge

03/11/2025 - 12:30pm

Art Club-BACK ON!

03/11/2025 - 1:00pm

POSTPONED - ODHS Drop-In Assistance

03/11/2025 - 1:00pm

Virtual Reality Fitness

03/11/2025 - 1:00pm

Beginning Tai Chi -Session II

03/11/2025 - 2:00pm

Tai Chi Continuing -Session II

03/11/2025 - 3:00pm

Diversity, Equity and Inclusion Committee

03/11/2025 - 6:00pm

Soul Flow Yoga Session II

03/11/2025 - 7:15pm

Core, Floor & More + Stretch-Session II

03/12/2025 - 5:45am

Healthy Bones and Balance-Session II

03/12/2025 - 8:30am

Advance Healthy Bones and Balance-Session II

03/12/2025 - 9:30am

Digital Photography Club

03/12/2025 - 10:00am

Family Storytime

03/12/2025 - 10:30am

Sit, Stand, and Be Fit

03/12/2025 - 11:00am

Lunch at the Community Center

03/12/2025 - 12:00pm

Pinochle/Cribbage

03/12/2025 - 1:00pm

STEAM Stuff

03/12/2025 - 2:30pm

Teen Afterschool Drop-In Activities

03/12/2025 - 3:00pm

Kitakata Sister City Advisory Board

03/12/2025 - 6:00pm

Planning Commission

03/12/2025 - 6:00pm

Holi

03/13/2025 (All day)

I-5 Connection Chorus Group

03/13/2025 - 10:00am

Improving Your Bridge

03/13/2025 - 10:00am

Family Storytime

03/13/2025 - 10:30am

Ladies Afternoon Out

03/13/2025 - 1:00pm

Beginning Tai Chi -Session II

03/13/2025 - 2:00pm

Tai Chi Continuing -Session II

03/13/2025 - 3:00pm

Prenatal and Postpartum Yoga: Session II

03/13/2025 - 7:15pm

Healthy Bones and Balance-Session II

03/14/2025 - 8:30am

Advance Healthy Bones and Balance-Session II

03/14/2025 - 9:30am

WIC Pop-Up Clinic

03/14/2025 - 10:00am

Play Group

03/14/2025 - 10:30am

Conversational Spanish Group

03/14/2025 - 10:30am

Sit, Stand, and Be Fit

03/14/2025 - 11:00am

Bridge Group Play

03/14/2025 - 11:30am

Lunch at the Community Center

03/14/2025 - 12:00pm

Mexican Train Dominoes

03/14/2025 - 1:00pm

WIC Pop-Up Clinic

03/14/2025 - 1:00pm

Oil Painting: Little Home in the Meadow

03/15/2025 - 10:00am

Spanish Storytime

03/15/2025 - 11:00am

« **Women's History Month** (All day) 03/01/2025 (All day) »

« **Ramadan** (All day) 03/01/2025 (All day) »

« **Tiny Art Show and Competition** (All day) 03/01/2025 (All day) »

« **Hygiene Drive** (All day) 03/01/2025 (All day) »

Healthy Bones and Balance-Session II

03/17/2025 - 8:30am

Advance Healthy Bones and Balance-Session II

03/17/2025 - 9:30am

Life 101 Lecture Series: The Empowered Caregiver presented by The Alzheimer's Association-Communicating Effectively

03/17/2025 - 10:30am

Sit, Stand, and Be Fit

03/17/2025 - 11:00am

Lunch at the Community Center

03/17/2025 - 12:00pm

Mexican Train Dominoes

03/17/2025 - 1:00pm

Genealogy Club

03/17/2025 - 1:00pm

Poetry Club

03/17/2025 - 1:00pm

Work Session

03/17/2025 - 5:00pm

Body Sculpt-Session II

03/17/2025 - 6:00pm

City Council

03/17/2025 - 7:00pm

Piecemakers Quilters

03/18/2025 - 9:00am

Ukulele Jam

03/18/2025 - 9:30am

Intermediate English class

03/18/2025 - 10:00am

POSTPONED - ODHS Drop-In Assistance

03/18/2025 - 10:00am

Baby & Toddler Time

03/18/2025 - 10:30am

Baby & Toddler Time

03/18/2025 - 11:15am

Lunch at the Community Center

03/18/2025 - 12:00pm

Partners Bridge

03/18/2025 - 12:30pm

POSTPONED - ODHS Drop-In Assistance

03/18/2025 - 1:00pm

Virtual Reality Fitness

03/18/2025 - 1:00pm

Municipal/Traffic Court

03/18/2025 - 2:00pm

Beginning Tai Chi -Session II

03/18/2025 - 2:00pm

Housing Our Future Task Force Meeting #5

03/18/2025 - 3:00pm

Tai Chi Continuing -Session II

03/18/2025 - 3:00pm

Diversity, Equity and Inclusion Committee/Juneteenth Subcommittee

03/18/2025 - 4:00pm

Barre Tone Session II

03/18/2025 - 5:45pm

DEI Speaker Series - Celebrating Women's History Month

03/18/2025 - 6:00pm

Soul Flow Yoga Session II

03/18/2025 - 7:15pm

Core, Floor & More + Stretch-Session II

03/19/2025 - 5:45am

Healthy Bones and Balance-Session II

03/19/2025 - 8:30am

Advance Healthy Bones and Balance-Session II

03/19/2025 - 9:30am

Digital Photography Club

03/19/2025 - 10:00am

Family Storytime

03/19/2025 - 10:30am

Sit, Stand, and Be Fit

03/19/2025 - 11:00am

Lunch at the Community Center

03/19/2025 - 12:00pm

Pinochle/Cribbage

03/19/2025 - 1:00pm

Bingo

03/19/2025 - 1:00pm

Tourism Promotion Committee

03/19/2025 - 1:00pm

Teen Afterschool Drop-In Activities

03/19/2025 - 3:00pm

Arts, Culture, and Heritage Commission

03/19/2025 - 5:00pm

Meditation Workshops-Session II-CANCELLED

03/19/2025 - 7:15pm

Nowruz

03/20/2025 (All day)

I-5 Connection Chorus Group

03/20/2025 - 10:00am

Improving Your Bridge

03/20/2025 - 10:00am

Family Storytime

03/20/2025 - 10:30am

Ladies Afternoon Out

03/20/2025 - 1:00pm

Book Walk

03/20/2025 - 1:00pm

Beginning Tai Chi -Session II

03/20/2025 - 2:00pm

Tai Chi Continuing -Session II

03/20/2025 - 3:00pm

Help Me Grow Playgroup

03/20/2025 - 5:30pm

Parking Open House

03/20/2025 - 6:00pm

Prenatal and Postpartum Yoga: Session II

03/20/2025 - 7:15pm

WIC Pop-Up Clinic

03/21/2025 - 10:00am

Play Group

03/21/2025 - 10:30am

Conversational Spanish Group

03/21/2025 - 10:30am

Sit, Stand, and Be Fit

03/21/2025 - 11:00am

Bridge Group Play

03/21/2025 - 11:30am

Lunch at the Community Center

03/21/2025 - 12:00pm

Mexican Train Dominoes

03/21/2025 - 1:00pm

WIC Pop-Up Clinic

03/21/2025 - 1:00pm

Terrific Trees presented by Rick Reynolds

03/22/2025 - 11:00am

Sen. Woods Town Hall

03/22/2025 - 3:00pm

« **Women's History Month** (All day) 03/01/2025 (All day) »

« **Ramadan** (All day) 03/01/2025 (All day) »

« **Tiny Art Show and Competition** (All day) 03/01/2025 (All day) »

« **Hygiene Drive** (All day) 03/01/2025 (All day) »

Chess Wizards-Spring Break Camp 9:00am 03/24/2025 - 9:00am

Music Class with Heart Strings Mandarin

03/29/2025 - 10:30am

Genealogy Talk: Finding What You Need and Using What You Find

03/29/2025 - 1:30pm

Spring Break Wildercamp - Coyle Outdoors 9:00am 03/24/2025 - 9:00am

Kindness Crew-CANCELLED 9:00am 03/24/2025 - 9:00am

Rent Well Lab

03/24/2025 - 10:00am

**Life 101 Lecture Series: The Empowered Caregiver presented by The Alzheimer's Association-
Responding to Dementia-Related Behaviors**

03/24/2025 - 10:30am

Sit, Stand, and Be Fit

03/24/2025 - 11:00am

Lunch at the Community Center

03/24/2025 - 12:00pm

Mexican Train Dominoes

03/24/2025 - 1:00pm

Body Sculpt-Session II

03/24/2025 - 6:00pm

Development Review Board Panel B - CANCELLED

03/24/2025 - 6:30pm

Piecemakers Quilters

03/25/2025 - 9:00am

Ukulele Jam

03/25/2025 - 9:30am

Intermediate English class

03/25/2025 - 10:00am

POSTPONED - ODHS Drop-In Assistance

03/25/2025 - 10:00am

Blood Drive

03/25/2025 - 11:30am

Lunch at the Community Center

03/25/2025 - 12:00pm

Partners Bridge

03/25/2025 - 12:30pm

POSTPONED - ODHS Drop-In Assistance

03/25/2025 - 1:00pm

Virtual Reality Fitness

03/25/2025 - 1:00pm

Beginning Tai Chi -Session II

03/25/2025 - 2:00pm

Tai Chi Continuing -Session II

03/25/2025 - 3:00pm

Barre Tone Session II

03/25/2025 - 5:45pm

Soul Flow Yoga Session II

03/25/2025 - 7:15pm

Core, Floor & More + Stretch-Session II

03/26/2025 - 5:45am

Healthy Bones and Balance-Session III

03/26/2025 - 8:30am

Advance Healthy Bones and Balance-Session III

03/26/2025 - 9:30am

Digital Photography Club

03/26/2025 - 10:00am

Sit, Stand, and Be Fit

03/26/2025 - 11:00am

Lunch at the Community Center

03/26/2025 - 12:00pm

Pinochle/Cribbage

03/26/2025 - 1:00pm

Library Board

03/26/2025 - 6:30pm

I-5 Connection Chorus Group

03/27/2025 - 10:00am

Improving Your Bridge

03/27/2025 - 10:00am

Ladies Afternoon Out

03/27/2025 - 1:00pm

Beginning Tai Chi -Session II

03/27/2025 - 2:00pm

Tai Chi Continuing -Session II

03/27/2025 - 3:00pm

Help Me Grow Playgroup

03/27/2025 - 5:30pm

Prenatal and Postpartum Yoga: Session II

03/27/2025 - 7:15pm

Healthy Bones and Balance-Session III

03/28/2025 - 8:30am

Advance Healthy Bones and Balance-Session III

03/28/2025 - 9:30am

WIC Pop-Up Clinic

03/28/2025 - 10:00am

Conversational Spanish Group

03/28/2025 - 10:30am

Sit, Stand, and Be Fit

03/28/2025 - 11:00am

Bridge Group Play

03/28/2025 - 11:30am

Lunch at the Community Center

03/28/2025 - 12:00pm

Mexican Train Dominoes

03/28/2025 - 1:00pm

WIC Pop-Up Clinic

03/28/2025 - 1:00pm

« **Women's History Month** (All day) 03/01/2025 (All day)

« **Ramadan** (All day) 03/01/2025 (All day)

« [Hygiene Drive](#) (All day) 03/01/2025 (All day)

International Transgender Day of Visibility

03/31/2025 (All day)

Eid-al-Fitr

03/31/2025 (All day)

Healthy Bones and Balance-Session III

03/31/2025 - 8:30am

Advance Healthy Bones and Balance-Session III

03/31/2025 - 9:30am

Life 101 Lecture Series: Ridewise Travel Training

03/31/2025 - 10:30am

Sit, Stand, and Be Fit

03/31/2025 - 11:00am

Lunch at the Community Center

03/31/2025 - 12:00pm

Mexican Train Dominoes

03/31/2025 - 1:00pm

Body Sculpt-Session II

03/31/2025 - 6:00pm

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 [Select Language](#) | ▼

TOP REQUESTS

- [Job Opportunities](#)
- [Utility Billing](#)
- [Bids & Proposals](#)
- [Permits & Licenses](#)
- [Police](#)
- [Mayor & City Council](#)
- [City Projects](#)



April 2025

« Prev

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Boards and Commissions

- Any - ▾

Departments

- Any - ▾ Apply Reset

Tiny Art Show Winners Display (All day) 04/01/2025 (All day) »

Fines for Food (All day) 04/01/2025 (All day) »

Deaf Heritage Month (All day) 04/01/2025 (All day) »

Arab American Heritage Month (All day) 04/01/2025 (All day) »

Piecemakers Quilters

04/01/2025 - 9:00am

Ukulele Jam

04/01/2025 - 9:30am

Intermediate English class

04/01/2025 - 10:00am

POSTPONED - ODHS Drop-In Assistance

04/01/2025 - 10:00am

Baby & Toddler Time

04/01/2025 - 10:30am

Baby & Toddler Time

04/01/2025 - 11:15am

Lunch at the Community Center

04/01/2025 - 12:00pm

Partners Bridge

04/01/2025 - 12:30pm

POSTPONED - ODHS Drop-In Assistance

04/01/2025 - 1:00pm

Virtual Reality Fitness

04/01/2025 - 1:00pm

Municipal/Traffic Court

04/01/2025 - 2:00pm

Beginning Tai Chi -Session II

04/01/2025 - 2:00pm

Tai Chi Continuing -Session II

04/01/2025 - 3:00pm

Diversity, Equity and Inclusion Committee/Juneteenth Subcommittee

04/01/2025 - 4:00pm

Oil Painting: A Hint of Spring

04/01/2025 - 5:30pm

Barre Tone Session II

04/01/2025 - 5:45pm

Soul Flow Yoga Session II

04/01/2025 - 7:15pm

Core, Floor & More + Stretch-Session II

04/02/2025 - 5:45am

Tourism Promotion Committee

04/02/2025 - 8:30am

Healthy Bones and Balance-Session III

04/02/2025 - 8:30am

Advance Healthy Bones and Balance-Session III

04/02/2025 - 9:30am

Digital Photography Club

04/02/2025 - 10:00am

Family Storytime

04/02/2025 - 10:30am

PROFILES (online)

04/02/2025 - 11:00am

Sit, Stand, and Be Fit

04/02/2025 - 11:00am

Lunch at the Community Center

04/02/2025 - 12:00pm

Pinochle/Cribbage

04/02/2025 - 1:00pm

Bingo

04/02/2025 - 1:00pm

Wilsonville Historical Society

04/02/2025 - 1:00pm

Teen Afterschool Drop-In Activities

04/02/2025 - 3:00pm

I-5 Connection Chorus Group

04/03/2025 - 10:00am

Improving Your Bridge

04/03/2025 - 10:00am

Family Storytime

04/03/2025 - 10:30am

Blood Drive

04/03/2025 - 1:00pm

Ladies Afternoon Out

04/03/2025 - 1:00pm

Beginning Tai Chi -Session II

04/03/2025 - 2:00pm

Tai Chi Continuing -Session II

04/03/2025 - 3:00pm

Multicultural Dance Celebration

04/03/2025 - 6:30pm

Prenatal and Postpartum Yoga: Session II

04/03/2025 - 7:15pm

Healthy Bones and Balance-Session III

04/04/2025 - 8:30am

Advance Healthy Bones and Balance-Session III

04/04/2025 - 9:30am

WIC Pop-Up Clinic

04/04/2025 - 10:00am

Play Group

04/04/2025 - 10:30am

Conversational Spanish Group

04/04/2025 - 10:30am

Sit, Stand, and Be Fit

04/04/2025 - 11:00am

Bridge Group Play

04/04/2025 - 11:30am

Lunch at the Community Center

04/04/2025 - 12:00pm

Mexican Train Dominoes

04/04/2025 - 1:00pm

WIC Pop-Up Clinic

04/04/2025 - 1:00pm

First Friday Films

04/04/2025 - 3:00pm

Wilsonville Tree Planting with Friends of Trees

04/05/2025 - 8:45am

Space Talks

04/05/2025 - 11:00am

Bunny Portraits

04/05/2025 - 2:00pm

« **Tiny Art Show Winners Display** (All day) 04/01/2025 (All day) »

« **Fines for Food** (All day) 04/01/2025 (All day) »

« **Deaf Heritage Month** (All day) 04/01/2025 (All day) »

« **Arab American Heritage Month** (All day) 04/01/2025 (All day) »

Watercolor Impressionism

04/06/2025 - 12:00pm

Healthy Bones and Balance-Session III

04/07/2025 - 8:30am

Advance Healthy Bones and Balance-Session III

04/07/2025 - 9:30am

Life 101 Lecture Series: Long Term Care

04/07/2025 - 10:30am

Sit, Stand, and Be Fit

04/07/2025 - 11:00am

Lunch at the Community Center

04/07/2025 - 12:00pm

Mexican Train Dominoes

04/07/2025 - 1:00pm

Poetry Club

04/07/2025 - 1:00pm

Senior to "Senior" Conversations

04/07/2025 - 1:00pm

Creative Corner

04/07/2025 - 2:00pm

Work Session

04/07/2025 - 5:00pm

Body Sculpt-Session II

04/07/2025 - 6:00pm

City Council

04/07/2025 - 7:00pm

Piecemakers Quilters

04/08/2025 - 9:00am

Ukulele Jam

04/08/2025 - 9:30am

Intermediate English class

04/08/2025 - 10:00am

POSTPONED - ODHS Drop-In Assistance

04/08/2025 - 10:00am

Baby & Toddler Time

04/08/2025 - 10:30am

Medicare 101

04/08/2025 - 10:30am

Baby & Toddler Time

04/08/2025 - 11:15am

Lunch at the Community Center

04/08/2025 - 12:00pm

Partners Bridge

04/08/2025 - 12:30pm

Art Club-BACK ON!

04/08/2025 - 1:00pm

POSTPONED - ODHS Drop-In Assistance

04/08/2025 - 1:00pm

Virtual Reality Fitness

04/08/2025 - 1:00pm

Beginning Tai Chi -Session II

04/08/2025 - 2:00pm

Tai Chi Continuing -Session II

04/08/2025 - 3:00pm

Barre Tone Session II

04/08/2025 - 5:45pm

Diversity, Equity and Inclusion Committee

04/08/2025 - 6:00pm

Soul Flow Yoga Session II

04/08/2025 - 7:15pm

Core, Floor & More + Stretch-Session II

04/09/2025 - 5:45am

Healthy Bones and Balance-Session III

04/09/2025 - 8:30am

Advance Healthy Bones and Balance-Session III

04/09/2025 - 9:30am

Digital Photography Club

04/09/2025 - 10:00am

Family Storytime

04/09/2025 - 10:30am

Sit, Stand, and Be Fit

04/09/2025 - 11:00am

Lunch at the Community Center

04/09/2025 - 12:00pm

Pinochle/Cribbage

04/09/2025 - 1:00pm

STEAM Stuff

04/09/2025 - 2:30pm

Teen Afterschool Drop-In Activities

04/09/2025 - 3:00pm

Kitakata Sister City Advisory Board

04/09/2025 - 6:00pm

Planning Commission

04/09/2025 - 6:00pm

I-5 Connection Chorus Group

04/10/2025 - 10:00am

Improving Your Bridge

04/10/2025 - 10:00am

Family Storytime

04/10/2025 - 10:30am

Ladies Afternoon Out

04/10/2025 - 1:00pm

Beginning Tai Chi -Session II

04/10/2025 - 2:00pm

Tai Chi Continuing -Session II

04/10/2025 - 3:00pm

Help Me Grow Playgroup

04/10/2025 - 5:30pm

Parks and Recreation Advisory Board

04/10/2025 - 6:00pm

Prenatal and Postpartum Yoga: Session II

04/10/2025 - 7:15pm

Healthy Bones and Balance-Session III

04/11/2025 - 8:30am

Advance Healthy Bones and Balance-Session III

04/11/2025 - 9:30am

WIC Pop-Up Clinic

04/11/2025 - 10:00am

Play Group

04/11/2025 - 10:30am

Conversational Spanish Group

04/11/2025 - 10:30am

Sit, Stand, and Be Fit

04/11/2025 - 11:00am

Bridge Group Play

04/11/2025 - 11:30am

Lunch at the Community Center

04/11/2025 - 12:00pm

Mexican Train Dominoes

04/11/2025 - 1:00pm

WIC Pop-Up Clinic

04/11/2025 - 1:00pm

Passover (All day) 04/12/2025 (All day) »

Oil Painting: Moonlit Seas

04/12/2025 - 10:00am

Pink Pig Puppet Theater

04/12/2025 - 11:00am

Book Notes Concert

04/12/2025 - 2:00pm

« Tiny Art Show Winners Display (All day) 04/01/2025 (All day) »

« Fines for Food (All day) 04/01/2025 (All day) »

« Deaf Heritage Month (All day) 04/01/2025 (All day) »

« Arab American Heritage Month (All day) 04/01/2025 (All day) »

« Passover (All day) 04/12/2025 (All day) »

Watercolor Impressionism

04/13/2025 - 12:00pm

Healthy Bones and Balance-Session III

04/14/2025 - 8:30am

Advance Healthy Bones and Balance-Session III

04/14/2025 - 9:30am

**Life 101 Lecture Series: The Empowered Caregiver presented by The Alzheimer's Association-
Exploring Care and Support Services**

04/14/2025 - 10:30am

Travel Training

04/14/2025 - 10:30am

Sit, Stand, and Be Fit

04/14/2025 - 11:00am

Lunch at the Community Center

04/14/2025 - 12:00pm

Mexican Train Dominoes

04/14/2025 - 1:00pm

Diversity, Equity and Inclusion Committee/Juneteenth Subcommittee

04/14/2025 - 4:30pm

Body Sculpt-Session II

04/14/2025 - 6:00pm

Development Review Board Panel A

04/14/2025 - 6:30pm

Piecemakers Quilters

04/15/2025 - 9:00am

Ukulele Jam

04/15/2025 - 9:30am

Intermediate English class

04/15/2025 - 10:00am

POSTPONED - ODHS Drop-In Assistance

04/15/2025 - 10:00am

Baby & Toddler Time

04/15/2025 - 10:30am

Baby & Toddler Time

04/15/2025 - 11:15am

Lunch at the Community Center

04/15/2025 - 12:00pm

Partners Bridge

04/15/2025 - 12:30pm

POSTPONED - ODHS Drop-In Assistance

04/15/2025 - 1:00pm

Virtual Reality Fitness

04/15/2025 - 1:00pm

Municipal/Traffic Court

04/15/2025 - 2:00pm

Beginning Tai Chi -Session II

04/15/2025 - 2:00pm

Tai Chi Continuing -Session II

04/15/2025 - 3:00pm

Barre Tone Session II

04/15/2025 - 5:45pm

Soul Flow Yoga Session II

04/15/2025 - 7:15pm

Core, Floor & More + Stretch-Session II

04/16/2025 - 5:45am

Healthy Bones and Balance-Session III

04/16/2025 - 8:30am

Advance Healthy Bones and Balance-Session III

04/16/2025 - 9:30am

Digital Photography Club

04/16/2025 - 10:00am

Family Storytime

04/16/2025 - 10:30am

Sit, Stand, and Be Fit

04/16/2025 - 11:00am

Lunch at the Community Center

04/16/2025 - 12:00pm

Pinochle/Cribbage

04/16/2025 - 1:00pm

Bingo

04/16/2025 - 1:00pm

Teen Afterschool Drop-In Activities

04/16/2025 - 3:00pm

Arts, Culture, and Heritage Commission

04/16/2025 - 5:00pm

I-5 Connection Chorus Group

04/17/2025 - 10:00am

Improving Your Bridge

04/17/2025 - 10:00am

Family Storytime

04/17/2025 - 10:30am

Ladies Afternoon Out

04/17/2025 - 1:00pm

Book Walk

04/17/2025 - 1:00pm

Beginning Tai Chi -Session II

04/17/2025 - 2:00pm

Tai Chi Continuing -Session II

04/17/2025 - 3:00pm

Wilsonville – Metro Community Enhancement Committee

04/17/2025 - 6:00pm

Prenatal and Postpartum Yoga: Session II

04/17/2025 - 7:15pm

Healthy Bones and Balance-Session III

04/18/2025 - 8:30am

Advance Healthy Bones and Balance-Session III

04/18/2025 - 9:30am

WIC Pop-Up Clinic

04/18/2025 - 10:00am

Play Group

04/18/2025 - 10:30am

Conversational Spanish Group

04/18/2025 - 10:30am

Sit, Stand, and Be Fit

04/18/2025 - 11:00am

Bridge Group Play

04/18/2025 - 11:30am

Lunch at the Community Center

04/18/2025 - 12:00pm

Mexican Train Dominoes

04/18/2025 - 1:00pm

WIC Pop-Up Clinic

04/18/2025 - 1:00pm

Wilsonville Egg Hunt

04/19/2025 - 10:00am

Spanish Storytime

04/19/2025 - 11:00am

« **Tiny Art Show Winners Display** (All day) 04/01/2025 (All day) »

« **Fines for Food** (All day) 04/01/2025 (All day) »

« **Deaf Heritage Month** (All day) 04/01/2025 (All day) »

« **Arab American Heritage Month** (All day) 04/01/2025 (All day) »

« **Passover** (All day) 04/12/2025 (All day) »

Healthy Bones and Balance-Session III

04/21/2025 - 8:30am

Advance Healthy Bones and Balance-Session III

04/21/2025 - 9:30am

Life 101 Lecture Series: Ridewise Travel Training

04/21/2025 - 10:30am

Sit, Stand, and Be Fit

04/21/2025 - 11:00am

Lunch at the Community Center

04/21/2025 - 12:00pm

Mexican Train Dominoes

04/21/2025 - 1:00pm

Genealogy Club

04/21/2025 - 1:00pm

Poetry Club

04/21/2025 - 1:00pm

Work Session

04/21/2025 - 5:00pm

Body Sculpt-Session II

04/21/2025 - 6:00pm

City Council

04/21/2025 - 7:00pm

Earth Month Walk+Roll

04/22/2025 (All day)

Piecemakers Quilters

04/22/2025 - 9:00am

Ukulele Jam

04/22/2025 - 9:30am

Intermediate English class

04/22/2025 - 10:00am

POSTPONED - ODHS Drop-In Assistance

04/22/2025 - 10:00am

Baby & Toddler Time

04/22/2025 - 10:30am

Baby & Toddler Time

04/22/2025 - 11:15am

Lunch at the Community Center

04/22/2025 - 12:00pm

Partners Bridge

04/22/2025 - 12:30pm

POSTPONED - ODHS Drop-In Assistance

04/22/2025 - 1:00pm

Virtual Reality Fitness

04/22/2025 - 1:00pm

Beginning Tai Chi -Session II

04/22/2025 - 2:00pm

Tai Chi Continuing -Session II

04/22/2025 - 3:00pm

Barre Tone Session II

04/22/2025 - 5:45pm

Soul Flow Yoga Session II

04/22/2025 - 7:15pm

Core, Floor & More + Stretch-Session II

04/23/2025 - 5:45am

Healthy Bones and Balance-Session III

04/23/2025 - 8:30am

Advance Healthy Bones and Balance-Session III

04/23/2025 - 9:30am

Digital Photography Club

04/23/2025 - 10:00am

Family Storytime

04/23/2025 - 10:30am

Sit, Stand, and Be Fit

04/23/2025 - 11:00am

Lunch at the Community Center

04/23/2025 - 12:00pm

Pinochle/Cribbage

04/23/2025 - 1:00pm

Teen Afterschool Drop-In Activities

04/23/2025 - 3:00pm

Library Board

04/23/2025 - 6:30pm

I-5 Connection Chorus Group

04/24/2025 - 10:00am

Improving Your Bridge

04/24/2025 - 10:00am

Family Storytime

04/24/2025 - 10:30am

Ladies Afternoon Out

04/24/2025 - 1:00pm

Beginning Tai Chi -Session II

04/24/2025 - 2:00pm

Tai Chi Continuing -Session II

04/24/2025 - 3:00pm

Wilsonville – Metro Community Enhancement Committee

04/24/2025 - 6:00pm

Prenatal and Postpartum Yoga: Session II

04/24/2025 - 7:15pm

Healthy Bones and Balance-Session III

04/25/2025 - 8:30am

Advance Healthy Bones and Balance-Session III

04/25/2025 - 9:30am

WIC Pop-Up Clinic

04/25/2025 - 10:00am

Play Group

04/25/2025 - 10:30am

Conversational Spanish Group

04/25/2025 - 10:30am

Sit, Stand, and Be Fit

04/25/2025 - 11:00am

Bridge Group Play

04/25/2025 - 11:30am

Lunch at the Community Center

04/25/2025 - 12:00pm

Mexican Train Dominoes

04/25/2025 - 1:00pm

WIC Pop-Up Clinic

04/25/2025 - 1:00pm

Repair Fair

04/26/2025 - 10:00am

Easter

04/20/2025 (All day)

Watercolor Impressionism

04/20/2025 - 12:00pm

« **Tiny Art Show Winners Display** (All day) 04/01/2025 (All day)

« **Fines for Food** (All day) 04/01/2025 (All day)

« **Deaf Heritage Month** (All day) 04/01/2025 (All day)

« **Arab American Heritage Month** (All day) 04/01/2025 (All day)

Watercolor Impressionism

04/27/2025 - 12:00pm

Healthy Bones and Balance-Session III

04/28/2025 - 8:30am

Advance Healthy Bones and Balance-Session III

04/28/2025 - 9:30am

Life 101 Lecture Series: Estate Planning

04/28/2025 - 10:30am

Sit, Stand, and Be Fit

04/28/2025 - 11:00am

Lunch at the Community Center

04/28/2025 - 12:00pm

Mexican Train Dominoes

04/28/2025 - 1:00pm

Development Review Board Panel B

04/28/2025 - 6:30pm

Piecemakers Quilters

04/29/2025 - 9:00am

Ukulele Jam

04/29/2025 - 9:30am

Intermediate English class

04/29/2025 - 10:00am

POSTPONED - ODHS Drop-In Assistance

04/29/2025 - 10:00am

Baby & Toddler Time

04/29/2025 - 10:30am

Baby & Toddler Time

04/29/2025 - 11:15am

Lunch at the Community Center

04/29/2025 - 12:00pm

Partners Bridge

04/29/2025 - 12:30pm

POSTPONED - ODHS Drop-In Assistance

04/29/2025 - 1:00pm

Virtual Reality Fitness

04/29/2025 - 1:00pm

Beginning Tai Chi -Session II

04/29/2025 - 2:00pm

Tai Chi Continuing -Session II

04/29/2025 - 3:00pm

History Talk: San Francisco 1906

04/29/2025 - 6:00pm

Soul Flow Yoga Session II

04/29/2025 - 7:15pm

Item 4.

Digital Photography Club

04/30/2025 - 10:00am

Family Storytime

04/30/2025 - 10:30am

Sit, Stand, and Be Fit

04/30/2025 - 11:00am

Lunch at the Community Center

04/30/2025 - 12:00pm

Pinochle/Cribbage

04/30/2025 - 1:00pm

Teen Afterschool Drop-In Activities

04/30/2025 - 3:00pm

Hearts of Wilsonville Many Cultures, One Heart Public Art Project

04/30/2025 - 5:00pm

Baking With Sam Perfect Scones

04/30/2025 - 6:00pm

[Add to Outlook \(iCal\)](#) [Add to Google Calendar](#)

 **Select Language** | ▼

TOP REQUESTS

- Job Opportunities**
- Utility Billing**
- Bids & Proposals**
- Permits & Licenses**
- Police**
- Mayor & City Council**
- City Projects**
- Contact Us**



**CITY COUNCIL MEETING
STAFF REPORT**

Meeting Date: March 17, 2025		Subject: Resolution Nos. 3189, 3190, 3191, 3192 and 3193 Property tax exemption requests for low-income housing held by charitable, nonprofit organizations including: Autumn Park Apartments, Charleston Apartments, Creekside Woods, Rain Garden Apartments, and Wiedemann Apartments Staff Member: Katherine Smith, Assistant Finance Director Department: Finance	
Action Required		Advisory Board/Commission Recommendation	
<input checked="" type="checkbox"/> Motion <input type="checkbox"/> Public Hearing Date: <input type="checkbox"/> Ordinance 1 st Reading Date: <input type="checkbox"/> Ordinance 2 nd Reading Date: <input checked="" type="checkbox"/> Resolution <input type="checkbox"/> Information or Direction <input type="checkbox"/> Information Only <input type="checkbox"/> Council Direction <input checked="" type="checkbox"/> Consent Agenda		<input type="checkbox"/> Approval <input type="checkbox"/> Denial <input type="checkbox"/> None Forwarded <input checked="" type="checkbox"/> Not Applicable Comments: N/A	
Staff Recommendation: Staff recommends Council adopt the Consent Agenda.			
Recommended Language for Motion: I move to adopt the Consent Agenda.			
Project / Issue Relates To:			
<input type="checkbox"/> Council Goals/Priorities:	<input type="checkbox"/> Adopted Master Plan(s):	<input type="checkbox"/> Not Applicable	

ISSUE BEFORE COUNCIL:

Whether to approve annual property tax exemptions for various properties in the City.

EXECUTIVE SUMMARY:

In 1985, the Oregon legislature authorized a property tax exemption for low-income housing held by charitable, nonprofit organizations (ORS 307.540). The tax exemption is to benefit low-income renters by alleviating the property tax burden on those agencies that provide this housing opportunity. Properties must be owned or leased by a 501(c) charitable corporation and provide housing opportunity limited to persons at or below 60 percent of the area median income (AMI), with an annual exemption application required to the City.

Providing affordable housing in Wilsonville has been a long-standing goal with City Council. The five complexes noted in the chart below have received property tax exemption status in previous years, are in compliance with the requirements stated in ORS 307.540-307.548 (*Nonprofit Corporation, Low Income Housing*), and have submitted the required annual application for continuation of exemption. In total, 365 units are currently available for low-income housing under this program. All properties are required to meet State and Federal funding requirements, which include annual physical inspections, an annual audit of financial activity, and programmatic compliance.

The rate reduction per apartment varies from complex to complex as the reduction is based on the property’s tax exemption the property receives and the number of reduced rate units in the complex. The complex passes the tax exemption savings onto their renters and most complexes provide additional services including monthly activities. The properties requesting continuance of the property tax exemption status for low-income housing include:

Apartment	501(c) Corp. Name	Address	No. of Residential Units	2024 Assessed Value	Estimated City Tax Abate
Autumn Park	NW Housing Alternative	10922 SW Wilsonville Rd	144	\$9,923,446	\$27,068
Charleston	NW Housing Alternative	11609 SW Toulouse St	51	\$1,937,183	\$5,284
Creekside Woods	NW Housing Alternative	7825 SW Wilsonville Rd	84	\$3,375,244	\$9,207
Rain Garden	Caritas Community	29197 SW Orleans Ave	29	\$1,095,060	\$2,987
Wiedemann	Accessible Living Inc.	29940 SW Brown Rd	57	\$3,187,478	\$8,694
TOTALS			365	\$19,518,411	\$53,240

While the State sets the required threshold for low-income housing rental rates, credits such as the Property Tax Abatement allows these organizations to offer rates that are lower than required to qualified tenants. In total, the amount of credit directly related to the property tax exemption from all taxing districts is approximately \$373,465.

EXPECTED RESULTS:

Council approval of consent agenda resolutions for the property tax exemption requests for Autumn Apartments, Charleston Apartments, Creekside Woods, Rain Garden Apartments, and Wiedemann Apartments.

TIMELINE:

Applications for renewal requests were due February 7, 2025. Initial property tax exemption requests are required to pay a \$250 application fee for each property. Renewal requests require a \$50 application fee. The City certifies the property tax exemption with the Assessor's office at Clackamas County immediately following Council's approval. The deadline to certify to the Assessor's office is April 1, 2025.

CURRENT YEAR BUDGET IMPACTS:

The assessed value of all exempt properties totals \$19,518,411. Based on property estimation methodology including the effects of the division of taxes, under Urban Renewal, the total amount of forgone property tax revenue for the City is approximately \$53,240. This amount is built into the City's financial planning.

COMMUNITY INVOLVEMENT PROCESS:

N/A

POTENTIAL IMPACTS OR BENEFIT TO THE COMMUNITY:

Property tax exemptions assist in the availability of housing for low-income families and individuals.

ALTERNATIVES:

1. Discontinue property tax exemption program.
2. Reduce the number of qualifying units.

CITY MANAGER COMMENT:

N/A

ATTACHMENTS:

1. Resolution No. 3189
 - A. Property Tax Exemption Application
2. Resolution No. 3190
 - A. Property Tax Exemption Application
3. Resolution No. 3191
 - A. Property Tax Exemption Application
4. Resolution No. 3192
 - A. Property Tax Exemption Application
5. Resolution No. 3193
 - A. Property Tax Exemption Application

RESOLUTION NO. 3189**A RESOLUTION OF THE CITY OF WILSONVILLE GRANTING AN EXEMPTION FROM PROPERTY TAXES UNDER ORS 307.540 TO ORS 307.548 FOR AUTUMN PARK APARTMENTS, A LOW-INCOME APARTMENT DEVELOPMENT OWNED AND OPERATED BY NORTHWEST HOUSING ALTERNATIVES, INC.**

WHEREAS, maintaining Wilsonville's existing affordable housing supply is necessary for its continued health and growth; and

WHEREAS, Northwest Housing Alternatives (NHA), a not-for-profit organization, has owned and maintained Autumn Park, an affordable housing development located at 10922 SW Wilsonville Road, Wilsonville, Oregon; and

WHEREAS, Autumn Park includes 144 residential units for people with low income; and

WHEREAS, NHA is currently seeking to preserve Autumn Park as affordable housing; and

WHEREAS, a property tax exemption is essential to Autumn Park's continuation as affordable housing; and

WHEREAS, ORS 307.540 to 307.548 authorizes property tax exemptions for affordable housing owned by not-for-profit corporations and occupied by low-income persons; and

WHEREAS, the City of Wilsonville wishes to adopt and/or ratify the policy set forth in those sections; and

WHEREAS, NHA has requested a property tax exemption for its Autumn Park development, pursuant to ORS 307.543(2); and

WHEREAS, the City of Wilsonville and West Linn-Wilsonville School District property tax levies jointly comprise of more than 51% of the total combined rate of taxation on Autumn Park Apartments; and

WHEREAS, NHA has received an exempt status from the West Linn-Wilsonville School District for the Autumn Park for property taxation arising under its jurisdiction unless and until terminated pursuant to ORS 307.548.

NOW, THEREFORE, THE CITY OF WILSONVILLE RESOLVES AS FOLLOWS:

Section 1. The City of Wilsonville adopts the provisions of ORS 307.540 to 307.548.

Section 2. NHA and its affordable housing development, Autumn Park, qualify for a property tax exemption pursuant to ORS 307.540 to 307.548.

Section 3. The Assistant Finance Director is directed to request the Clackamas County Assessor to exempt Autumn Park Apartments from taxation by all taxing jurisdictions pursuant to ORS 307.543(2), commencing on the first day of the tax assessment year beginning July 1, 2025.

Section 4. Effective Date. This Resolution is effective upon adoption for the upcoming 2025/2026 tax year.

ADOPTED by the Wilsonville City Council at a regular meeting thereof this 17th day of March 2025, and filed with the Wilsonville City Recorder this date.

Shawn O’Neil, Mayor

ATTEST:

Kimberly Veliz, City Recorder

SUMMARY OF VOTES:

- Mayor Shawn O’Neil
- Council President Berry
- Councilor Dunwell
- Councilor Shevlin
- Councilor Cunningham

EXHIBIT:

- A. Property Tax Exemption Application



2316 SE Willard, Milwaukie, Oregon 97222
p: 503.654.1007 • f: 503.654.1319 • www.nwhousing.org

February 4, 2025

City of Wilsonville
Attn: Finance Department
29799 SW Town Center Loop East
Wilsonville, OR 97070

Dear Katherine,

At the time of submission of our application for property tax exemption, NHA's Wilsonville properties have the following vacancy statistics:

- Autumn Park Apartments – 1 units vacant, 99% occupancy
- The Charleston Apartments – 2 units vacant, 96% occupancy
- Creekside Woods Apartments – 4 unit vacant, 95% occupancy

These units are intended to be occupied within the year. Like all other units at the properties listed above, they will be available exclusively to eligible low-income persons.

Thank you for your consideration of our application.

Kind Regards,

A handwritten signature in blue ink that reads "Trell Anderson".

Trell Anderson
Executive Director

APPLICATION

PROPERTY TAX EXEMPTION FOR LOW-INCOME HOUSING HELD BY CHARITABLE, NONPROFIT ORGANIZATIONS

(For Office Use Only)

City of Wilsonville, Oregon \$250 Application Fee
Date Received: \$50 Renewal Fee
Receipt No.

CONTENTS

Section A. Application Information 1
B. Property to be considered for exemption 2
C. Leasehold Interest in Eligible Property 2
D. Description of Charitable Purpose/Project Benefit 3
E. Declarations 4

Section A - Applicant Information

Corporate Name: Northwest Housing Alternatives, Inc.

Address: 2316 SE Willard Street, Milwaukie, OR 97222

Telephone: (503) 654-1007 Business Residence (Optional)

Email Address: schroeder@nwhousing.org

Chief Executive Officer: Trell Anderson

Contact Person: Zachary Schroeder Telephone: (415) 610-4507

Section B – Property to be Considered for Exemption

(Sections B, C, and D must be filled out for each building for which you are requesting a tax exemption)

Organization: Autumn Park Apartments

Property Address: 10920 SW Wilsonville Road, Wilsonville, OR 97070

Assessor’s Property Tax Account Number(s): 00818388

(Be sure to identify all account numbers for both land and improvements on the property for which you are requesting tax exemption, in some cases, land and improvements may have separate property tax account numbers.)

Total number of residential units in the building: 144

Number of residential units occupied by very low-income people: 144

Total square feet in building: 116,928

Total square feet used to house very low-income people¹ 116,928

Section C – Leasehold Interest in Eligible Property

Do you own the property in question? Yes No

If you answered “no” to the above question, do you have leasehold interest in the property?
 Yes No

If yes, please include a statement describing how, as the nonprofit organization, you are obligated under the terms of the lease to pay the ad valorem taxes on this property or other contractual arrangement such that the property tax exemption benefits accrue to the nonprofit agency and the residential tenants served rather than the owner or corporation from whom you lease.

¹ This includes halls, baths, dining, and other space dedicated to residential use. Retail uses and other accessory uses not related to residential use are not to be counted.

Section D – Description of Charitable Purpose/Project Benefit (Use for multiple projects if same conditions apply)

Will the cost savings resulting from the proposed tax exemption enable you to do the following?

- 1. Reduce the rents that your very low-income residential tenants pay on the property in question? Yes No If so, by approximately how much? \$90/unit/month
- 2. Provide greater services to your very low income residential tenants? Yes No.
- 3. If yes, in what way(s)? All cost savings are passed directly through to the tenants in the form of reduced rents
- 4. Provide any other benefit to your very low-income residential tenants? Yes No
If yes, please explain: NHA Provides a robust Resident Services program that directly benefits residents

If you lease the property identified in this application, to what extent does your lease agreement coincide with the timeframe of the qualifying tax year? Please Explain:

Section B – Property to be Considered for Exemption

(Sections B, C, and D must be filled out for each building for which you are requesting a tax exemption)

Organization: The Charleston Apartments

Property Address: 11609 SW Toulouse Road, Wilsonville, OR 97070

Assessor’s Property Tax Account Number(s): 05021215, 05021232

(Be sure to identify all account numbers for both land and improvements on the property for which you are requesting tax exemption, in some cases, land and improvements may have separate property tax account numbers.)

Total number of residential units in the building: 52

Number of residential units occupied by very low-income people: 51

Total square feet in building: 35,493

Total square feet used to house very low-income people¹ 35,493

Section C – Leasehold Interest in Eligible Property

Do you own the property in question? Yes No

If you answered “no” to the above question, do you have leasehold interest in the property?
 Yes No

If yes, please include a statement describing how, as the nonprofit organization, you are obligated under the terms of the lease to pay the ad valorem taxes on this property or other contractual arrangement such that the property tax exemption benefits accrue to the nonprofit agency and the residential tenants served rather than the owner or corporation from whom you lease.

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Section D – Description of Charitable Purpose/Project Benefit (Use for multiple projects if same conditions apply)

Will the cost savings resulting from the proposed tax exemption enable you to do the following?

- 1. Reduce the rents that your very low-income residential tenants pay on the property in question? Yes No If so, by approximately how much? \$47/unit/month
- 2. Provide greater services to your very low income residential tenants? Yes No.
- 3. If yes, in what way(s)? all cost savings are passed directly through to the tenants in the form of reduced rents
- 4. Provide any other benefit to your very low-income residential tenants? Yes No
If yes, please explain: NHA provides a robust Resident Services program that directly benefits residents.

If you lease the property identified in this application, to what extent does your lease agreement coincide with the timeframe of the qualifying tax year? Please Explain:

Section B – Property to be Considered for Exemption

(Sections B, C, and D must be filled out for each building for which you are requesting a tax exemption)

Organization: Creekside Woods Limited Partnership

Property Address: 7825 SW Wilsonville Road, Wilsonville, OR 97070

Assessor’s Property Tax Account Number(s): 05022666

(Be sure to identify all account numbers for both land and improvements on the property for which you are requesting tax exemption, in some cases, land and improvements may have separate property tax account numbers.)

Total number of residential units in the building: 84

Number of residential units occupied by very low-income people: 84

Total square feet in building: 73,042

Total square feet used to house very low-income people¹ 73,042

Section C – Leasehold Interest in Eligible Property

Do you own the property in question? Yes No

If you answered “no” to the above question, do you have leasehold interest in the property?
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If yes, please include a statement describing how, as the nonprofit organization, you are obligated under the terms of the lease to pay the ad valorem taxes on this property or other contractual arrangement such that the property tax exemption benefits accrue to the nonprofit agency and the residential tenants served rather than the owner or corporation from whom you lease.

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Section D – Description of Charitable Purpose/Project Benefit (Use for multiple projects if same conditions apply)

Will the cost savings resulting from the proposed tax exemption enable you to do the following?

- 1. Reduce the rents that your very low-income residential tenants pay on the property in question? Yes No If so, by approximately how much? \$35/unit/month
- 2. Provide greater services to your very low income residential tenants? Yes No.
- 3. If yes, in what way(s)? All cost savings are passed directly through to the tenants in the form of reduced rents
- 4. Provide any other benefit to your very low-income residential tenants? Yes No
If yes, please explain: NHA provides a robust Resident Services program that directly benefits the residents

If you lease the property identified in this application, to what extent does your lease agreement coincide with the timeframe of the qualifying tax year? Please Explain:

Section E- Declarations

Please read carefully and sign below before a notary.

1. I have attached to this application the IRS declaration of the status of application as a tax exempt corporation under 26 U.S.C. Section 501(c)(3) or (4).
2. I am aware that the income qualifying tenants must meet the income guidelines in accordance with 42 U.S.C. Section 1437 (a)(b)(2) as amended. See Attachment A, Income Eligibility Schedule). Tenant incomes do not exceed these limitations, as I verily believe.
3. I am aware of all requirements for tax exemption imposed by ORS 307.540-307.545 (Chapter 660 Oregon Laws 1985, as amended by Chapter 756 Oregon Laws 1987) and implemented by Resolution No. 1854 of the City of Wilsonville.
4. The above-described properties qualify or will qualify upon completion of any rehabilitation improvements and subsequent occupancy by very low-income residents for property tax exemption within 30 days of the April 1st application or the date of approval.

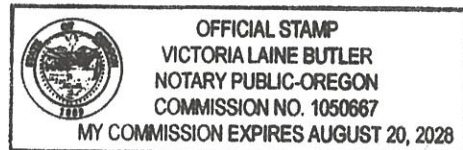
By: Trell Anderson
Agency Chief Executive Officer (Signature)

Trell Anderson
Agency Chief Executive officer (Print or typed)

For: Northwest Housing Alternatives, Inc.
Corporate Name (Print or type)

State of Oregon
County of Clackamas
Subscribed and sworn to before me this 6th day of February, 2025 ^{TA}

Victoria Laine Butler
Notary Public For Oregon
My Commission Expires: August 20, 2028



RESOLUTION NO. 3190**A RESOLUTION OF THE CITY OF WILSONVILLE GRANTING AN EXEMPTION FROM PROPERTY TAXES UNDER ORS 307.540 TO ORS 307.548 FOR CHARLESTON APARTMENTS, A LOW-INCOME APARTMENT DEVELOPMENT OWNED AND OPERATED BY NORTHWEST HOUSING ALTERNATIVES, INC.**

WHEREAS, maintaining Wilsonville's existing affordable housing supply is necessary for its continued health and growth; and

WHEREAS, Northwest Housing Alternatives (NHA), a not-for-profit organization, constructed the Charleston Apartments, an affordable housing development located at 11609 SW Toulouse Street, Wilsonville, Oregon; and

WHEREAS, Charleston Apartments includes 15 units reserved for people with chronic mental illness and the 36 units designated as affordable housing; and

WHEREAS, NHA is currently seeking to preserve Charleston Apartments as affordable housing; and

WHEREAS, a property tax exemption is essential to Charleston Apartments continuation as affordable housing; and

WHEREAS, ORS 307.540 to 307.548 authorizes property tax exemptions for affordable housing owned by not-for-profit corporations and occupied by low-income persons; and

WHEREAS, the City of Wilsonville wishes to adopt and/or ratify the policy set forth in those sections; and

WHEREAS, NHA has requested a property tax exemption for its Charleston Apartments development, pursuant to ORS 307.543(2); and

WHEREAS, the City of Wilsonville and West Linn-Wilsonville School District property tax levies jointly comprise of more than 51% of the total combined rate of taxation on Charleston Apartments; and

WHEREAS, NHA has received an exempt status from the West Linn-Wilsonville School District for the Charleston Apartments for property taxation arising under its jurisdiction unless and until terminated pursuant to ORS 307.548.

NOW, THEREFORE, THE CITY OF WILSONVILLE RESOLVES AS FOLLOWS:

Section 1. The City of Wilsonville adopts the provisions of ORS 307.540 to 307.548.

Section 2. NHA and its affordable housing development, Charleston Apartments, qualify for a property tax exemption pursuant to ORS 307.540 to 307.548.

Section 3. The Assistant Finance Director is directed to request the Clackamas County Assessor to exempt Charleston Apartments from taxation by all taxing jurisdictions pursuant to ORS 307.543(2), commencing on the first day of the tax assessment year beginning July 1, 2025.

Section 4. Effective Date. This Resolution is effective upon adoption for the upcoming 2025/2026 tax year.

ADOPTED by the Wilsonville City Council at a regular meeting thereof this 17th day of March 2025, and filed with the Wilsonville City Recorder this date.

Shawn O’Neil, Mayor

ATTEST:

Kimberly Veliz, City Recorder

SUMMARY OF VOTES:

Mayor Shawn O’Neil

Council President Berry

Councilor Dunwell

Councilor Shevlin

Councilor Cunningham

EXHIBIT:

A. Property Tax Exemption Application



2316 SE Willard, Milwaukie, Oregon 97222
p: 503.654.1007 • f: 503.654.1319 • www.nwhousing.org

February 4, 2025

City of Wilsonville
Attn: Finance Department
29799 SW Town Center Loop East
Wilsonville, OR 97070

Dear Katherine,

At the time of submission of our application for property tax exemption, NHA's Wilsonville properties have the following vacancy statistics:

- Autumn Park Apartments – 1 units vacant, 99% occupancy
- The Charleston Apartments – 2 units vacant, 96% occupancy
- Creekside Woods Apartments – 4 unit vacant, 95% occupancy

These units are intended to be occupied within the year. Like all other units at the properties listed above, they will be available exclusively to eligible low-income persons.

Thank you for your consideration of our application.

Kind Regards,

A handwritten signature in blue ink that reads "Trell Anderson".

Trell Anderson
Executive Director

APPLICATION

PROPERTY TAX EXEMPTION FOR LOW-INCOME HOUSING HELD BY CHARITABLE, NONPROFIT ORGANIZATIONS

(For Office Use Only)

City of Wilsonville, Oregon \$250 Application Fee
Date Received: \$50 Renewal Fee
Receipt No.

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Section A. Application Information 1
B. Property to be considered for exemption 2
C. Leasehold Interest in Eligible Property 2
D. Description of Charitable Purpose/Project Benefit 3
E. Declarations 4

Section A - Applicant Information

Corporate Name: Northwest Housing Alternatives, Inc.

Address: 2316 SE Willard Street, Milwaukie, OR 97222

Telephone: (503) 654-1007 Business Residence (Optional)

Email Address: schroeder@nwhousing.org

Chief Executive Officer: Trell Anderson

Contact Person: Zachary Schroeder Telephone: (415) 610-4507

Section B – Property to be Considered for Exemption

(Sections B, C, and D must be filled out for each building for which you are requesting a tax exemption)

Organization: Autumn Park Apartments

Property Address: 10920 SW Wilsonville Road, Wilsonville, OR 97070

Assessor’s Property Tax Account Number(s): 00818388

(Be sure to identify all account numbers for both land and improvements on the property for which you are requesting tax exemption, in some cases, land and improvements may have separate property tax account numbers.)

Total number of residential units in the building: 144

Number of residential units occupied by very low-income people: 144

Total square feet in building: 116,928

Total square feet used to house very low-income people¹ 116,928

Section C – Leasehold Interest in Eligible Property

Do you own the property in question? Yes No

If you answered “no” to the above question, do you have leasehold interest in the property?
 Yes No

If yes, please include a statement describing how, as the nonprofit organization, you are obligated under the terms of the lease to pay the ad valorem taxes on this property or other contractual arrangement such that the property tax exemption benefits accrue to the nonprofit agency and the residential tenants served rather than the owner or corporation from whom you lease.

¹ This includes halls, baths, dining, and other space dedicated to residential use. Retail uses and other accessory uses not related to residential use are not to be counted.

Section D – Description of Charitable Purpose/Project Benefit (Use for multiple projects if same conditions apply)

Will the cost savings resulting from the proposed tax exemption enable you to do the following?

- 1. Reduce the rents that your very low-income residential tenants pay on the property in question? Yes No If so, by approximately how much? \$90/unit/month
- 2. Provide greater services to your very low income residential tenants? Yes No.
- 3. If yes, in what way(s)? All cost savings are passed directly through to the tenants in the form of reduced rents
- 4. Provide any other benefit to your very low-income residential tenants? Yes No
If yes, please explain: NHA Provides a robust Resident Services program that directly benefits residents

If you lease the property identified in this application, to what extent does your lease agreement coincide with the timeframe of the qualifying tax year? Please Explain:

Section B – Property to be Considered for Exemption

(Sections B, C, and D must be filled out for each building for which you are requesting a tax exemption)

Organization: The Charleston Apartments

Property Address: 11609 SW Toulouse Road, Wilsonville, OR 97070

Assessor’s Property Tax Account Number(s): 05021215, 05021232

(Be sure to identify all account numbers for both land and improvements on the property for which you are requesting tax exemption, in some cases, land and improvements may have separate property tax account numbers.)

Total number of residential units in the building: 52

Number of residential units occupied by very low-income people: 51

Total square feet in building: 35,493

Total square feet used to house very low-income people¹ 35,493

Section C – Leasehold Interest in Eligible Property

Do you own the property in question? Yes No

If you answered “no” to the above question, do you have leasehold interest in the property?
 Yes No

If yes, please include a statement describing how, as the nonprofit organization, you are obligated under the terms of the lease to pay the ad valorem taxes on this property or other contractual arrangement such that the property tax exemption benefits accrue to the nonprofit agency and the residential tenants served rather than the owner or corporation from whom you lease.

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If yes, please explain: NHA provides a robust Resident Services program that directly benefits residents.

If you lease the property identified in this application, to what extent does your lease agreement coincide with the timeframe of the qualifying tax year? Please Explain:

Section B – Property to be Considered for Exemption

(Sections B, C, and D must be filled out for each building for which you are requesting a tax exemption)

Organization: Creekside Woods Limited Partnership

Property Address: 7825 SW Wilsonville Road, Wilsonville, OR 97070

Assessor’s Property Tax Account Number(s): 05022666

(Be sure to identify all account numbers for both land and improvements on the property for which you are requesting tax exemption, in some cases, land and improvements may have separate property tax account numbers.)

Total number of residential units in the building: 84

Number of residential units occupied by very low-income people: 84

Total square feet in building: 73,042

Total square feet used to house very low-income people¹ 73,042

Section C – Leasehold Interest in Eligible Property

Do you own the property in question? Yes No

If you answered “no” to the above question, do you have leasehold interest in the property?
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Section D – Description of Charitable Purpose/Project Benefit (Use for multiple projects if same conditions apply)

Will the cost savings resulting from the proposed tax exemption enable you to do the following?

- 1. Reduce the rents that your very low-income residential tenants pay on the property in question? Yes No If so, by approximately how much? \$35/unit/month
- 2. Provide greater services to your very low income residential tenants? Yes No.
- 3. If yes, in what way(s)? All cost savings are passed directly through to the tenants in the form of reduced rents
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If you lease the property identified in this application, to what extent does your lease agreement coincide with the timeframe of the qualifying tax year? Please Explain:

Section E- Declarations

Please read carefully and sign below before a notary.

1. I have attached to this application the IRS declaration of the status of application as a tax exempt corporation under 26 U.S.C. Section 501(c)(3) or (4).
2. I am aware that the income qualifying tenants must meet the income guidelines in accordance with 42 U.S.C. Section 1437 (a)(b)(2) as amended. See Attachment A, Income Eligibility Schedule). Tenant incomes do not exceed these limitations, as I verily believe.
3. I am aware of all requirements for tax exemption imposed by ORS 307.540-307.545 (Chapter 660 Oregon Laws 1985, as amended by Chapter 756 Oregon Laws 1987) and implemented by Resolution No. 1854 of the City of Wilsonville.
4. The above-described properties qualify or will qualify upon completion of any rehabilitation improvements and subsequent occupancy by very low-income residents for property tax exemption within 30 days of the April 1st application or the date of approval.

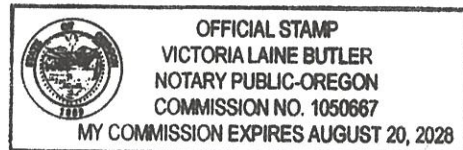
By: Trell Anderson
Agency Chief Executive Officer (Signature)

Trell Anderson
Agency Chief Executive officer (Print or typed)

For: Northwest Housing Alternatives, Inc.
Corporate Name (Print or type)

State of Oregon
County of Clackamas
Subscribed and sworn to before me this 6th day of February, 2025 ^{TA}

Victoria Laine Butler
Notary Public For Oregon
My Commission Expires: August 20, 2028



RESOLUTION NO. 3191

A RESOLUTION OF THE CITY OF WILSONVILLE GRANTING AN EXEMPTION FROM PROPERTY TAXES UNDER ORS 307.540 TO ORS 307.548 FOR CREEKSIDE WOODS LP, A LOW-INCOME APARTMENT DEVELOPMENT OWNED AND OPERATED BY NORTHWEST HOUSING ALTERNATIVES, INC.

WHEREAS, maintaining Wilsonville’s existing affordable housing supply is necessary for its continued health and growth; and

WHEREAS, Northwest Housing Alternatives (NHA), a not-for-profit organization, constructed the Creekside Woods LP, an affordable housing development located at 8725 SW Wilsonville Road, Wilsonville, Oregon; and

WHEREAS, Creekside Woods LP includes 84 residential units for people with low income; and

WHEREAS, NHA is currently seeking to preserve Creekside Woods LP as affordable housing; and

WHEREAS, a property tax exemption is essential to Creekside Woods LP’s continuation as affordable housing; and

WHEREAS, ORS 307.540 to 307.548 authorizes property tax exemptions for affordable housing owned by not-for-profit corporations and occupied by low-income persons; and

WHEREAS, the City of Wilsonville wishes to adopt and/or ratify the policy set forth in those sections; and

WHEREAS, NHA has requested a property tax exemption for its Creekside Woods LP development, pursuant to ORS 307.543(2); and

WHEREAS, the City of Wilsonville and West Linn-Wilsonville School District property tax levies jointly comprise of more than 51% of the total combined rate of taxation on Creekside Woods LP; and

WHEREAS, NHA has received an exempt status from the West Linn-Wilsonville School District for the Creekside Woods LP for property taxation arising under its jurisdiction unless and until terminated pursuant to ORS 307.548.

NOW, THEREFORE, THE CITY OF WILSONVILLE RESOLVES AS FOLLOWS:

Section 1. The City of Wilsonville adopts the provisions of ORS 307.540 to 307.548.

Section 2. NHA and its affordable housing development, Creekside Woods LP, qualify for a property tax exemption pursuant to ORS 307.540 to 307.548.

Section 3. The Assistant Finance Director is directed to request the Clackamas County Assessor to exempt Creekside Woods LP from taxation by all taxing jurisdictions pursuant to ORS 307.543(2), commencing on the first day of the tax assessment year beginning July 1, 2025.

Section 4. Effective Date. This Resolution is effective upon adoption for the upcoming 2025/2026 tax year.

ADOPTED by the Wilsonville City Council at a regular meeting thereof this 17th day of March 2025, and filed with the Wilsonville City Recorder this date.

Shawn O’Neil, Mayor

ATTEST:

Kimberly Veliz, City Recorder

SUMMARY OF VOTES:

Mayor Shawn O’Neil

Council President Berry

Councilor Dunwell

Councilor Shevlin

Councilor Cunningham

EXHIBIT:

A. Property Tax Exemption Application



2316 SE Willard, Milwaukie, Oregon 97222
p: 503.654.1007 • f: 503.654.1319 • www.nwhousing.org

February 4, 2025

City of Wilsonville
Attn: Finance Department
29799 SW Town Center Loop East
Wilsonville, OR 97070

Dear Katherine,

At the time of submission of our application for property tax exemption, NHA's Wilsonville properties have the following vacancy statistics:

- Autumn Park Apartments – 1 units vacant, 99% occupancy
- The Charleston Apartments – 2 units vacant, 96% occupancy
- Creekside Woods Apartments – 4 unit vacant, 95% occupancy

These units are intended to be occupied within the year. Like all other units at the properties listed above, they will be available exclusively to eligible low-income persons.

Thank you for your consideration of our application.

Kind Regards,

A handwritten signature in blue ink that reads "Trell Anderson".

Trell Anderson
Executive Director

APPLICATION

PROPERTY TAX EXEMPTION FOR LOW-INCOME HOUSING HELD BY CHARITABLE, NONPROFIT ORGANIZATIONS

(For Office Use Only)

City of Wilsonville, Oregon \$250 Application Fee
Date Received: \$50 Renewal Fee
Receipt No.

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Corporate Name: Northwest Housing Alternatives, Inc.

Address: 2316 SE Willard Street, Milwaukie, OR 97222

Telephone: (503) 654-1007 Business Residence (Optional)

Email Address: schroeder@nwhousing.org

Chief Executive Officer: Trell Anderson

Contact Person: Zachary Schroeder Telephone: (415) 610-4507

Section B – Property to be Considered for Exemption

(Sections B, C, and D must be filled out for each building for which you are requesting a tax exemption)

Organization: Autumn Park Apartments

Property Address: 10920 SW Wilsonville Road, Wilsonville, OR 97070

Assessor’s Property Tax Account Number(s): 00818388

(Be sure to identify all account numbers for both land and improvements on the property for which you are requesting tax exemption, in some cases, land and improvements may have separate property tax account numbers.)

Total number of residential units in the building: 144

Number of residential units occupied by very low-income people: 144

Total square feet in building: 116,928

Total square feet used to house very low-income people¹ 116,928

Section C – Leasehold Interest in Eligible Property

Do you own the property in question? Yes No

If you answered “no” to the above question, do you have leasehold interest in the property?
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If yes, please include a statement describing how, as the nonprofit organization, you are obligated under the terms of the lease to pay the ad valorem taxes on this property or other contractual arrangement such that the property tax exemption benefits accrue to the nonprofit agency and the residential tenants served rather than the owner or corporation from whom you lease.

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Section D – Description of Charitable Purpose/Project Benefit (Use for multiple projects if same conditions apply)

Will the cost savings resulting from the proposed tax exemption enable you to do the following?

- 1. Reduce the rents that your very low-income residential tenants pay on the property in question? Yes No If so, by approximately how much? \$90/unit/month
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- 4. Provide any other benefit to your very low-income residential tenants? Yes No
If yes, please explain: NHA Provides a robust Resident Services program that directly benefits residents

If you lease the property identified in this application, to what extent does your lease agreement coincide with the timeframe of the qualifying tax year? Please Explain:

Section B – Property to be Considered for Exemption

(Sections B, C, and D must be filled out for each building for which you are requesting a tax exemption)

Organization: The Charleston Apartments

Property Address: 11609 SW Toulouse Road, Wilsonville, OR 97070

Assessor’s Property Tax Account Number(s): 05021215, 05021232

(Be sure to identify all account numbers for both land and improvements on the property for which you are requesting tax exemption, in some cases, land and improvements may have separate property tax account numbers.)

Total number of residential units in the building: 52

Number of residential units occupied by very low-income people: 51

Total square feet in building: 35,493

Total square feet used to house very low-income people¹ 35,493

Section C – Leasehold Interest in Eligible Property

Do you own the property in question? Yes No

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Organization: Creekside Woods Limited Partnership

Property Address: 7825 SW Wilsonville Road, Wilsonville, OR 97070

Assessor’s Property Tax Account Number(s): 05022666

(Be sure to identify all account numbers for both land and improvements on the property for which you are requesting tax exemption, in some cases, land and improvements may have separate property tax account numbers.)

Total number of residential units in the building: 84

Number of residential units occupied by very low-income people: 84

Total square feet in building: 73,042

Total square feet used to house very low-income people¹ 73,042

Section C – Leasehold Interest in Eligible Property

Do you own the property in question? Yes No

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Section D – Description of Charitable Purpose/Project Benefit (Use for multiple projects if same conditions apply)

Will the cost savings resulting from the proposed tax exemption enable you to do the following?

- 1. Reduce the rents that your very low-income residential tenants pay on the property in question? Yes No If so, by approximately how much? \$35/unit/month
- 2. Provide greater services to your very low income residential tenants? Yes No.
- 3. If yes, in what way(s)? All cost savings are passed directly through to the tenants in the form of reduced rents
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If you lease the property identified in this application, to what extent does your lease agreement coincide with the timeframe of the qualifying tax year? Please Explain:

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Please read carefully and sign below before a notary.

1. I have attached to this application the IRS declaration of the status of application as a tax exempt corporation under 26 U.S.C. Section 501(c)(3) or (4).
2. I am aware that the income qualifying tenants must meet the income guidelines in accordance with 42 U.S.C. Section 1437 (a)(b)(2) as amended. See Attachment A, Income Eligibility Schedule). Tenant incomes do not exceed these limitations, as I verily believe.
3. I am aware of all requirements for tax exemption imposed by ORS 307.540-307.545 (Chapter 660 Oregon Laws 1985, as amended by Chapter 756 Oregon Laws 1987) and implemented by Resolution No. 1854 of the City of Wilsonville.
4. The above-described properties qualify or will qualify upon completion of any rehabilitation improvements and subsequent occupancy by very low-income residents for property tax exemption within 30 days of the April 1st application or the date of approval.

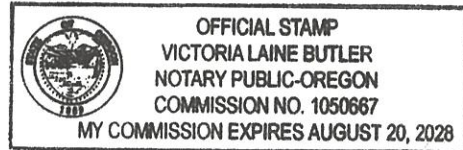
By: Trell Anderson
Agency Chief Executive Officer (Signature)

Trell Anderson
Agency Chief Executive officer (Print or typed)

For: Northwest Housing Alternatives, Inc.
Corporate Name (Print or type)

State of Oregon
County of Clackamas
Subscribed and sworn to before me this 6th day of February, 2025 ^{TA}

Victoria Laine Butler
Notary Public For Oregon
My Commission Expires: August 20, 2028



RESOLUTION NO. 3192**A RESOLUTION OF THE CITY OF WILSONVILLE GRANTING AN EXEMPTION FROM PROPERTY TAXES UNDER ORS 307.540 TO ORS 307.548 FOR RAIN GARDEN LIMITED PARTNERSHIP, A LOW-INCOME APARTMENT DEVELOPMENT OWNED AND OPERATED BY CARITAS COMMUNITY HOUSING CORPORATION.**

WHEREAS, maintaining Wilsonville's existing affordable housing supply is necessary for its continued health and growth; and

WHEREAS, Caritas Community Housing Corporation, a not-for-profit organization, constructed the Rain Garden Apartments, an affordable housing development located at 29197 SW Orleans Avenue, Wilsonville, Oregon; and

WHEREAS, Rain Garden Apartments includes 29 residential units for people with low income; and

WHEREAS, Caritas Community Housing Corporation is currently seeking to preserve the Rain Garden Apartments as affordable housing; and

WHEREAS, a property tax exemption is essential to Caritas Community Housing Corporation's continuation as affordable housing; and

WHEREAS, ORS 307.540 to 307.548 authorizes property tax exemptions for affordable housing owned by not-for-profit corporations and occupied by low-income persons; and

WHEREAS, the City of Wilsonville wishes to adopt and/or ratify the policy set forth in those sections; and

WHEREAS, Caritas Community Housing Corporation has requested a property tax exemption for its Rain Garden Apartment development, pursuant to ORS 307.543(2); and

WHEREAS, the City of Wilsonville and West Linn-Wilsonville School District property tax levies jointly comprise of more than 51% of the total combined rate of taxation on the Caritas Community Housing Corporation at Rain Garden Apartments; and

WHEREAS, Caritas Community Housing Corporation has received an exempt status from the West Linn-Wilsonville School District for the Rain Garden Apartments for property taxation arising under its jurisdiction unless and until terminated pursuant to ORS 307.548.

NOW, THEREFORE, THE CITY OF WILSONVILLE RESOLVES AS FOLLOWS:

Section 1. The City of Wilsonville adopts the provisions of ORS 307.540 to 307.548.

Section 2. Caritas Community Housing Corporation and its affordable housing development, Rain Garden Apartments qualify for a property tax exemption pursuant to ORS 307.540 to 307.548.

Section 3. The Assistant Finance Director is directed to request the Clackamas County Assessor to exempt Rain Garden Apartments from taxation by all taxing jurisdictions pursuant to ORS 307.543(2), commencing on the first day of the tax assessment year beginning July 1, 2025.

Section 4. Effective Date. This Resolution is effective upon adoption for the upcoming 2025/2026 tax year.

ADOPTED by the Wilsonville City Council at a regular meeting thereof this 17th day of March 2025, and filed with the Wilsonville City Recorder this date.

Shawn O’Neil, Mayor

ATTEST:

Kimberly Veliz, City Recorder

SUMMARY OF VOTES:

- Mayor Shawn O’Neil
- Council President Berry
- Councilor Dunwell
- Councilor Shevlin
- Councilor Cunningham

EXHIBIT:

- A. Property Tax Exemption Application

CITY OF WILSONVILLE

Instructions and Application for Property Tax Exemption For Low-Income Housing Held by Charitable, Nonprofit Organizations

Please note that the City requires a copy of the IRS declaration of the status of application as a tax exempt corporation under 26 U.S.C. Section 501(c)(3) or (4) for each application.

Instructions and Application for property Tax Exemption For Very Low-Income Housing Held by Charitable, Nonprofit Organizations

What is It?

The 1985 Oregon legislature authorized a property tax exemption for low-income housing held by charitable, non-profit organizations.¹ The tax exemption is intended to benefit low-income renters and is available for qualifying property located within the City of Wilsonville.

Who is Eligible?

- Charitable, non-profit organizations that provide housing to low-income persons² are eligible.
- The organization must be certified by the Internal Revenue Services as 501(c) (3) or (4).
- Organizations must own or have a leasehold interest in the property or participate in a partnership so long as the non-profit organization is responsible for the day-to-day management of the property. The site must be occupy-able during the upcoming tax year by income eligible households, although vacant land intended to be developed as low-income housing is eligible for the exemption provided under this program.
- Applicants who are leaseholders must have a sign leasehold agreement by the April 1st application deadline. *Applicants may also apply for the exemption for properties expected to be acquired by July 1 of the tax year but the application form must be submitted by the February 7th deadline.*

Note: You may already be exempted from taxation under the statutory provision for qualifying benevolent, charitable and scientific institutions or for nonprofit organizations providing housing and *care* to the elderly. These two programs are administered by Clackamas County.

If you qualify for these other programs, please do not complete this application. Questions concerning these exemptions should be directed to the Clackamas County Division of Assessment and Taxation at 503-655-8671

What is Eligible?

Only the residential portion of a property located within the City of Wilsonville, which is used to house low-income people, is eligible for a property tax exemption. For example, the commercial space in a mixed-use building would not be eligible for tax exemption. Application for the exemption must be made *annually*.

Who Administers the Program?

The City of Wilsonville's Finance Department administers this program. Please call Katherine Smith, Assistant Finance Director at (503) 570-1511 if you have questions.

¹ SB 503 Chapter 660 Oregon's Laws 1985 and chapter 108 Oregon Laws 1993 amending Oregon Revised Statutes 307.540-.548.

² "Low-income persons" are individuals earning 60% or less of the area median income. See Income Eligibility Schedule (Attachment A) [U.S.C. Section 1437(a)(b)(2)].

How to Apply?

Submit a completed application, which includes the following:

1. A complete application – complete Section A and E for your organization. Complete Sections B, C, and D for *each* building for which a property tax exemption is being requested.
2. All applications must be signed and notarized – Section E is required to be notarized for each organization and application only, *not for each building*.
3. New applications must include a copy of IRS 501(c)(3) or (4) letter certifying your organization’s eligible charitable nonprofit status.
4. Application fee – Attach a check or money order payable to the City of Wilsonville in the amount of \$250 for new applications and \$50 for renewal applications. Application fee is for each organization, not each building, however the renewal fee is per building. Applicants who apply for exemptions by the April 1 deadline do not need to pay an additional fee to apply for exemption for property acquired before the July 1 purchase deadline.
5. **Applications must be received at the City of Wilsonville Finance Department no later than February 7th. Applications received after this date will not be accepted.** Submit applications to the address below: City of Wilsonville, Attn: Finance Department, 29799 SW Town Center Loop East, Wilsonville, OR 97070
6. If you have any questions about the application, please call Katherine Smith, Assistant Finance Director at (503) 570-1511.

ATTACHMENT A

2024-25 INCOME ELIGIBILITY SCHEDULE

The following income eligibility schedule is to be used in determining the amount of eligible property. Only units which are intended for occupancy by households with incomes at or below these income guidelines are eligible for the exemption.

Household Size	Household Income Not To Exceed ³
1	\$36,811
2	\$48,138
3	\$59,464
4	\$70,790
5	\$82,117
6	\$93,443

Note: Unoccupied housing units at the time of application may be included in the total eligible units if the applicant meets the following conditions:

1. The units will be available exclusively to eligible low-income persons;
2. The units are intended to be occupied within the year;
3. The applicant must provide a written statement to the effect of 1 and 2 above, and attach it to the application.

(Source: <https://www.oregon.gov/ohcs/energy-weatherization/Pages/utility-bill-payment-assistance.aspx>
Oregon Low Income Energy Assistance Program – Eligibility Requirements)

APPLICATION

PROPERTY TAX EXEMPTION FOR LOW-INCOME HOUSING HELD BY CHARITABLE, NONPROFIT ORGANIZATIONS

(For Office Use Only)

City of Wilsonville, Oregon \$250 Application Fee
Date Received: \$50 Renewal Fee
Receipt No.

CONTENTS

Section A. Application Information 1
B. Property to be considered for exemption 2
C. Leasehold Interest in Eligible Property 2
D. Description of Charitable Purpose/Project Benefit 3
E. Declarations 4

Section A - Applicant Information

Corporate Name: Rain Garden LP c/o Caritas Community Housing Corporation

Address: 2740 SE Powell Blvd. #5, Portland OR 97202

Telephone: (503) 231-4866 Business Residence (Optional)

Email Address: mpierce@ccoregon.org

Chief Executive Officer: Kaleen Deatherage

Contact Person: Marci Pierce Telephone: 503-688-2646

Section B – Property to be Considered for Exemption

(Sections B, C, and D must be filled out for each building for which you are requesting a tax exemption)

Organization: Rain Garden LP

Property Address: 29197 SW Orleans Avenue, Wilsonville OR 97070

Assessor’s Property Tax Account Number(s): 05019399 Map 31W15DB07500

(Be sure to identify all account numbers for both land and improvements on the property for which you are requesting tax exemption, in some cases, land and improvements may have separate property tax account numbers.)

Total number of residential units in the building: 29

Number of residential units occupied by very low-income people: 29

Total square feet in building: 21,243

Total square feet used to house very low-income people⁴ 21,243

Section C – Leasehold Interest in Eligible Property

Do you own the property in question? X Yes No

If you answered “no” to the above question, do you have leasehold interest in the property?
 Yes No

If yes, please include a statement describing how, as the nonprofit organization, you are obligated under the terms of the lease to pay the ad valorem taxes on this property or other contractual arrangement such that the property tax exemption benefits accrue to the nonprofit agency and the residential tenants served rather than the owner or corporation from whom you lease.

 Caritas Community Housing Corporation (CCHC) a subsidiary of Catholic Charities. Catholic Charities is the non-profit sole member of the ownership entity general partner Rain Garden GP LLC. CCHC is responsible for ensuring that all operating costs are paid, including taxes due. The very low-income residents of Rain Garden are charged rents well below market. The savings realized from the property tax exemption are passed through to reduce rents.

⁴ This includes halls, baths, dining, and other space dedicated to residential use. Retail uses and other accessory uses not related to residential use are not to be counted.

Section D – Description of Charitable Purpose/Project Benefit (Use for multiple projects if same conditions apply)

Will the cost savings resulting from the proposed tax exemption enable you to do the following?

- 1. Reduce the rents that your very low-income residential tenants pay on the property in question? Yes No If so, by approximately how much? _____
- 2. Provide greater services to your very low income residential tenants? Yes No.
- 3. If yes, in what way(s)? By reducing costs
- 4. Provide any other benefit to your very low-income residential tenants? Yes No
If yes, please explain: Preserves financial stability, and therefore longevity of the project.

If you lease the property identified in this application, to what extent does your lease agreement coincide with the timeframe of the qualifying tax year? Please Explain:

Section E- Declarations

Please read carefully and sign below before a notary.

1. I have attached to this application the IRS declaration of the status of application as a tax exempt corporation under 26 U.S.C. Section 501(c)(3) or (4).
2. I am aware that the income qualifying tenants must meet the income guidelines in accordance with 42 U.S.C. Section 1437 (a)(b)(2) as amended. See Attachment A, Income Eligibility Schedule). Tenant incomes do not exceed these limitations, as I verily believe.
3. I am aware of all requirements for tax exemption imposed by ORS 307.540-307.545 (Chapter 660 Oregon Laws 1985, as amended by Chapter 756 Oregon Laws 1987) and implemented by Resolution No. 1854 of the City of Wilsonville.
4. The above-described properties qualify or will qualify upon completion of any rehabilitation improvements and subsequent occupancy by very low-income residents for property tax exemption within 30 days of the April 1st application or the date of approval.

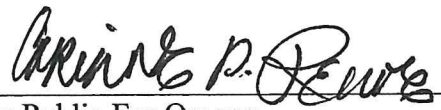
By: 
 Agency Chief Executive Officer (Signature)

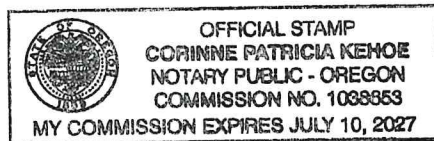
Kaleen Deatherage
 Agency Chief Executive officer (Print or typed)

For: Caritas Community Housing Corporation
Sole member of Rain Garden GP LLC,
General Partner of Rain Garden LP

Corporate Name (Print or type)

Subscribed and sworn to before me this 14th day of January, 2025.


 Notary Public For Oregon
 My Commission Expires: 7/10/2027



RESOLUTION NO. 3193**A RESOLUTION OF THE CITY OF WILSONVILLE GRANTING AN EXEMPTION FROM PROPERTY TAXES UNDER ORS 307.540 TO ORS 307.548 FOR WIEDEMANN PARK, A LOW-INCOME APARTMENT DEVELOPMENT OWNED AND OPERATED BY ACCESSIBLE LIVING, INC.**

WHEREAS, maintaining Wilsonville's existing affordable housing supply is necessary for its continued health and growth; and

WHEREAS, Accessible Living, Inc., a not-for-profit organization, owns and manages the Wiedemann Park Apartments, an affordable housing development located at 29940 SW Brown Road, Wilsonville, Oregon; and

WHEREAS, Wiedemann Park includes 57 residential units for seniors with low income; and

WHEREAS, Accessible Living, Inc. is currently seeking to preserve Wiedemann Park as affordable housing; and

WHEREAS, a property tax exemption is essential to Wiedemann Park's continuation as affordable housing; and

WHEREAS, ORS 307.540 to 307.548 authorizes property tax exemptions for affordable housing owned by not-for-profit corporations and occupied by low-income persons; and

WHEREAS, the City of Wilsonville wishes to adopt and/or ratify the policy set forth in those sections; and

WHEREAS, Accessible Living Inc. has requested a property tax exemption for its Wiedemann Park development, pursuant to ORS 307.543(2); and

WHEREAS, the City of Wilsonville and West Linn-Wilsonville School District property tax levies jointly comprise of more than 51% of the total combined rate of taxation on Accessible Living Inc.'s development at Wiedemann Park; and

WHEREAS, Accessible Living, Inc. has received an exempt status from the West Linn-Wilsonville School District for the Wiedemann Park for property taxation arising under its jurisdiction unless and until terminated pursuant to ORS 307.548.

NOW, THEREFORE, THE CITY OF WILSONVILLE RESOLVES AS FOLLOWS:

Section 1. The City of Wilsonville adopts the provisions of ORS 307.540 to 307.548.

Section 2. Accessible Living, Inc. and its affordable housing development, Wiedemann Park, qualify for a property tax exemption pursuant to ORS 307.540 to 307.548.

Section 3. The Assistant Finance Director is directed to request the Clackamas County Assessor to exempt Wiedemann Park Apartments from taxation by all taxing jurisdictions pursuant to ORS 307.543(2), commencing on the first day of the tax assessment year beginning July 1, 2025.

Section 4. Effective Date. This Resolution is effective upon adoption for the upcoming 2025/2026 tax year.

ADOPTED by the Wilsonville City Council at a regular meeting thereof this 17th day of March 2025, and filed with the Wilsonville City Recorder this date.

Shawn O’Neil, Mayor

ATTEST:

Kimberly Veliz, City Recorder

SUMMARY OF VOTES:

- Mayor Shawn O’Neil
- Council President Berry
- Councilor Dunwell
- Councilor Shevlin
- Councilor Cunningham

EXHIBIT:

- A. Property Tax Exemption Application

APPLICATION

PROPERTY TAX EXEMPTION FOR LOW-INCOME HOUSING HELD BY CHARITABLE, NONPROFIT ORGANIZATIONS

(For Office Use Only)

City of Wilsonville, Oregon	\$250 Application Fee _____
Date Received: _____	\$50 Renewal Fee _____
	Receipt No. _____

CONTENTS

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Section A. Application Information	1
B. Property to be considered for exemption	2
C. Leasehold Interest in Eligible Property	2
D. Description of Charitable Purpose/Project Benefit	3
E. Declarations	4

Section A – Applicant Information

Corporate Name: Accessible Living Inc. _____

Address: PMB# 258, 9220 SW Barbur Blvd., Suite 119, Portland, OR 97219 _____

Telephone: 503-272-8908 _____	503-740-3931 _____
Business	Residence (Optional)

Email Address: karen@housingindependence.org _____

Chief Executive Officer: Karen Voiss _____

Contact Person: Karen Voiss _____ Telephone: 503-272-8909 _____

Section B – Property to be Considered for Exemption

(Sections B, C, and D must be filled out for each building for which you are requesting a tax exemption)

Organization: Wiedemann Park Apartments Limited Partnership _____

Property Address: 29940 SW Brown Road., Wilsonville, OR 97070 _____

Assessor’s Property Tax Account Number(s): #00810590, #05001064 _____

(Be sure to identify all account numbers for both land and improvements on the property for which you are requesting tax exemption, in some cases, land and improvements may have separate property tax account numbers.)

Total number of residential units in the building: 58 _____

Number of residential units occupied by very low-income people: 57 _____

Total square feet in building: 45,999 _____

Total square feet used to house very low-income people⁴ 45,999

Section C – Leasehold Interest in Eligible Property

Do you own the property in question? Yes No

If you answered “no” to the above question, do you have leasehold interest in the property?
 Yes No

If yes, please include a statement describing how, as the nonprofit organization, you are obligated under the terms of the lease to pay the ad valorem taxes on this property or other contractual arrangement such that the property tax exemption benefits accrue to the nonprofit agency and the residential tenants served rather than the owner or corporation from whom you lease.

⁴ This includes halls, baths, dining, and other space dedicated to residential use. Retail uses and other accessory uses not related to residential use are not to be counted.

Section D – Description of Charitable Purpose/Project Benefit (Use for multiple projects if same conditions apply)

Will the cost savings resulting from the proposed tax exemption enable you to do the following?

- 1. Reduce the rents that your very low-income residential tenants pay on the property in question? Yes No If so, by approximately how much? \$303,300 annually
- 2. Provide greater services to your very low income residential tenants? Yes No.

If yes, in what way(s)? Residents are provided Resident Services to provide individual support to an aging client base with their daily living needs like helping set up doctor appointments, bill paying, transportation, etc.

- 3. _____
- 4. Provide any other benefit to your very low-income residential tenants? Yes No
If yes, please explain: _____

If you lease the property identified in this application, to what extent does your lease agreement coincide with the timeframe of the qualifying tax year? Please Explain:

Section E- Declarations

Please read carefully and sign below before a notary.

1. I have attached to this application the IRS declaration of the status of application as a tax exempt corporation under 26 U.S.C. Section 501(c)(3) or (4).
2. I am aware that the income qualifying tenants must meet the income guidelines in accordance with 42 U.S.C. Section 1437 (a)(b)(2) as amended. See Attachment A, Income Eligibility Schedule). Tenant incomes do not exceed these limitations, as I verily believe.
3. I am aware of all requirements for tax exemption imposed by ORS 307.540-307.545 (Chapter 660 Oregon Laws 1985, as amended by Chapter 756 Oregon Laws 1987) and implemented by Resolution No. 1854 of the City of Wilsonville.
4. The above-described properties qualify or will qualify upon completion of any rehabilitation improvements and subsequent occupancy by very low-income residents for property tax exemption within 30 days of the April 1st application or the date of approval.

By: Karen P. Voiss
Agency Chief Executive Officer (Signature)

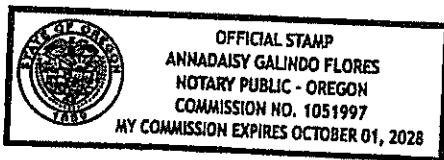
Karen Voiss
Agency Chief Executive officer (Print or typed)

For: Accessible Living Inc. _____
Corporate Name (Print or type)

Subscribed and sworn to before me this 27th day of January, 2023: 2025

[Signature]

Notary Public For Oregon
My Commission Expires: Oct. 01 2028





January 22, 2025

Wiedemann Park is comprised of 34, 1-bedroom apartments and 24, 2-bedroom apartments. One-bedroom allowable rent is \$1,327 per unit for a total allowable of \$45,118 monthly. The two-bedroom allowable rents are \$1,593, for \$38,232. The total allowable monthly rents are \$83,350.

The actual total monthly rents are \$58,075. The difference is $\$25,275 * 12 = \$303,300$ in annual savings.

Units are exclusively available to low-income people meeting the 2024-2025 income eligibility schedule. Any unit that goes vacant will be occupied within a year.



CITY COUNCIL MINUTES

February 20, 2025 at 7:30 PM

Wilsonville City Hall & Remote Video Conferencing

CALL TO ORDER

1. Roll Call
2. Pledge of Allegiance

A regular meeting of the Wilsonville City Council was held at the Wilsonville City Hall beginning at 7:30 p.m. on Thursday, February 20, 2025. The Mayor called the meeting to order at 7:37 p.m., followed by the roll call, the Pledge of Allegiance and reading of the City of Wilsonville Mission Statement.

PRESENT

Mayor O'Neil
Council President Berry
Councilor Dunwell
Councilor Shevlin - Excused
Councilor Cunningham

STAFF PRESENT

Amanda Guile-Hinman, City Attorney
Bill Evans, Communications & Marketing Manager
Bryan Cosgrove, City Manager
Dan Pauly, Planning Manager
Jeanna Troha, Assistant City Manager
Katherine Smith, Assistant Finance Director
Keith Katko, Finance Director
Kimberly Rybold, Senior Planner
Kimberly Veliz, City Recorder
Mark Ottenad, Public/Government Affairs Director
Matt Lorenzen, Economic Development Manager
Zach Weigel, City Engineer
Zoe Mombert, Assistant to the City Manager

3. Motion to approve the following order of the agenda.

Motion: Moved to approve the following order of the agenda.

Motion made by Councilor Berry Seconded by Councilor Cunningham.

Voting Yea:

Mayor O'Neil, Council President Berry, Councilor Dunwell, Councilor Cunningham

Vote: Motion carried 4-0.

MAYOR'S BUSINESS

The Mayor acknowledged the Boy Scout Troops in attendance.

4. Wilsonville Wildcats Week Proclamation

For the second City Council meeting in a row, the Council welcomed a group of student-athletes from Wilsonville High School to celebrate a job well done. In November 2024, Wilsonville's Wildcats became just the third team in Oregon's 5A classification to win back-to-back state varsity football titles.

During the playoffs, the team defeated three of the four top-ranked teams. The team concluded the season with a dominant 56-35 win over Mountain View to become just the third team ever to win two straight 5A titles. Therefore, the Council wished to congratulate Oregon's 5A Coach of the Year, Wilsonville Wildcats football coach Adam Guenther. Also, congratulated was Oregon's 5A Player of the Year, Quarterback Mark Wiepert.

The Council acknowledged all the Wildcats' players, coaches and student managers who contributed to the season. Also, recognized were the teachers, parents and guardians who helped put these athletes in a position to succeed on and off the field.

The Mayor then read a proclamation that detailed a few of the team's accomplishments, and afterwards Quarterback Mark Wiepert and Coach Guenther said a few words.

The Mayor and Council took pictures with the team. Proclamations were then given to the players and their coaching staff.

5. City Manager Employment Agreement Amendment

The Mayor recalled that City Manager Bryan Cosgrove had been running the City of Wilsonville for the past 14 years. Moreover, City Manager Cosgrove's current employment agreement expired at the end of June 2025. However, City Manager Cosgrove had indicated plans to retire. Therefore, to allow adequate time for the City Council to complete a recruitment process, City Manager Cosgrove offered to extend his employment agreement to December 31, 2025.

The Mayor requested a motion to amend the City Manager's Employment Agreement.

Motion: Moved to amend the City Manager employment agreement.

Motion made by Councilor Berry Seconded by Councilor Cunningham.

Voting Yea:

Mayor O'Neil, Council President Berry, Councilor Dunwell, Councilor Cunningham

Vote: Motion carried 4-0.

6. Upcoming Meetings

The Mayor stated that he provided written legislative testimony in opposition to Senate Concurrent Resolution 2 and in favor of the dash 1 amendment; and support for House Bills 3011, 2947, 2411, 2074, and 3231.

The Mayor proceeded to outline the meetings he had attended. A detailed report of the meetings has been included in the official record.

- Washington County Coordinating Committee
- Washington County Mayor's Meeting with County Chair Katherine Harrington
- Clackamas County Coordinating Committee (C4)
- Clackamas County Coordinating Committee (C4) Metro Subcommittee
- French Prairie Forum
- State Senator Aaron Woods
- State Representative Courtney Neron
- Clackamas County Commissioner Paul Savas
- Clackamas County Sheriff Angela Brandenburg and Undersheriff Jesse Ashby
- Fire Chief Deric Weiss with Tualatin Valley Fire and Rescue (TVF&R)
- Representatives of the Wilsonville Area Chamber of Commerce
- Hispanic Community listening session hosted by Representative Courtney Neron

In closing, the Mayor reported the next City Council meeting was scheduled for March 3, 2025.

COMMUNICATIONS

There was none.

CITIZEN INPUT AND COMMUNITY ANNOUNCEMENTS

This is an opportunity for visitors to address the City Council on any matter concerning City’s Business or any matter over which the Council has control. It is also the time to address items not on the agenda. It is also the time to address items that are on the agenda but not scheduled for a public hearing. Staff and the City Council will make every effort to respond to questions raised during citizen input before tonight’s meeting ends or as quickly as possible thereafter. Please limit your comments to three minutes.

The following individuals provided public comment:

- | | | | | |
|------------------|-------------------|------------------|----------------|--------------|
| Elizabeth Peters | Brad Christiansen | Justin Brown | Stephen Hunter | Dina Ochs |
| Glenda Walls | Kristi Corno | Hillary Townsend | Chris Heydeman | Rick Wallace |
| John Vandenberg | Karla Brashear | Jason Smith | Brent Arritola | Kerry Keenon |
| Mary Clossan | | | | |

COUNCILOR COMMENTS, LIAISON REPORTS AND MEETING ANNOUNCEMENTS

7. Council President Berry

The Council President acknowledged the attendees of the meeting and valued their perspectives.

Council President Berry reported on attending the following:

- Community Development Tour on February 12, 2025
- Metro Clackamas County Coordinating Committee Subcommittee meeting on February 19, 2025

In closing, the Council President emphasized the collaboration between the Wilsonville Library Foundation and the Dolly Parton Imagination Library program. This initiative offered free books each month to every child in the City of Wilsonville, from birth to five years old, who enrolled in the program. Additionally, the Wilsonville Library Foundation collaborated with the Rotary Club to support the program at the Coffee Creek Correction facility and sponsored a monthly book club for adults in custody.

8. Councilor Dunwell

Councilor Dunwell reported on attending the following meetings:

- Arts, Culture, and Heritage Commission
- Diversity, Equity and Inclusion Committee

Lastly, Councilor Dunwell expressed her satisfaction that Bryan Cosgrove, the City Manager, would remain with the City for a while longer, noting that he would be missed upon his retirement.

9. Councilor Cunningham

Councilor Cunningham provided comments on the following items:

- League of Oregon Cities (LOC) Elected Essentials training on February 5, 2025

- Regional Water Providers Consortium meeting on February 5, 2025
- National Alliance on Mental Illness (NAMI) meeting on February 10, 2025
- Chamber of Commerce Spark event on February 19, 2025
- Community Center Bingo on February 19, 2025

Councilor Cunningham recalled hearing community members expressing anxiety about City issues, and announced efforts were in the works to address concerns. The Council was committed to tackling key issues but required time to align and work effectively. Questions from public input were welcomed, and Councilor Cunningham was open to discussions with community members about various issues.

10. Councilor Shevlin - Excused

CONSENT AGENDA

The City Attorney read the title of the Consent Agenda item into the record.

11. Minutes of the February 3, 2025 City Council Meeting.

Motion: Moved to approve the Consent Agenda.

Motion made by Councilor Berry Seconded by Councilor Cunningham.

Voting Yea:

Mayor O'Neil, Council President Berry, Councilor Dunwell, Councilor Cunningham

Vote: Motion carried 4-0.

NEW BUSINESS

There was none.

CONTINUING BUSINESS

There was none.

PUBLIC HEARING

12. **Resolution No. 3187** (*Legislative Hearing*)

A Resolution Of The City Of Wilsonville Authorizing A Supplemental Budget Adjustment For Fiscal Year 2024-25.

The City Attorney read into the record the title of Resolution No. 3187.

The Mayor provided the public hearing format and opened the public hearing at 9:18 p.m.

Katherine Smith, Assistant Finance Director, provided the staff report and PowerPoint, which has been made a part of the record.

Staff was asked a clarifying question.

The Mayor invited public testimony, seeing none the Mayor closed the public hearing on Resolution No. 3187 at 9:21 p.m.

The Mayor then requested a motion on Resolution No. 3187.

Motion: Moved to adopt Resolution No. 3187.

Motion made by Councilor Berry Seconded by Councilor Cunningham.

Voting Yea:

Mayor O’Neil, Council President Berry, Councilor Dunwell, Councilor Cunningham

Vote: Motion carried 4-0.

CITY MANAGER’S BUSINESS

The City Manager said he was approached by an individual who was a broker for the former Regal Cinema property. The broker asked if the City had any interest in a long-term lease in the space for a potential community theater and/or event center. Therefore, the City Manager was passing along the ask to Council. The City Manager shared there would be about \$4 million worth of tenant improvements to the facility beginning in March or April of 2025.

Council directed the City Manager to investigate this opportunity and bring back answers to questions such as the cost, revenue, amount of space, possible programing, among many others.

It was acknowledged that this opportunity tied into the Tourism Promotion Committee and Arts, Culture, and Heritage Commission’s plans.

LEGAL BUSINESS

There was none.

ADJOURN

The Mayor adjourned the meeting at 9:23 p.m.

Respectfully submitted,

Kimberly Veliz, City Recorder

ATTEST:

Shawn O’Neil, Mayor

DRAFT

From The Director's Office

Greetings,

In February, Council President Berry and Councilor Shevlin joined Engineering Capital Project Manager Andrew Barrett and I on a tour of two major Capital Improvement Projects (CIP) that are under construction - the Boeckman Road Corridor Project (BRCP) and the Tooze Road Reservoir Project.

Incredible progress is being made on both projects, and both are on-schedule and under budget, which is the goal for every capital project that the City undertakes. The BRCP is taking shape with the concrete bridge deck being recently completed. The Boeckman Creek Regional Trail is graded in below the bridge, connecting to the existing Morgan Farm segment of the trail in Frog Pond West. Large stormwater detention basins are being installed and teams of PGE staff were on-site undergrounding utilities. The site was very active with lots of sub-contractors completing their work. The bridge is anticipated to be complete and open to citizens in May, subject to change. We look forward to the community being able to enjoy this new transportation upgrade.



From The Director's Office (continued)

Wilsonville is home to over 27,000 residents and is growing along with over 800 businesses who all rely on our state-of-the-art water from the Willamette River Water Treatment Plant. To ensure that the City's water system has the capacity to serve our expanding community, and is resilient for the future, a new west-side level B reservoir and transmission line are being constructed. When complete, the new seismically resilient reservoir will add more than 3 million gallons of safe and reliable water storage to the City's water system to serve future growth and to provide additional water supply in the event of an emergency. The project supplements four existing water storage tanks currently in operation.



The reservoir is being constructed on City-owned property on SW Tooze Road in unincorporated Clackamas County. The 3,000' long water transmission line connects the new reservoir to the community's existing water system. Some of the key benefits of the project include increases in water storage and delivery capacity to support growth, provision of additional water for everyday use, emergency and seismic resilience in the event of an earthquake, a reduction in time and cost to build by using an existing City-owned site with space for future water system improvements including another reservoir.

Community Development staff are very proud of the work that we undertake on behalf of the community and are appreciative of Council President Berry and Councilor Shevlin's interest in these important capital improvement projects.

Respectfully submitted,

Chris Neamtzu, AICP

Community Development Director

Building Division

Why Are Building Permits Important?

Planning a residential construction project is an exciting undertaking. Whether it's a new addition to your home, a complete renovation, or a simple DIY project, it is important to obtain the necessary permits before beginning any work, and it is important to understand why.

First and foremost, getting a permit ensures that your project complies with local building codes and safety regulations. Building codes are in place to protect homeowners and ensure the safety of the structure. A permit ensures that your project meets the necessary safety requirements. Without a permit, your project may not be up to code, putting you and your family at risk.

Another important reason to obtain a permit is to ensure that the project meets zoning and land-use regulations. These regulations are put in place to maintain the quality of life in the community and ensure that structures are built in the appropriate zones. A permit allows the City to review your project and ensure that it complies with zoning and land-use regulations.

Getting a permit can also help you avoid legal and financial issues. Unpermitted work can lead to fines, legal battles, and even the demolition of the structure. Additionally, if you decide to sell your home, an unpermitted structure can decrease its value and make it more difficult to sell. By obtaining a permit, you can avoid these legal and financial issues and ensure that your project is legally permitted.

Obtaining a permit also provides you with a record of the work done on your property. This record can be helpful if you decide to sell your home, as it provides evidence of the quality and legality of the construction work. It can also help you when you need to make insurance claims or get financing for future projects.

Finally, obtaining a permit can help you avoid delays in the construction process. While obtaining a permit may seem like an extra step, it can actually save you time in the long run. If you start construction without a permit and the City discovers the work, they may issue a stop-work order, which can lead to costly delays in the project.

Obtaining a permit is an essential step in any residential construction project. It ensures that your project complies with local building codes and safety regulations, meets zoning and land-use regulations, avoids legal and financial issues, provides a record of the work, and avoids delays in the construction process. Contact City Hall to learn more about the permit requirements for your residential project and ensure that your project is safe, legal, and up to code.

Permit Permit NO.: BLD23-0008
 Permit Type: Building (Residential)
 Work Classification: Accessory Structure
 Permit Status: Issued
 Issue Date: 03/02/2023 Expiration: 08/29/2023

Location Address: 27752 SW LARKSPUR TER, WILSONVILLE, OR 97070 Parcel Number: 31W12D003700

Contacts: Matthew Anderson (Owner/Builder), Stephanie Carlos (Applicant/Contractor)

Description: Building a 16x40 in ground swimming pool. Mechanical Deferred by sub. Valuation: \$107,000.00 Total Sq Feet: 1,032.00 Inspection Requests: cl.wilsonville.or.us/online-portal

Fees	Amount	Payments	Amt Paid
Building (Residential) Permit Fee	\$841.43	Total Fees	\$2,083.84
Building Plan Review Fee	\$841.43	Check #	\$841.43
Land Use Compliant Fee (Partial)	\$299.00	wV2YW1A3mGuB	
Metro Excise Tax	\$1.01	Check # TXKcUL2NlUoR	\$1,242.41
State Surcharge	\$100.97	Amount Due:	\$0.00
Total:	\$2,083.84		

Inspections: Fireplace/Woodstove, Gas Piping, Other Inspection, Shower Pan, Footing Only, Footing Only, Plumbing Post & Beam, Framing, Plumbing Rough In, Mechanical Rough, Gas Tests, Final Plumbing, Final Mechanical, Final Radon, Final Building

This permit is issued under OAR 918-440-0050. Permit expires if work is not started within 180 days of issuance or if work is suspended for 180 days.
 Inspectors: Mike Ditty: 503-740-9787 | Carl Brown: 971-808-6037

Additional Information: Valuation: 107000

Issued By: Jon Scott Date: March 02, 2023

April 26, 2023 Building Division - City of Wilsonville - 503-682-4960 - permits@ci.wilsonville.or.us Page 1 of 1

Example of a City of Wilsonville building permit

Economic Development Division

Staff Visits Two Wilsonville Employers

Business Retention and Expansion (BR&E) is a key element of a complete economic development work program. BR&E refers to the visitation of key businesses in the community, in order to identify and understand opportunities and challenges, and to then work to problem solve and assist where possible. Ideally, these efforts lead not only to the retention and vitality of local businesses, but also their growth and expansion over time—hence the name, Business Retention and Expansion.



This month staff visited two local companies—one a long-time Wilsonville establishment, Vision Plastics (pictured); and a new company to the city, Wymore Transfer.

Vision Plastics describes themselves as a “guhzintah” company. That is, they make high volumes of plastic parts that go into a final assembled product. “This guhzintah (goes into) that.” While they ship the components they manufacture all over the world, most of their customers (other businesses/manufacturers) have roots or a strong presence in the Pacific Northwest. Even in 2025, in the world of globalization, we still see many companies that succeed by serving the region in which they exist.

Wymore Transfer is a third-party storage and logistics company, headquartered in Clackamas. Two of their existing warehouses had leases expiring, which allowed them to secure a lease in Wilsonville and consolidate the two facilities. This was particularly opportune as their biggest client/customer is a Wilsonville manufacturer—Wymore stores and delivers their final product to other distributors and retailers across the Pacific Northwest.

In Pursuit of State Funding to Design Critical Infrastructure

Business Oregon administers the Semiconductor Industrial Land Loan (SILL) program. The Legislature adopted Senate Bill 4 in 2023 and committed \$10 million dollars to the Industrial Lands Loan Fund to support private and public investments in industrial lands projects associated with new or expanded semiconductor manufacturing industry uses.

The SILL program's purpose is to accelerate investment in planning and improving industrial lands to support investment in semiconductor manufacturing uses and increase the state's inventory of project-ready industrial sites for semiconductor manufacturing industry investments. The SILL Program is a forgivable loan program designed to reimburse government entities, property owners and businesses, up to \$2.5 million for development projects, and planning activities of at least \$100,000 for sites of 10 acres or more. Development projects can include a range of eligible activities such as land acquisition, infrastructure and utility improvements, and environmental remediation or mitigation of industrial properties for semiconductor manufacturing uses.

Staff submitted an application to the SILL program this month, seeking \$250,000 to partially fund the design/engineering of sanitary sewer infrastructure on Day Road, to serve and spur development in both Coffee Creek and Basalt Creek industrial areas. (Day Road bisects the two planning areas.) Award announcements are expected mid-March.

Economic Development Division

2025 Legislative Session

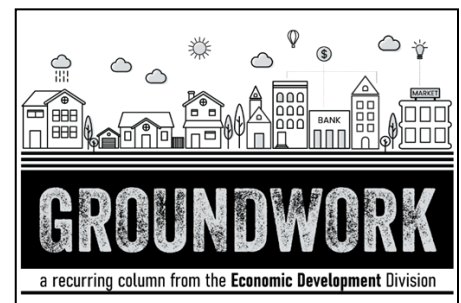
Staff supported and collaborated with Government Affairs staff and the city’s contract lobbyist, the Leo Company, in support of two bills: HB 2411, and HB 3560.

House Bill 3560 expands the permissible locations for commercial child care facilities, including certain medium and high density residential zones and light industrial zones. The bill mandates that local governments update their land use regulations accordingly within one year of the bill's effective date.

House Bill 2411 establishes the Industrial Site Loan Fund, with an initial allocation of \$40 million to provide financial assistance for industrial land development projects, to be managed by the Oregon Business Development Department dba Business Oregon. This fund could be instrumental in advancing the Coffee Creek and Basalt Creek industrial areas.

Groundwork goes live!

Building a thriving community doesn’t happen by chance—it takes strategy, investment, and years of thoughtful planning. Groundwork is a new column in the Boones Ferry Messenger, authored by Economic Development Staff, dedicated to uncovering the behind-the-scenes efforts shaping Wilsonville’s economic future. From business growth and job creation to community investments and long-term planning, we’ll explore the big questions and ongoing work that make Wilsonville a great place to live and do business. The first column was written this month and will appear in the March edition of the Boones Ferry Messenger.



Child Care grant tentatively awarded

As Council directed at the end of 2024, Staff worked with a vendor called Upwards (at no cost), to apply for Clackamas County CDBG (Community Development Block Grant) funds in late 2024, to support child care providers in Wilsonville—especially in-home providers—to increase capacity and financial viability for their businesses.

Staff learned this month that our application for \$80,000 (\$40,000 per year for two years) has been tentatively approved. A final determination hinges on the federal government and if they change established funding allocations to the CDBG program, as well as the approval of the County Board of Commissioners. Traditionally, the County Board has supported the staff-recommended funding awards.

Twist Bioscience submits timely verification documents

Twist is the first and, to date, the only participant in the City’s “WIN” (Wilsonville Investment Now) economic development incentive program. The company committed to a \$70M capital investment and the creation of at least 200 jobs, with an average annual wage of at least \$70,000. Twist became eligible for a partial tax rebate under the program in 2023, and after staff verified that it had met its contractual commitments in 2024, a rebate payment was issued in July of that year.

Staff has now received Twist’s year-two verification materials, which confirm that the company has maintained its investments, paid its taxes, and retained a workforce of at least 200 employees, meeting the established thresholds. Pending final staff review, Twist is set to receive its second tax rebate check in 2025. Under the WIN program, Twist may be eligible for partial tax rebates for up to seven years.



Engineering Division, Capital Projects

2024 Street Maintenance (4014/4118/4725)

Nearing its completion, the 2024 Street Maintenance Project rehabilitated three sections of roadway, Bailey Street east of Boones Ferry Road, Boones Ferry Road between Wilsonville Road and Bailey Street, and Boberg Road between Boeckman Road and Barber Street. Contained within these streets, 15 pedestrian ramps and 10 pedestrian signal push buttons have been upgraded to meet current accessibility standards. Punchlist items are still being resolved prior to final payment. Staff expects that this project will be completed in March 2025.

FY25-28 Street Maintenance (4014)

On December 2, 2024, City Council approved signing a contract with Century West Engineering for the design of road rehabilitations in Fiscal Years 2026-28. Meanwhile, staff is working concurrently to complete necessary crack sealing and slurry sealing in Fiscal Years 2025-28.

In Spring 2025, the Villebois neighborhood will receive crack sealing where needed and these same areas will receive slurry sealing summer of 2025. This inexpensive method will delay the need for more costly measures to the roadway, further extending the funds ability to manage the entire road network.

Boeckman Creek Flow Mitigation (7068)

This project will look at storm water flows coming off the Siemens site towards Boeckman Creek. Historically, these flows were directed towards the Coffee Creek wetlands, but with development of the Siemens site, flows were altered to head towards Boeckman Creek in the 1980s. These flows are needed to return to their natural waterways with the installation of the new Boeckman bridge. 60% plans will be delivered to the City in the next 30 days. Council approved property acquisitions needed for the project. Meetings with property Owners continue to explain the project.

Boeckman Creek Interceptor (2107)

This project will upsize the existing Boeckman Creek Interceptor sewer collection pipeline in order to support the development of the Frog Pond area. A regional trail will be installed as a part of the maintenance path from Boeckman Road to Memorial Park. Field investigations of the original area are finished, however, it was determined additional field investigations are needed to complete the routing study. CIP 7054, Gesellschaft Water Well Channel Restoration, will also be brought into this project to minimize City design and construction costs. Investigative work on the west side of the Wilsonville Bridge at Boeckman Creek is completed. Preliminary design iterations are complete, and a several workable solutions have been identified to meet all project needs. A public open house was held on September 11 to seek input on the design to refine the layout. Results of the feedback were generally positive. Geotechnical drilling and other field investigations were scheduled for January 20, and will continue into March. 30% plans will be turned into the City for review in the next 30 days.



Rendering of the trail and sanitary sewer maintenance path.

Engineering Division, Capital Projects

Brown Road Improvements Project (1148)

The Brown Road Improvement Project provides upgrades that bring Brown Road in closer alignment with current City standards for urban roads. The section of roadway to be upgraded extends from SW Wilsonville Road to SW Evergreen Drive. Anticipated upgrades improve connectivity by adding bike lanes, sidewalks, and provide better and safer access to adjacent neighborhoods. Surveying, geotechnical explorations, transportation studies, and a tree inventory are currently in progress at the project site. The team is gathering input from the community and evaluating alternatives for typical road sections. An alternatives analysis is being produced and expected to be delivered to the City in early 2025. A second Community Open House was held in early February 2025 to present preliminary designs and concepts with the community and any other interested partners. The City is currently working with the consultant team to reach a 60% design. The City anticipates construction will begin in Spring of 2026 and will be completed by the end of 2026.

Boeckman Road Corridor Project (4212/4206/4205/2102/7065)

This project involves the design and construction of the Boeckman Dip Bridge, Boeckman Road Improvements (Canyon Creek Road – Stafford Road), Canyon Creek Traffic Signal, and Boeckman Road Sanitary Sewer projects. The Tapani-Sundt Joint Venture is now complete with design. Property acquisitions are advancing, and very nearly complete. This project has been divided into several guaranteed maximum price (GMP) packages.

GMP 1: Temporary Traffic Signal at Stafford Road and 65th Avenue

Complete!

GMP 2: Meridian Creek Culverts, House Demo

Complete!

GMP 3: Bridge, Roundabout, and Road Widening

- Sewer installation is complete, marking another major milestone for this project.
- Base paving and curbs east of the bridge is complete. Sidewalks are currently being installed and are nearly complete.
- Joint utility Trench - This work includes installing conduits underground to move overhead lines underground.
 - ◊ East of the bridge – Most wires have been installed underground. The overhead wires will be removed when the bridge section is complete.
 - ◊ West of the bridge – Utility companies have started moving wires underground. The overhead wires will be removed when the bridge section is complete.
 - ◊ Under the bridge – Conduits installed under the bridge.
- Work in the roundabout (pictured) at Canyon Creek and Boeckman has started, the first phase of five is completed. Traffic is expected to shift as work progresses.



Engineering Division, Capital Projects

Boeckman Road Corridor Project (con't)

- Trail construction from Boeckman under the bridge is nearly complete.
- Bridge Construction
 - ◊ The bridge deck has been poured.
 - ◊ Sidewalk and handrail installation will be occurring shortly.
- Final asphalt surface and striping to be completed summer 2025.



The start of the Boeckman Trail is shown with the bridge in the background.

The entire project is expected to be complete in Fall 2025.

West Side Level B Reservoir and Transmission Main (1149)

This project includes design and construction of a new 3-million-gallon water reservoir just west of City limits, along with approximately 4000 feet of 24-inch transmission main in Tooze Road connecting to the City water system. City Council awarded the construction contract to Tapani, Inc. in June 2024. Construction began in July 2024 and is scheduled for completion in the summer/fall of 2025.

Completed Major Elements: Mass grading of the site, concrete foundation, floor, wall, and roof installation.

Construction of the reservoir walls and roof is complete. Tank construction is expected to be completed in March. Commissioning of the new reservoir is scheduled for late spring of 2025.



Reservoir roof construction

The Tooze Road transmission main installation is complete, except for the connection to the existing City water main, which will occur in early March. Final paving of Tooze Road will be completed in the spring or summer of 2025, followed by fencing and landscaping of the reservoir site.

Engineering Division, Capital Projects

Water Treatment Plant (WTP) Expansion to 20 MGD (1144)

This project expands the water treatment plant capacity to 20 million gallons per day to support water demands in the City and Sherwood. Construction began in June 2022, with completion expected in the fall of 2025. The majority of work is complete, with testing, commissioning, and troubleshooting of new equipment currently underway.

Completed Major Elements: Larger pumps, electrical equipment, and generator, seismic improvements, and replacement of portions of the treatment process. Remaining work includes conversion of the former generator room into storage/workshop space in March and installation of an electrical transformer in the fall of 2025, after which the project will be complete.



Inspection and testing a new finished water pump at WTP

WWSP Coordination (1127)

Ongoing coordination efforts continue with the Willamette Water Supply Program (WWSP). Here are the updates on major elements within Wilsonville:

- **Phase 1, Wilsonville Road (PLM_1.1)** Arrowhead Creek Lane to Wilsonville Road—**COMPLETE**
- **Phase 2, Garden Acres Road to 124th (PLM_1.2)** Ridder Road to Day Road—**COMPLETE**
- **Phase 3, Wilsonville Road to Garden Acres Road (PLM_1.3)** The WWSP’s last section of transmission pipeline to be constructed in the City of Wilsonville began in fall 2022, with completion planned for 2025. It will connect the remaining portion of the pipeline through Wilsonville and has an alignment along Kinsman Road, Boeckman Road, 95th Avenue, and Ridder Road (see image). The Engineering Division is currently in the process of reviewing final plans and coordinating construction. The trenchless crossing under Wilsonville Road and under Boeckman Road have been completed. Pipe install on 95th Avenue from Boeckman Road to Ridder Road has been completed and restoration of the sidewalk and curb and gutter on the east side of the road is ongoing. The northbound lane of 95th Avenue from Boeckman Road to Ridder Road has been temporarily paved and is opened to two-way traffic. Permanent concrete road panel restoration of 95th Avenue to follow in Summer 2025.



Engineering Division, Private Development

Residential Construction Activities

Canyon Creek South Phase 3

The contractor continues to work on punchlist items for closeout. The City continues to await submittal of construction drawings for the open space improvements.

Frog Pond West

Frog Pond West continues to see significant construction activities. Housing construction in the Frog Pond Ridge, Frog Pond Crossing, Frog Pond Estates, Frog Pond Oaks and Frog Pond Vista subdivisions is on-going.

- Frog Pond Overlook, a 24-lot subdivision located north of Frog Pond Lane, and west of Frog Pond Vista, has completed infrastructure improvements. The plat has been recorded and home construction is anticipated to begin in late February.
- Frog Pond Petras, a 21-lot subdivision located on the northern corner of Frog Pond Lane and Stafford Road, has submitted plans for infrastructure construction. Construction is anticipated to commence in the Spring 2025.
- Frog Pond Primary, the new West Linn-Wilsonville School District primary school on Boeckman Road is working primarily onsite. Other construction is still on hold until the District resolves some contracting issues.
- Frog Pond Terrace, a 19-lot subdivision located north of Morgan Farms, paved in November and is working on punchlist items to complete the subdivision improvements. The plat has been recorded and home construction is anticipated to begin in late February.



Construction continues at Frog Pond Crossing, Frog Pond Oaks and Frog Pond Vista

Natural Resources Division

“Free” Native Tree Program

To help reduce stream temperature and pollutants, the City offers up to five native tree seedlings for any resident or business, within the City Limits, to install on their property. Residents or businesses receive a tree coupon, which allows them to redeem the native plants at Bosky Dell Natives nursery. Plantings along streams, riparian corridors, or other water bodies are encouraged, but regardless of the location, tree plantings enhance the City’s urban forest and contribute to a healthier environment. The incentive program is part of the strategy to address the City’s NPDES stormwater permit requirements.



Planning Division, Current

Administrative Land Use Decisions Issued

- 2 Type A Tree Permits
- 4 Type B Tree Permits
- 1 Type C Tree Permit
- 2 Class 1 Administrative Reviews
- 2 Class 2 Administrative Reviews
- 5 Class 1 Sign Permits

Construction Permit Review, Development Inspections, and Project Management

In February, Planning staff worked with developers and contractors to ensure construction of the following projects are consistent with Development Review Board and City Council approvals:

- CIS Office Building at Wilsonville Road and Kinsman Road
- Industrial development on Day Road and Garden Acres Road
- New PGE substation on Parkway Avenue north of Boeckman Road
- Residential subdivisions in Frog Pond West
- Transit-Oriented Development on Barber Street

Development Review Board (DRB)

DRB Panel A did not meet in February.

DRB Panel B met on February 24. During the meeting the board received training on public meetings law and reviewing waivers.

DRB Projects Under Review

During February, Planning staff actively worked on the following major projects in preparation for potential public hearings before the Development Review Board:

- Residential zone change and partition off Camelot Street
- Sign Waiver for Parkworks campus
- Temporary Use Permit for modular offices at Republic Service

Planning Division, Long Range

Climate Friendly and Equitable Communities (CFEC) Parking Compliance

On March 10, 2022, Governor Kate Brown issued Executive Order 20-04, directing state agencies to reduce climate pollution. Executive Order 20-04 was in response to Oregon not meeting its climate pollution reduction goals, one of which was adopted in 2007 by state legislators to reduce the state's climate pollution by 75% by 2050. In response, the Oregon Land Use Conservation and Development Commission (LCDC) developed, and the State adopted, updates to Oregon's transportation and land use planning administrative rules (OARs). These new OARs and local government compliance with them are the core of what is called the Climate Friendly and Equitable Communities (CFEC) program. Among the CFEC requirements is parking reform to remove or substantially reform minimum parking requirements in local government codes based on the State's findings that minimum parking requirements overproduce parking leading to, among other things, inefficient land use, less walkability, and more pollution from driving. On February 3 the City Council held a work session where they provided input to the project team on which compliance option to pursue. During the remainder of February the project team worked on draft code updates and preparing for an outreach event in March.

Planning Division, Long Range

Housing Our Future

This multi-year project will analyze Wilsonville's housing capacity and need followed by developing strategies to produce housing to meet the identified housing needs. This will build upon previous work, including the 2014 Housing Needs Analysis and 2020 Equitable Housing Strategic Plan. In February, the City Council held a work session to confirm which actions should be included in the Housing Production Strategy, based on prior Task Force input. Based on this input, the project team will draft the Housing Production Strategy report, which Planning Commission and City Council will review at work sessions in April.

Legislative Session Involvement

It is a busy start to the legislative session for bills related to land use and housing. Planning staff continues to track various bills, participate in coordinating meetings with the League of Oregon Cities and the Governor's Office, and support the preparation of comments and testimony.

Oregon White Oak Response Coordination and Leadership

In February, Associate Planner Georgia McAlister continued as a key member of the Mediterranean Oak Borer (MOB) task force, continuing to coordinate efforts between various City Divisions and Departments, as well as contract arborists, property owners, and others to diagnose and make a plan to address the declining health of a number of the City's Oregon white oak (OWO) trees. The Canyon Creek Meadows Homeowners Association (HOA) is developing a care plan for their OWOs and reached out to the City for support.

The Oregon Department of Forestry (ODF) and Oregon Department of Agriculture (ODA) plan to expand their trapping efforts in the coming year to better understand the spread of MOB throughout Oregon. Oregon State University (OSU) graduate students are continuing coordination with the City to establish research projects within Wilsonville. At the most recent MOB state coordination meeting researchers indicated results from initial studies should be available soon.

Planning Commission

The Planning Commission met on February 12. During the meeting the Commission held one work session about the Wilsonville Industrial Land Readiness project focused on the Basalt Creek industrial area on the northwest edge of the City. Staff presented updated information about transportation and utilities, natural resources, and industrial land use types and sought Planning Commission feedback to help inform work on a Basalt Creek Master Plan and Development Code amendments for the planning area.

Wilsonville Industrial Land Readiness (WILR) Project

The Wilsonville Industrial Land Readiness project combines a focused economic and development potential analysis of the Basalt Creek Concept Plan on the northwest edge of the City with a City-wide Economic Opportunities Analysis and Economic Development Strategy to inform long-range job growth and planning efforts. In February, staff presented information to the Planning Commission and sought their input to reaffirm concepts from the Basalt Creek Concept Plan and define land use types in more detail to inform Master Planning and Development Code amendments. Consultant work has shifted to the second City-wide phase of the project focused on the Buildable Land Inventory (BLI) and Community Engagement Plan. City Council will receive an update on this work in the coming months.

- **FY 2025-26 Budget:** The budget process is now in full swing. Building the City budget involves compiling separate budgets for each City fund to ensure resources are used as intended. For example, each of the City’s self-sustaining public utilities, (water, sewer, and stormwater), are each accounted for and budgeted separately. The revenue generated by these services (e.g., resident fees) is reinvested into maintaining and improving these systems.

Property tax is the primary source of the General Fund, supporting essential services like Police, Parks, Library, and administration. The Clackamas County Assessor is projecting a 5.25% increase in assessed value in Wilsonville for FY 2025-26. Oregon’s property tax system limits growth to 3% annually on maximum assessed value (MAV) plus new construction. Applying the City’s permanent tax rate of \$2.5206 per \$1,000 to the increased MAV, and after accounting for discounts, delinquencies, and late payments, the developing FY 2025-26 budget anticipates \$12.6 million in property tax revenue.

Utility franchise fees, interfund overhead reimbursements, and intergovernmental revenue (e.g. state shared revenues) also contribute to the General Fund. However, the growing demands on the fund—particularly for Parks capital improvements and maintenance—will strain this fund without additional alternative fund sources.

- **Department Collaborations:**

- ◇ **Waste Water:** Sewer utility rates support the treatment plant, collections, industrial pretreatment , and capital improvement projects. The City has not had a sewer rate increase since 2014 and will struggle to meet operational and infrastructure needs without adjustments. For context, the cumulative inflation over this period, based on the CPI from 2014 to 2025, has been approximately 34.2%. Finance, Public Works, and Engineering are collaborating with a utility rate–setting consultant to propose fee adjustment for Council consideration.
- ◇ **Stormwater:** Stormwater rates cover cost for maintaining stormwater systems, including: drain inspections, repairs, and water quality monitoring. Rates have not increased since 2021. Similar to waste water, Finance, Public Works, and Engineering are collaborating with a utility rate–setting consultant to propose fee adjustment for Council consideration.
- ◇ **Meter Reading:** The City currently relies on an outsourced, door-to-door manual meter reading process, which remains a low-cost and effective solution. After reviewing Automated Metering Infrastructure (AMI) technology, which involves smart meters and wireless communication, Finance and Public Works have decided to pause further consideration. AMI costs are still high, and integration with existing systems remains a challenge. With the related technology and features still rapidly evolving, waiting for the technology to mature seems like a prudent decision.

FINANCE—The department where everyone counts

- **Energy Education Squad (EES)**: The City’s Strategic Energy Management team is comprised of members from various City facilities, with a focus on how to help the City with its initiative to save energy and educate staff on ways they can help. Since the team’s formation, in February 2024, they have regularly engaged staff with education and training. This, combined with the great work the Public Works Facility team has undergone—addressing HVAC issues, installing occupancy sensors, etc., has already resulted in savings. In a comparison of electric bills for employee staffed buildings/facilities from January 2024 to January 2025, the City saw a 2% reduction in costs despite a 5.5% rate increase.
- **Utility Billing**: Our website host for Utility Billing invoicing and online bill pay, InvoiceCloud, will be holding a Spring Sweepstakes, March 1 – April 30, to encourage online registration. Those who participate are entered into a chance to win 1 of 20 VISA gift cards, valued from \$100—\$500. Those who have already registered are automatically entered to win! See illustrated below.
- **Attached Financials**: Finance continues to monitor all departments for on-going budget compliance.



Spring
SWEEPSTAKES

Register your account between March 1 - April 30, 2025 to enter.
Win 1 of 20 Visa gift card prizes ranging from \$100-\$500.

Scan to enter!

Account already registered?
You're automatically entered to win!

InvoiceCloud®

No purchase or payment necessary. Please see invoicecloud.net/ICSweeps2025 for details.

	Current Year Budget	Year to Date Activity	Remaining Balance	% Used
110 - General Fund				
Taxes	\$ 16,395,000	\$ 13,356,998	\$ 3,038,002	81%
Intergovernmental	3,299,090	2,361,589	937,501	72%
Licenses and permits	176,700	149,522	27,178	85%
Charges for services	439,822	271,858	167,964	62%
Fines and forfeitures	190,000	105,745	84,255	56%
Investment revenue	620,000	477,496	142,504	77%
Other revenues	704,070	139,365	564,705	20%
Transfers in	5,583,279	3,973,503	1,609,776	71%
TOTAL REVENUES	\$ 27,407,961	\$ 20,836,078	\$ 6,571,883	76%
Personnel services	\$ 13,336,720	\$ 7,763,227	\$ 5,573,493	58%
Materials and services	14,071,749	3,723,377	10,348,372	26%
Capital outlay	272,828	223,554	49,274	82%
Transfers out	11,906,770	5,268,296	6,638,474	44%
TOTAL EXPENDITURES	\$ 39,588,067	\$ 16,978,454	\$ 22,609,613	43%
610 - Fleet Fund				
Charges for services	\$ 1,781,890	\$ 1,187,928	\$ 593,962	67%
Investment revenue	27,000	29,627	(2,627)	110%
TOTAL REVENUES	\$ 1,808,890	\$ 1,217,555	\$ 591,335	67%
Personnel services	\$ 1,059,030	\$ 621,501	\$ 437,529	59%
Materials and services	823,040	446,219	376,821	54%
Capital outlay	257,000	212,949	44,051	83%
TOTAL EXPENDITURES	\$ 2,139,070	\$ 1,280,668	\$ 858,402	60%
230 - Building Inspection Fund				
Licenses and permits	\$ 939,000	\$ 1,015,620	\$ (76,620)	108%
Investment revenue	140,000	74,686	65,314	53%
TOTAL REVENUES	\$ 1,079,000	\$ 1,090,305	\$ (11,305)	101%
Personnel services	\$ 1,027,800	\$ 584,348	\$ 443,452	57%
Materials and services	201,036	112,184	88,852	56%
Transfers out	368,400	245,600	122,800	67%
TOTAL EXPENDITURES	\$ 1,597,236	\$ 942,132	\$ 655,104	59%
231 - Community Development Fund				
Licenses and permits	\$ 668,567	\$ 482,638	\$ 185,929	72%
Charges for services	443,006	185,894	257,112	42%
Intergovernmental	265,000	10,000	255,000	4%
Investment revenue	70,000	60,102	9,898	86%
Transfers in	4,048,900	2,449,160	1,599,740	60%
TOTAL REVENUES	\$ 5,495,473	\$ 3,187,794	\$ 2,307,679	58%
Personnel services	\$ 3,976,150	\$ 2,311,007	\$ 1,665,143	58%
Materials and services	755,100	270,827	484,273	36%
Transfers out	860,186	424,000	436,186	49%
TOTAL EXPENDITURES	\$ 5,591,436	\$ 3,005,834	\$ 2,585,602	54%
240 - Road Operating Fund				
Intergovernmental	\$ 2,249,000	\$ 1,116,645	\$ 1,132,355	50%
Investment revenue	91,500	14,612	76,888	16%
Other revenues	-	1,063	(1,063)	-
TOTAL REVENUES	\$ 2,340,500	\$ 1,132,320	\$ 1,208,180	48%
Personnel services	\$ 590,870	\$ 287,596	\$ 303,274	49%
Materials and services	760,312	458,081	302,232	60%
Capital outlay	342,000	307,648	34,352	90%
Debt service	360,000	356,443	3,557	99%
Transfers out	1,578,693	451,884	1,126,809	29%
TOTAL EXPENDITURES	\$ 3,631,875	\$ 1,861,651	\$ 1,770,224	51%

	Current Year Budget	Year to Date Activity	Remaining Balance	% Used
241 - Road Maintenance Fund				
Charges for services	\$ 2,585,000	\$ 1,617,372	\$ 967,628	63%
Investment revenue	89,000	93,732	(4,732)	105%
TOTAL REVENUES	\$ 2,674,000	\$ 1,711,104	\$ 962,896	64%
Transfers out	\$ 2,842,830	\$ 1,730,997	\$ 1,111,833	61%
TOTAL EXPENDITURES	\$ 2,842,830	\$ 1,730,997	\$ 1,111,833	61%
260 - Transit Fund				
Taxes	\$ 6,200,000	\$ 4,769,594	\$ 1,430,406	77%
Intergovernmental	3,683,000	3,339,857	343,143	91%
Charges for services	20,000	11,541	8,459	58%
Investment revenue	640,000	412,263	227,737	64%
Other revenues	21,000	38,160	(17,160)	182%
TOTAL REVENUES	\$ 10,564,000	\$ 8,571,414	\$ 1,992,586	81%
Personnel services	\$ 5,611,270	\$ 2,682,025	\$ 2,929,245	48%
Materials and services	2,909,951	1,658,548	1,251,403	57%
Capital outlay	2,030,000	382,302	1,647,698	19%
Transfers out	5,044,080	2,813,284	2,230,796	56%
TOTAL EXPENDITURES	\$ 15,595,301	\$ 7,536,159	\$ 8,059,142	48%
510 - Water Operating Fund				
Charges for services	\$ 10,263,900	\$ 6,621,970	\$ 3,641,930	65%
Investment revenue	800,000	436,166	363,834	55%
Other revenues	40,000	40,288	(288)	101%
TOTAL REVENUES	\$ 11,103,900	\$ 7,098,424	\$ 4,005,476	64%
Personnel services	\$ 716,720	\$ 259,927	\$ 456,793	36%
Materials and services	5,935,766	2,845,951	3,089,815	48%
Capital outlay	1,518,500	164,703	1,353,797	11%
Debt service	375,000	370,754	4,246	99%
Transfers out	10,711,214	3,774,271	6,936,943	35%
TOTAL EXPENDITURES	\$ 19,257,200	\$ 7,415,606	\$ 11,841,594	39%
520 - Sewer Operating Fund				
Charges for services	\$ 7,787,000	\$ 4,559,335	\$ 3,227,665	59%
Investment revenue	420,000	268,511	151,489	64%
Other revenues	31,500	27,467	4,033	87%
TOTAL REVENUES	\$ 8,238,500	\$ 4,855,313	\$ 3,383,187	59%
Personnel services	\$ 481,890	\$ 182,751	\$ 299,139	38%
Materials and services	4,239,192	2,214,616	2,024,576	52%
Capital outlay	230,000	-	230,000	0%
Debt service	2,880,000	376,436	2,503,564	13%
Transfers out	4,016,532	1,653,995	2,362,537	41%
TOTAL EXPENDITURES	\$ 11,847,614	\$ 4,427,798	\$ 7,419,816	37%
550 - Street Lighting Fund				
Charges for services	\$ 544,500	\$ 327,328	\$ 217,172	60%
Investment revenue	30,000	28,480	1,520	95%
TOTAL REVENUES	\$ 574,500	\$ 358,808	\$ 215,692	62%
Materials and services	\$ 331,310	\$ 166,640	\$ 164,670	50%
Transfers out	1,220,939	498,861	722,078	41%
TOTAL EXPENDITURES	\$ 1,552,249	\$ 665,501	\$ 886,748	43%
570 - Stormwater Operating Fund				
Charges for services	\$ 3,527,500	\$ 2,095,255	\$ 1,432,245	59%
Investment revenue	230,000	140,058	89,942	61%
TOTAL REVENUES	\$ 3,757,500	\$ 2,235,312	\$ 1,522,188	59%
Personnel services	\$ 459,780	\$ 223,676	\$ 236,104	49%
Materials and services	852,592	392,496	460,096	46%
Debt service	842,000	836,423	5,577	99%
Transfers out	2,645,119	676,499	1,968,620	26%
TOTAL EXPENDITURES	\$ 4,827,491	\$ 2,143,852	\$ 2,683,639	44%

	Current Year Budget	Year to Date Activity	Remaining Balance	% Used
336 - Frog Pond Development				
Licenses and permits	\$ 2,000,000	\$ 1,049,601	\$ 950,399	52%
Investment revenue	93,500	86,884	6,616	93%
TOTAL REVENUES	\$ 2,093,500	\$ 1,136,485	\$ 957,015	54%
Materials and services	\$ 32,560	\$ 2,597	\$ 29,963	8%
Transfers out	4,449,726	1,231,478	3,218,248	28%
TOTAL EXPENDITURES	\$ 4,482,286	\$ 1,234,075	\$ 3,248,211	28%
348 - Washington County TDT				
Washington County TDT	\$ -	\$ 311,156	\$ (311,156)	-
Investment revenue	34,000	49,162	(15,162)	145%
TOTAL REVENUES	\$ 34,000	\$ 360,318	\$ (326,318)	1060%
346 - Roads SDC				
System Development Charges	\$ 900,000	\$ 3,059,767	\$ (2,159,767)	340%
Investment revenue	242,500	249,013	(6,513)	103%
TOTAL REVENUES	\$ 1,142,500	\$ 3,308,780	\$ (2,166,280)	290%
Materials and services	\$ 38,820	\$ 12,382	\$ 26,438	32%
Transfers out	10,893,557	3,229,047	7,664,510	30%
TOTAL EXPENDITURES	\$ 10,932,377	\$ 3,241,430	\$ 7,690,947	30%
396 - Parks SDC				
System Development Charges	\$ 825,000	\$ 416,261	\$ 408,739	50%
Investment revenue	43,500	53,052	(9,552)	122%
TOTAL REVENUES	\$ 868,500	\$ 469,313	\$ 399,187	54%
Materials and services	\$ 15,810	\$ 1,321	\$ 14,489	8%
Transfers out	1,348,447	360,536	987,911	27%
TOTAL EXPENDITURES	\$ 1,364,257	\$ 361,857	\$ 1,002,400	27%
516 - Water SDC				
System Development Charges	\$ 1,000,000	\$ 1,129,819	\$ (129,819)	113%
Investment revenue	238,000	172,259	65,741	72%
TOTAL REVENUES	\$ 1,238,000	\$ 1,302,078	\$ (64,078)	105%
Materials and services	\$ 24,280	\$ 3,648	\$ 20,632	15%
Debt service	457,000	450,699	6,301	99%
Transfers out	9,262,103	3,410,593	5,851,510	37%
TOTAL EXPENDITURES	\$ 9,743,383	\$ 3,864,940	\$ 5,878,443	40%
526 - Sewer SDC				
System Development Charges	\$ 550,000	\$ 474,257	\$ 75,743	86%
Investment revenue	31,500	32,116	(616)	102%
TOTAL REVENUES	\$ 581,500	\$ 506,373	\$ 75,127	87%
Materials and services	\$ 20,640	\$ 1,324	\$ 19,316	6%
Transfers out	1,917,994	46,033	1,871,961	2%
TOTAL EXPENDITURES	\$ 1,938,634	\$ 47,357	\$ 1,891,277	2%
576 - Stormwater SDC				
System Development Charges	\$ 200,000	\$ 428,736	\$ (228,736)	214%
Investment revenue	77,500	80,647	(3,147)	104%
TOTAL REVENUES	\$ 277,500	\$ 509,383	\$ (231,883)	184%
Materials and services	\$ 5,380	\$ 1,813	\$ 3,567	34%
Transfers out	922,104	80,666	841,438	9%
TOTAL EXPENDITURES	\$ 927,484	\$ 82,480	\$ 845,004	9%

	Current Year Budget	Year to Date Activity	Remaining Balance	% Used
805 - Year 2000 Capital Projects				
Investment revenue	\$ -	\$ -	\$ -	-
TOTAL REVENUES	\$ -	\$ -	\$ -	-
Capital outlay	\$ 1,454,120	\$ 1,486,656	\$ (32,536)	102%
TOTAL EXPENDITURES	\$ 1,454,120	\$ 1,486,815	\$ (32,695)	102%
810 - Westside Program Income				
Investment revenue	\$ 5,000	\$ 3,041	\$ 1,959	61%
TOTAL REVENUES	\$ 5,000	\$ 3,041	\$ 1,959	61%
815 - Westside Capital Projects				
Investment revenue	\$ 128,500	\$ 134,981	\$ (6,481)	105%
TOTAL REVENUES	\$ 128,500	\$ 134,981	\$ (6,481)	105%
Materials and services	\$ 223,808	\$ 94,868	\$ 128,941	42%
Capital outlay	2,227,681	205,744	2,021,937	9%
TOTAL EXPENDITURES	\$ 2,451,489	\$ 300,611	\$ 2,150,878	12%
825 - Coffee Creek Capital Projects				
Investment revenue	\$ 2,500	\$ 9,793	\$ (7,293)	392%
Transfers in	500,000	-	500,000	0%
TOTAL REVENUES	\$ 502,500	\$ 9,793	\$ 492,707	2%
Materials and services	\$ 136,004	\$ 91,336	\$ 44,668	67%
TOTAL EXPENDITURES	\$ 136,004	\$ 91,336	\$ 44,668	67%
827 - Coffee Creek Debt Service				
Taxes	\$ 748,000	\$ 631,050	\$ 116,950	84%
Investment revenue	6,000	7,720	(1,720)	129%
TOTAL REVENUES	\$ 754,000	\$ 638,770	\$ 115,230	85%
Debt service	\$ 782,000	\$ 139,198	\$ 642,802	18%
TOTAL EXPENDITURES	\$ 782,000	\$ 139,198	\$ 642,802	18%
830 - Wilsonville Investment Now Program				
Taxes	\$ 1,056,000	\$ 900,150	\$ 155,850	85%
TOTAL REVENUES	\$ 1,056,000	\$ 900,517	\$ 155,483	85%
Materials and services	\$ 1,056,000	\$ 70,400	\$ 985,600	7%
TOTAL EXPENDITURES	\$ 1,056,000	\$ 70,400	\$ 985,600	7%



The library celebrated Black History Month with a variety of programs and events, including the "Racing to Change: Oregon's Civil Rights Years" exhibit.

From the Director

In February, the library launched our Black History Month programming, aimed at celebrating African American culture and contributions.

Highlights included an exhibit by Oregon Black Pioneers about the history of Civil Rights in Oregon. In addition to the exhibit, we held a film screening of "Ruby Bridges," which sparked thoughtful discussions among attendees.

We also welcomed guest presenter Mariah Rocker, Oregon Black Pioneers' Public Programs and Exhibits Manager, who discussed the history of Oregon's Black exclusion laws. Dr. Bill Thierfelder gave an online presentation about Martin Luther King, Jr. Storyteller Habiba Addo shared West African stories with music and dance for an all-ages performance.

-Shasta Sasser, Library Director

Children's Services

Lunar New Year Grand Finale

Children and their grown-ups were invited on Feb. 15 to celebrate the conclusion of the Lunar New Year by participating in a variety of drop-in style games, crafts, and stories with the themes of Lunar New Year and this year's zodiac animal – the snake!

Spanish Storytime

Adventures in Spanish presented stories and songs in Spanish for children and their grown-ups at this monthly event on Saturday, Feb. 15.

Imagination Library celebration

The library celebrated the 13th anniversary of Dolly Parton's Imagination Library in Wilsonville with fun activities at our Friday Play Group on Feb. 21

UPCOMING:

- Terrific Trees with Rick Reynolds on Saturday, Mar. 22, at 11am
- Music Class with Heart Strings Mandarin on Saturday, Mar. 29, at 10:30am



A young patron plays with toy trucks at the Imagination Library celebration held in conjunction with Play Group on



A teen gets crafty using a badge maker at the Teen Valentine's Bash on Feb. 12.

Teen Services

Teen Afterschool Drop-in Activities

Every Wednesday afternoon from 3-6pm, teens are invited to drop-in to the library's Teen Area for video games, movies, crafts, and snacks.

Teen Valentine's Bash

On Feb. 12, teens celebrated the holiday by creating Valentine's crafts, enjoying 'lovely' snacks, and making their own hot cocoa concoctions.

UPCOMING:

- Teen Advisory Board meetings at 4:30pm on Mondays, Mar. 10 and 24.

Adult Services

Space Talk

Docents from Evergreen Aviation and Space Museum discussed the New Horizons spacecraft and its exploration of Pluto at the Feb. 1 Space Talk.

Book Notes concert

The Swing & Standards Trio performed jazz music from the American Songbook at this month's concert on Feb. 8.

Genealogy Club

At the February Genealogy Club meeting, Librarian Malia Laughton shared ways for members to find their female ancestors.

UPCOMING:

- Online presentation about Eleanor Roosevelt on Wednesday, Mar. 5, at 11am.
- First Friday Film screening of "Conclave" on Friday, Mar. 7, at 3pm.
- Book Notes Concert featuring Bernie Sims on Saturday, Mar. 8, at 2pm.
- Book Walk discussion of *Dream of Scipio* by Iain Pears on Thursday, Mar. 20, at 1pm.
- Genealogy talk by Pam Vestal on Saturday, Mar. 29, at 1:30pm.



Evergreen Aviation and Space Museum docent Donn Anderson answers questions at the Space Talk on Feb. 1.



Wilsonville High School student art was featured on our Art Display wall in February.

Around the Library

Tiny Art Show kits

On Feb. 1, the library provided 200 free mini art kits for the public. Each kit included a paintbrush, set of six acrylic paints, and a 3"x3" canvas. Completed artworks submitted by Feb. 26 will be included in the March Tiny Art Show in the library lobby. Stop by and vote for your favorite by Mar. 27.

Fine Forgiveness Day

We celebrated the library's 43rd birthday on Feb. 14 by waiving \$10 in overdue fines per person when they came into the library building. Due to the inclement weather, we extended Fine Forgiveness through Feb. 18.

Sunday

Monday

Tuesday

Wednesday

Thursday

Friday

Saturday

FEBRUARY

1 **Winter Reading Challenge**
January 2-February 28

Tiny Art Show Kits
While supplies last
Space Talks
11am-12:30pm

2

3
Genealogy Club
1pm

4
ODHS Drop-in
10am-12pm
1-3pm
Intermediate ESL
10am
Toddler & Baby Time
10:30am & 11:15am

5
Family Storytime
10:30am
Profiles
Zoom 11am
Historical Society
1-3pm
STEAM Stuff
2:30pm
Teen After School Drop-in
3-6pm

6
Family Storytime
10:30am

7
Play Group
10:30am-Noon
WIC Pop-Up Clinic
10am-12pm
1-4pm
First Friday Film
Twisters (PG-13)
3pm

8
Booknotes Concert
The Swing & Standards Trio
2-3pm

9

10
Rent Well Lab
10am-1pm
Teen Advisory Board
4:30pm

11
ODHS Drop-in
10am-12pm
1-3pm
Intermediate ESL
10am

12
Teen After School Drop-in
ValenTAB's Day Bash!
3-6pm



14
Library Birthday
Visit us for \$10 off overdue fines
WIC Pop-Up Clinic
10am-12pm
1-4pm
Thank You!
Library Event
10:30am-12pm

15
Spanish Storytime
11am
Lunar New Year
2-3:30pm

16

17
Library Closed
Washington's Birthday

18
ODHS Drop-in
10am-12pm
1-3pm
Intermediate ESL
10am
Toddler & Baby Time
10:30am & 11:15am

19
Family Storytime
10:30am
STEAM Stuff
2:30pm
Teen After School Drop-in
3-6pm

20
Family Storytime
10:30am
Book Walk
Cloud Cuckoo Land
1pm

21
Play Group
10:30am-Noon
WIC Pop-Up Clinic
10am-12pm
1-4pm
Film
Ruby Bridges (PG)
3pm

22
Africa- Rivers of Stories
11am-12pm

23

24
Rent Well Lab
10am-1pm
Teen Advisory Board
4:30pm

25
ODHS Drop-in
10am-12pm
1-3pm
Intermediate ESL
10am
Toddler & Baby Time
10:30am & 11:15am
Black Exclusion in Oregon
6-7:30pm

26
Family Storytime
10:30am
Teen After School Drop-in
3-6pm

27
Family Storytime
10:30am

28
Play Group
10:30am-Noon
WIC Pop-Up Clinic
10am-12pm
1-4pm
Creative Corner
2-3:30pm

8200 SW Wilsonville Road
Wilsonville, OR 97070
(503) 682-2744
wilsonvillelibrary.org
reference@wilsonvillelibrary.org

Hours
Monday - Thursday 10-8
Friday - Saturday 10-6
Sunday 1-6





Parks and Recreation Report | February 2025

Director's Report

February brought us a couple of significant weather events that required a rapid response from the team. On February 13 and 14 there was enough snow and ice to delay the opening of City buildings until noon on the 14. The Parks team prepared for this event by putting down deicer on park walkways. After the snow fell the team worked to clear walkways in our busiest parks. Fortunately, the inclement weather passed quickly and by the weekend the temperatures were back up to normal for this time of year and everything thawed out.

Just ten days later mother nature brought us a significant wind event which brought down several large trees in Memorial Park and branches and debris all over town. Once again the team jumped into action to clear roads, and pathways so that patrons could return to their beloved parks safely. I am always impressed by the team's willingness to jump in and serve the community, especially during adverse conditions.

Another highlight during these weather events was the tremendous effort of the nutrition team and volunteers at the Community Center. In anticipation of the winter weather, the team worked diligently to prepare frozen meals ahead of time to ensure that our community's most vulnerable population's nutrition needs were met.

Major kudos to all our team members for their continued dedication to community service.

~Kris Ammerman

Recreation and Arts Updates

Summer Registration Opens April 7!

The Summer season is around the corner, and with that, summer registration opening! Mark your calendars... all classes, programs, and summer camps will be open for registration on Monday, April 7. The summer activity guide will also feature special event information for gatherings such as Movies in the Park, Skate Jam, Party in the Park, Pride Celebration, Juneteenth and much more!

Community Garden Plots

Community Garden registration opened in February. Those interested in getting a plot for the 2025 growing season can find available plots at WilsonvilleParksandRec.com/Register

Many gardeners are returning members that had a plot in 2024. A total of 23 in-ground plots remain open for registration at this time, with a limit of one plot per household. In-ground plots are roughly 9x10 and cost \$22 for the year. The community garden is open year round and features a deer fence, on site water and compost collection.

The Hunt for Cupid's Hearts

The Hunt for Cupid's Hearts Scavenger Hunt event took place in February. A series of 10 wooden hearts were hidden throughout Wilsonville city parks. Clues to each hearts location were posted on social media. Participants emailed the hearts locations to Recreation Coordinator, Erica Behler and were entered to win a valentine's day themed prize basket. This year, to highlight the Many Cultures, One HeART public art project, each of the hidden hearts coordinated with the art and location of a future public art piece.

Athletic Fields in High Demand

The Parks and Recreation team hosted two in-person field sign-up nights— first for resident sports organizations followed by a second one for non-resident organizations. During these two evenings, representatives from different sports organizations had the opportunity to sign up for recurring field time for their teams to play on the athletic fields in Memorial Park. Once again, the Parks and Recreation team saw the continuing trend of resident organizations filling almost all available time slots on the ballfields during the spring season and soccer fields in the fall. With baseball, softball, and soccer groups looking to access fields year round the demand for field time is greater than ever.

Upcoming Events

Multicultural Dance Celebration: April 3, 6:30-8:30pm, McMenamins Old Church

Community Egg Hunt: April 19, 10am, Memorial Park Sports Fields

Many Cultures, One Heart Public Art Project Reception: April 30, 5pm, Stein Boozier Barn

WERK Day: May 10, 9-11am, Memorial Park (Complimentary Breakfast at the Community Center, 8-9 am)

Community Center Updates

Life 101 Lectures

The Life 101 lecture series continued with two presentations by Scientist and Traditional Chinese Medicine Physician PK Melethil. PK presented on Aging and Behavioral Health, as well as, how the body's gastrointestinal (GI) system impacts various nervous systems. The Alzheimer's Association presented their "Building Foundations of Caregiving" lecture which explored the role of a caregiver, the importance of a support team and how to manage stress.

Senior to Senior Conversations—Adopt a Grandparent Day

Members of the Wilsonville High School and Riverside High School Interact Club joined Community Center attendees for "Senior Conversations" aka, "adopt-a-grandparent". Club members had a number of conversation starters for the older adults in an effort to gain a better understanding of their life experiences. Programs like this aim to build a bridge between generations and foster mutual respect and learning. Special thanks to the Wilsonville Rotary for their coordination of this fun project.



Nutrition Program Weather Response and Valentines Day celebration

The Center's Nutrition staff worked to get ahead of February's winter weather and was able to get additional frozen meals out to the City's home delivered meal clients before the wintery conditions. This move, coupled with the three shelf-stable meals given to clients last month, ensured the City's most vulnerable community members had their nutrition needs met during the recent snow storm.

The wintery weather also delayed the Center's Valentine's lunch celebration but 98 individuals still had the opportunity to enjoy a special valentines lunch, albeit a week later!

Board Highlights

Arts, Culture, and Heritage Commission (ACHC)

At the February ACHC meeting the ACHC along with two members from the City's Diversity, Equity and Inclusion (DEI) Committee viewed artist options for the Temporary Pride Month Mural. The selection panel came to a consensus on which two artists to invite to create a unique design for this project. The two designs will be brought back to the panel at a future meeting, and the group will determine which artist to select.

Kitakata Sister City Advisory Board

The Kitakata Sister City Advisory Board met in February to discuss an upcoming meeting with Kitakata, Japan on March 12. The board also decided on the date for Host Family Information Night at the Wilsonville Library. This informational session on hosting a student from Kitakata will be held on August 13 at 6pm in the Oak Room. The board is expecting a student delegation December 6-16, 2025.

Parks and Recreation Advisory Board

The Parks and Recreation Advisory Board did not meet in February but will meet in April during their regularly scheduled meeting to review Community Opportunity Grant submissions and receive updates on current projects.

Parks Updates

February was a month of weather for the Parks team!

February 13 and 14, the team dealt with ice and snow throughout the parks and worked diligently to ensure paths were safe and clear for the community.



The Team also dealt with another weather incident on February 25; a wind storm brought down trees throughout the parks. The following week was spent clearing trees, limbs and other debris from parks. Memorial Park, pictured below lost six trees near the athletic fields.





City of Wilsonville Police

FEBRUARY 2025



Wilsonville has seen a recent rise in graffiti.

We have a team working to address the recent surge in incidents, experienced primarily on the west side, but seen throughout Wilsonville. The vandalism has resulted in significant damage, leading to costly repairs and increased labor expenses for private and public property owners.

As we work to identify those responsible, we are seeking help from the public. The graffiti of current concern is being applied by subjects using blue paint. We encourage anyone with relevant knowledge about persons behind the vandalism to contact our non-emergency line at 503-655-85211 or leave an anonymous tip by calling 503-423-4949.

Deputy Chris O'Connor's dedication to service was highlighted in the Prosperity Programs Report (July 2023 – June 2024) for his role in helping a Wilsonville resident, Shelby, rebuild his life.

Shelby faced significant challenges, including isolation, mental health struggles, and barriers from a 2014 criminal record. Over the past five years, Deputy O'Connor has served as a mentor, assisting him with utilities, medical insurance, and college enrollment.

When the pandemic stalled Shelby's progress, O'Connor took action again, working with **Clean Slate Clackamas**, a Prosperity 10,000 initiative, to clear his record and open new doors. Reflecting on the experience, O'Connor shared: *"What happened with Shelby was unprecedented. I love to see different teams come together and actually solve something."*

Today, Shelby is thriving, a testament to Deputy O'Connor's unwavering commitment to second chances. His work reflects the core values of law enforcement—service, compassion, and justice—and highlights the profound impact officers can have beyond their traditional roles. O'Connor's dedication is an asset to the profession, embodying the mission to not only protect but also uplift those in need.

Learn more about Prosperity 10,000:

<https://oregonworkforcepartnership.org/prosperity-10000/>



Shelby and Deputy O'Connor



City of Wilsonville

Call Activity

2,296

Total Calls

YEAR 2025

High Priority • 180

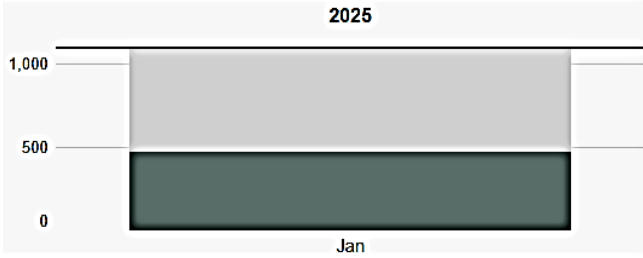
Medium Priority • 1,521

Low Priority • 595

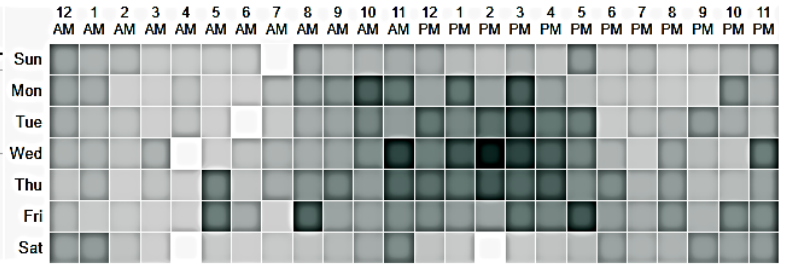
Public-Initiated • 934

Deputy-Initiated • 1,362

Call Activity by Month and Year



Call Activity by Day of Week and Hour of Day



*This dashboard is maintained by CGSO's Strategic Analysis Unit
 Data source: Clackamas County Communication's Computer Aided Dispatch (CAD) software
 Updated: 2/3/2025 3:45:17 PM (UTC)*

FEBRUARY 2025

168

Assist

152

Crime

220

Disorder

288

Other

374

Traffic

Crime	Count
Harassment/menacing	25
Theft	22
Domestic violence	20
Fraud	17
Hit and run	14
Assault/abuse	11
Criminal mischief	8
Trespass	7
Recovered stolen vehicle	6
Sex offense	6
Violation of restraining order	5
Stolen vehicle	4
Vice	4
Burglary	3

Disorder	Count
Suspicious activity	91
Parking complaint	57
Premise check	17
Subject contact	13
Disturbance	10
Unwanted person	7
Animal complaint	6
Noise complaint	6
Promiscuous shooting	5
Juvenile complaint	3
Abandoned vehicle	2
Juvenile custody dispute	2
Minor in possession	1

Assist	Count
Assist public	57
Alarm	44
Assist other agency	38
Missing person	17
Assist fire/medical	12

Other	Count
Follow-up	167
Civil	37
Community contact	31
Behavioral health	24
Detail/special duty (non-traffic)	16
Extra patrol	5
Other	3
Property	3
Home visit	1
Warrant service	1

Traffic	Count
Traffic stop	344
Traffic complaint	16
Traffic crash	7
Hazard	4
Detail/special duty (traffic only)	2
DUII	1

From The Director's Office:

As designated 'First Responders' who are trained to respond to an emergency, Public Works staff were well prepared to address the various issues that arose during the snow storm that occurred in mid-February.

The days before, during and after the event were full of staff activities. Prior to the inclement weather deicer was applied to the roads to minimize ice on the road. During the snowfall staff plowed the roads, spread sanding rock to provide traction, and cleared downed trees off the road.

When the power went out around the city, facilities equipped with generators switch over to alternative power. As a result of the power, fire panels within City facilities were calling out alarms and staff were on site to reset the fire panels.

As with any emergency there is likely to be an item or two that does not go as planned. Thus after the event, staff held a "hot wash" to discuss what went well, what did not go well, what might have been done differently to avoid that issue and what actions will be take to eliminate or minimize this issue in the future.

Thanks to the Public Works staff for their dedication to keep the City operating smoothly regardless of weather.



Best Regards,

Delora Kerber, Public Works Director

Roads

I'll Give You A Sign

This month the sign shop has been extremely busy! February started with over 200 sign tasks needed, and nearly all of them were completed using our in-house sign production equipment. Roads crew members Ricardo Anselmo, Salvador Favela and seasonal crew member Trey Coble are shown here fabricating and installing some of the new signs.



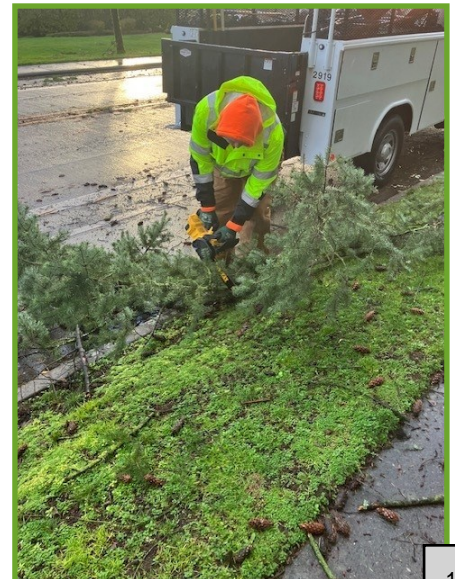
Roads

Calm After The Storm

Though we almost made it to Spring with no snow or ice, February did give us a chance to get out and use our Winter Readiness Plan and equipment. During snow and ice events, the Roads and Stormwater teams work together to keep Wilsonville's roads and drivers safe both day and night.



After recovering from the snow event, our Roads team had to bring out the chainsaws and debris trailers in response to the heavy rains and wind at the end of the month. High winds brought branches and trees onto and near roadways and the Roads team was out early to start clean up.



Stormwater

Preventative Maintenance

A new project is in the works for the Stormwater team, using closed-caption television (CCTV) to explore stormwater pipes made of concrete that may need future maintenance and replacement. Rodney Hoskins and Jay Herber are shown here identifying these areas before problems occur; saving time, money and potential emergency response in the future.



Stormwater

Out With Invasives

Invasive plants and trees can quickly become problematic and choke out native species. The Stormwater crew has recently removed invasive species from the Library pond as well as the pond/swale combo adjacent to Coffee Lake Drive, shown below. In the future, native trees and shrubs will be planted where the invasives once existed.



Facilities

Taking Over—Public Works Landscapes

Facility Maintenance Specialists Reynaldo Pineda and Luke McKinnon with the help of maintenance worker James Stroud and Seasonal worker Noah Fiscus, spent time cleaning up the landscapes at the new Public Works Facility. February marked the end of the one year landscape maintenance warranty agreement for the site. The crew pruned numerous ornamental grasses, hand weeded all of the beds, raked and blew out leaves and winter debris then applied preemergent throughout the site. The Public Works Complex landscapes now look better than they have all year!



Facilities

Conserving Resources

The Facilities grounds crew took advantage of the slight break in the weather to tackle a small landscape project at the Public Library. When the new Library sign was installed the irrigation to a small area of turf was removed. Instead of reestablishing the turf irrigation, crews decided to remove the turf and extend the nearby landscape bed around the sign. This reduces maintenance by removing the need to hand weed or spray around the sign plus it makes mowing easier and quicker.



Facilities

Summer Fun Is Just Around The Corner

The Murase water feature vault project is well underway. Facilities crew members assisted the contractor in lowering the new water feature pumps in to the equipment vault. The new pumps are configured to sit vertically as opposed to the old pumps that sat horizontally. This will make more room for the operators to access and navigate around the pumps. All of the new equipment has been successfully lowered into the vault and is currently being mounted and plumbed into the piping.



Facilities

Konnen Has The Key

Facility Maintenance Technician Konnen Bell has taken the lead in the City's Re-key project. With support from Facility Maintenance Technician Trevor Denfeld, Konnen finished rekeying the last of nine City facilities. The Facilities Department chose the X4 Medeco system to increase the City's security by protecting against unauthorized duplication of City Facility keys. This is the first City wide rekey in the last twenty-five years. The City now owns the actual keyway of the keys, meaning no one has the ability to possess a blank that can be used for duplicating one of the City's keys. Konnen performed the pinning of the lock cylinders, key cutting and identification stamping in the Facilities high security lock shop located in the new Public Works warehouse.



Utilities

Oops! They Did It Again

The Utilities Team recently responded to a water main break. A contractor was boring within the street right of way and struck a 2-inch water lateral. Both the Water and Sanitary Sewer members assisted with the response. The Sewer team used hydro-excavation to expose the pipe and the Water team replaced the broken components.



Utilities

After Hours Response

The late afternoon timing of the water line strike complicated the response due to it occurring at the end of the scheduled work day. After dark the team was able to utilize the Glow Bug light plants that are part of the Emergency Response trailer keep the work zone illuminated and safe.



SMART

SOUTH METRO AREA REGIONAL TRANSIT

2025

February Report
Transit/Fleet



**BLACK
HISTORY
MONTH**

Somewhere I read, "The true measure of a person is not how they behave in moments of comfort and convenience, but where they stand at times of controversy and challenges." I can only imagine that Dr. King found himself repeating these words to himself throughout his adult life. He believed in something that many others failed to grasp... character counts. The 1970 Simon and Garfunkel song, Bridge Over Troubled Waters, I would argue, has even greater significance today. With turbulence all around us, I ask, who among us will serve as a pier, an abutment, a wing wall, or a guard rail, as we begin to build a bridge of understanding and hope for a better future? Life can be so much better if we allow LOVE to have its way.

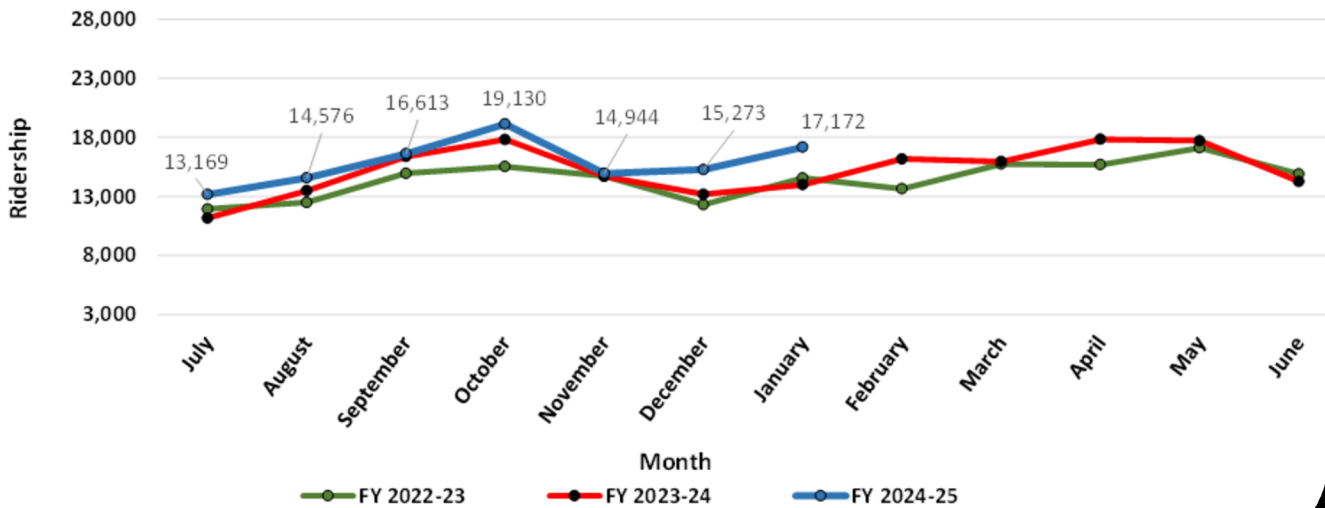
Dwight Brashear
Transit Director



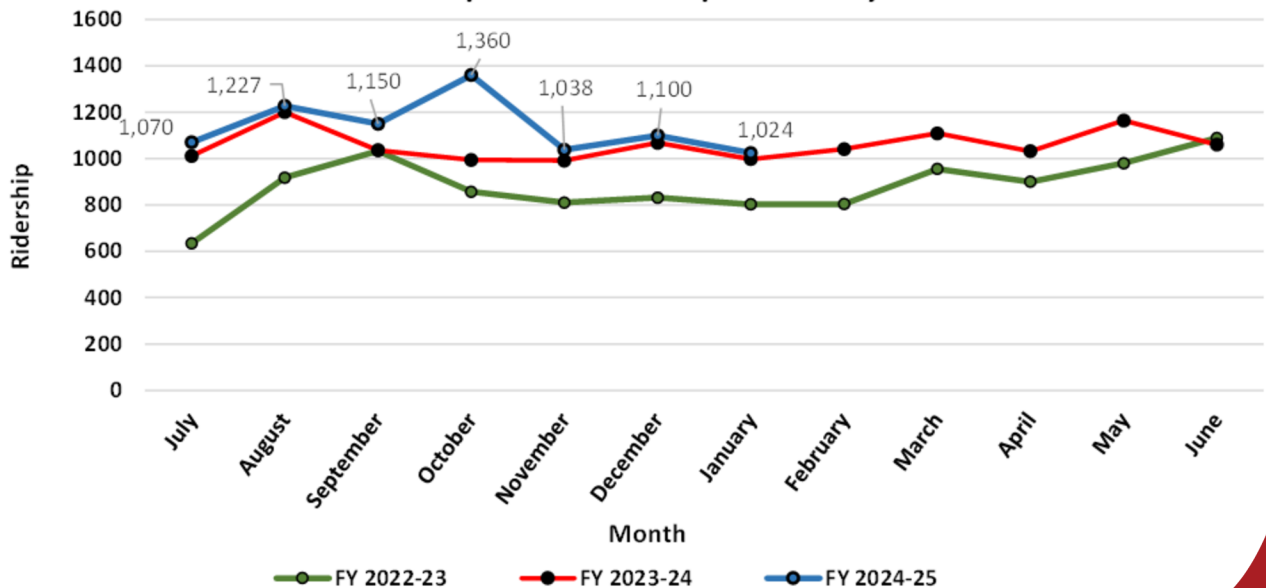
RIDERSHIP TRENDS

Anne MacCracken

Fixed Route Ridership Trends by Month



Demand Response Ridership Trends by Month



COMMUTE OPTIONS



Michelle Marston

February is a planning month for commute options program. We are scheduling Commute Challenges for the year as well as revising the Walk at Lunch program for 2025. SMART is working to launch a new Spring Commute Challenge for March, more details will be unveiled next month. These commute challenges or rewards programs are to promote the use of non-single occupancy vehicles, and encourage commuters to form carpools/vanpools, while also encouraging the use of transit



GRANTS & PROGRAMS

Kelsey Lewis

Last year SMART bid for its first electric cutaway bus (our 3 battery electric buses are all larger buses). The bus has been ordered and is in production. Since the first grant we received was not able to cover all the cost of this purchase, we have been in the process of writing the application and obligating an additional Federal Transit Administration (FTA) grant of formula funds to cover the additional cost. This process takes many months. This kind of work allows us to leverage our local funds as effectively as possible and keep moving in our transition to alternative fueled vehicles. We expect to see that new bus later this year.

FLEET SERVICES

Scott Simonton

Although bus service was suspended during our recent snow event, Fleet employees had plenty to do. As Public Works crews cleared snow and ice from the streets, mechanics were on hand to perform minor repairs and adjustments to the City's sand and plow trucks. Due to a power outage affecting most of the City, most of our facilities were running on generator power. Fleet employees checked and refueled generators as needed in the evening, to ensure the facilities had power through the night.