



Special Session

SPS

**Joint Session of the
Milwaukie City Council
and the
North Clackamas School District
Board of Directors**

CITY COUNCIL JOINT SESSION WITH THE NORTH CLACKAMAS SCHOOL DISTRICT BOARD

City Hall Council Chambers, 10501 SE Main Street
& Zoom Video Conference (www.milwaukieoregon.gov)

AGENDA

FEBRUARY 8, 2024

Council will hold this meeting in-person and through video conference. The public may attend the meeting at City Hall or join the Zoom webinar, or watch live on the [city's YouTube channel](#) or Comcast Cable channel 30 in city limits. For Zoom webinar login information visit <https://www.milwaukieoregon.gov/citycouncil/city-council-and-north-clackamas-school-board-joint-session>.

To participate in this meeting by phone dial 1-253-215-8782 and enter Webinar ID 819 7059 0097 and Passcode: 715828. Written comments may be submitted by email to ocr@milwaukieoregon.gov.

Note: agenda item times are estimates and are subject to change.

Page #

1. **Call to Order and Introductions** (6:00 p.m.)
2. **Introductions** (6:05 p.m.)
3. **City Overview – Report** (6:10 p.m.)
Presenter: Ann Ober, City Manager
4. **North Clackamas School District (NCSD) Overview – Report** (6:20 p.m.)
Presenter: Shay James, NCSD Superintendent
5. **Ardenwald Elementary School – Presentation** (6:30 p.m.) **1**
Presenter: Patricia Ahrens, NCSD Executive Director of Elementary Programs
6. **Low-Income Housing Tax Exemption Program – Proposal** (6:45 p.m.) **18**
Presenter: Emma Sagor, Assistant City Manager
7. **NCSD Student and Family Support Services – Report** (7:15 p.m.) **22**
Presenter: Ivonne Dibblee, Assistant Superintendent of Education
8. **Adjourn** (7:45 p.m.)

Meeting Accessibility Services and Americans with Disabilities Act (ADA) Notice

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Servicios de Accesibilidad para Reuniones y Aviso de la Ley de Estadounidenses con Discapacidades (ADA)

La ciudad se compromete a proporcionar igualdad de acceso para reuniones públicas. Para solicitar servicios de asistencia auditiva y de movilidad, favor de comunicarse a la Oficina del Registro de la Ciudad con un mínimo de 48 horas antes de la reunión por correo electrónico a ocr@milwaukieoregon.gov o llame al 503-786-7502. Para solicitar servicios de traducción al español, envíe un correo electrónico a espanol@milwaukieoregon.gov al menos 48 horas antes de la reunión. El personal hará todo lo posible para responder de manera oportuna y atender las solicitudes. La mayoría de las reuniones del Consejo de la Ciudad se transmiten en vivo en el [canal de YouTube de la ciudad](#) y el Canal 30 de Comcast dentro de los límites de la ciudad.



COUNCIL SPECIAL JOINT SESSION WITH THE NORTH CLACKAMAS SCHOOL DISTRICT BOARD

MINUTES

City Hall Council Chambers, 10501 SE Main Street
& Zoom Video Conference (www.milwaukieoregon.gov)

FEBRUARY 8, 2024

Council Present: Councilors Adam Khosroabadi, Rebecca Stavenjord, and Mayor Lisa Batey

Council Absent: Council President Robert Massey

NCSO Board Present: Directors Mitzi Bauer, April Dobson Paul Kemp, Tory McVay, Glenn Wachter,
and Vice Chair Kathy Wai

NCSO Board Absent: Chair Jena Benologa

Staff Present: Ann Ober, City Manager
Joseph Briglio, Community Development Director
Emma Sagor, Assistant City Manager
Scott Stauffer, City Recorder

Mayor Batey called the meeting to order at 6:02 p.m.

1. Call to Order

2. Introductions

Council, North Clackamas School District (NCSO) Board members, Ober, and NCSO Superintendent Shay James introduced themselves.

3. City Overview – Report

Ober provided an overview of the city’s organizational structure, the Milwaukie Community Vision, Council goals, strategic plan, and thanked NCSO staff for working with the city.

5. North Clackamas School District (NCSO) Overview – Report

James provided an overview of the district’s organizational structure, service area, strategic plan, vision and mission, and programming.

5. Ardenwald Elementary School – Presentation

Patricia Ahrens, NCSO Executive Director of Elementary Programs, introduced Ardenwald Principal Rosina Hardy. **Hardy** introduced Ardenwald teachers Amy Miller-Knight, Bethany Miller, Sarah Powers, and Assistant Principal Colleen Sackos.

Hardy provided an overview of Ardenwald’s mission, student body and staff demographics, academic and engagement growth areas, and values.

Sackos reported on Ardenwald’s attendance rates, noting an improvement since last year, and explained how staff worked with families to get students to come to school.

Powers presented literacy and learning data for Ardenwald and explained how that data informed the school’s approach to teaching. **Miller-Knight** and **Messina** discussed how they structure and collaborate on teaching plans to best educate students.

Powers provided a report from Ardenwald’s Parent Teacher Organization (PTO) on the family and community engagement activities held at the school.

Hardy commented on academic and engagement opportunities to build on Ardenwald's success to date.

Director Dobson remarked on the importance of setting high expectations for all students and commended Ardenwald staff for creating a welcoming environment.

Director Wachter asked about the lower rate of engagement and how the district could support Ardenwald address those scores. **Hardy** and **Powers** remarked on the negative impacts of COVID-19 on community engagement and attendance and how the school was working to better reach families.

Mayor Batey and **Hardy** clarified that PLC stood for Professional Learning Community, which referred to the development of the school's staff. **Batey**, **Sackos**, and **Messina** remarked on the impact of the pandemic on students' ability to consistently attend school.

Mayor Batey and **Powers** commented on the positive effect of community members reading to students and noted volunteer reading opportunities.

Director McVay appreciated Ardenwald staff's reference to students as scholars.

Director Kemp, **Powers**, and **Hardy** commented on what factors influenced community members and families ability to engage at school.

Councilor Khosroabadi remarked on the number of NCS D students from low-income homes and asked how the city could help advocate for services for those students.

Vice Chair Wai appreciated the work of Ardenwald's staff, remarked on the importance of continuing to find ways to be a welcoming community, and noted Councilor Stavenjord's work building community at Ardenwald.

Director Bauer appreciated the work and planning of Ardenwald staff.

Councilor Stavenjord remarked on the sense of community around Ardenwald and asked about how the city could support the school's programs. **Hardy**, **Messina**, and **Miller-Knight** suggested the school could use more after-school care resources. **Mayor Batey** noted Council was working on a letter of support for childcare resources and the group noted there was a big need and waitlist for after-school care.

6. Low-Income Housing Tax Exemption Program – Proposal

Sagor provided an overview of the existing low-home property tax exemption process the city and district had used, explained how the exemption helped to address a recognized housing need, and presented a proposal to streamline the process to allow it to renew without the city or district approving it annually.

Briglio reported on the financial impact of the program, noting the cost to the city and district, and confirmed that the property tax exemption was only for the parts of a low-income property with housing on it. **Sagor** noted that the financial impact did not involve bond funding. **McVay** and **Briglio** clarified the total impact of the exemption to the district.

Briglio highlighted pending development projects that may benefit from the exemption and positively impact Milwaukie's affordable housing supply. **Mayor Batey**, **Briglio**, and **Sagor** commented on how the tax exemption impacted owners versus renters of an exempted property. **Briglio** suggested that because of the built-out nature of Milwaukie's land there were few developments planned for the city.

Councilor Stavenjord wondered if there were opportunities for the city to partner with private entities to purchase properties for housing. The group noted that the tax

abatement would be good for 10 years if the property met the program requirements, that government-owned properties were already tax exempt, and that exempted developments could potentially bring other sources of revenue to the city and district.

Director Bauer and **Briglio** noted that for-profit developers could also partner with local government and non-profit groups to build low-income housing.

Director Kemp and **Vice Chair Wai** remarked on the benefits of being a welcoming community and engaging with low-income families.

Mayor Batey thanked staff for meeting with other taxing districts who would be impacted by the program and **Sagor** reported that no taxing district opposed the proposed program.

Sagor summarized that with Council and NCSB Board consent, staff would prepare a joint agreement for both governing bodies to consider adopting to authorize the program.

Councilor Khosroabadi supported the program and the partnership with NCSB.

Director McVay encouraged staff to think through all the details of the agreement. **Briglio** noted that the program would be revisited annually.

7. NCSB Student and Family Support Services – Report

Ivonne Dibblee, NCSB Assistant Superintendent of Education, introduced NCSB Director of Student and Family Services Jennifer Kiltow, NCSB Associate Director of Student and Family Services Barnaby Gloger, and NCSB Homeless Liaison Jalaam Roberson. **Kiltow** and **Gloger** provided an overview of the district’s approach to providing support services, including a McKinney-Vento team that works with homeless children.

Roberson discussed the barriers that houseless families deal with daily, basic rights of homeless students, and what the district was doing to support homeless students.

Dibblee thanked district staff and community partners for their work to support students and families, noting the work done at the Wichita Center.

Director McVay and **Roberson** noted the importance of the Wichita Center in allowing the district to provide community resources.

Director Bauer thanked staff for their work and expressed frustration with North Clackamas Parks and Recreation District (NCPRD) Board’s decision to terminate the lease for the service providers at the Wichita Center.

The group commented on the importance of the services provided at the Wichita Center.

Director Kemp and **Mayor Batey** reported hearing that NCPRD was in talks to sell the center back to NCSB and encouraged the public to contact the NCPRD Board regarding the lease.

Vice Chair Wai appreciated Roberson’s work and asked about students’ experience in school and what else they need. **Roberson** suggested the NCSB Board should continue to support the programs and growing the number of partnerships with agencies that provide shelter and resources.

Director Dobson remarked on a personal experience with houseless students and the need for social support services like those provided at the Wichita Center. **Roberson** expressed dissatisfaction with the NCPRD Board’s decision regarding the center’s lease.

Councilor Stavenjord thanked NCSB staff for their support services work and commented on an opportunity for the city and NCSB Board to work together on an

application to the county for additional support services funding. **Stavenjord** agreed with **Director Dobson** and asked how the city and school district could work together regarding the Wichita Center situation. **Cindy Detchon**, NCSD Assistant Superintendent, provided an update on discussions between NCSD and NCPRD regarding the possibility of NCSD purchasing the Wichita Center and noted the lack of other facilities that would be able to meet the district's needs for the center.

Director Bauer noted mutually beneficial intergovernmental agreements (IGAs) the county had made for similar projects and hoped NCPRD would offer a similar deal for the Wichita Center.

The group commented on next steps for NCSD and NCPRD staff in resolving the Wichita Center lease and possible sale.

Councilor Khosroabadi and **Detchon** reviewed how the Clackamas Board of County Commissioners (BCC) who served as the NCPRD Board had informed NCSD of their decision to terminate the Wichita Center lease. The 2018 land exchange of properties that had resulted in NCPRD owning the Wichita Center was noted.

8. Adjourn

It was moved by Councilor Khosroabadi and seconded by Vice Chair Wai to adjourn the meeting. Motion passed with the following vote: Councilors Khosroabadi and Stavenjord, Mayor Batey, and Directors Bauer, Dobson, Kemp, McVay, and Wachter, and Vice Chair Wai voting "aye." [9:0]

Mayor Batey adjourned the meeting at 8:26 p.m.

Respectfully submitted,



Scott Stauffer, City Recorder

**NORTH CLACKAMAS SCHOOL DISTRICT 12
CLACKAMAS COUNTY, OREGON
MINUTES — Milwaukie City Council Joint Session with North Clackamas School District
February 8, 2024
Milwaukie City Hall**

Work Session

With due notice having been given and a quorum present, Mayor Lisa Batey convened a joint open session with the Milwaukie City Council at 6:02 p.m. with the following members present:

North Clackamas School Board

Kathy Wai	–	Vice Chair
Mitzi Bauer	–	Director
April Dobson	–	Director
Paul Kemp	–	Director
Tory McVay	–	Director
Glenn Wachter	–	Director
Shay James	–	Superintendent
Donna Collingwood	–	Board Secretary

Milwaukie City Council

Lisa Batey	–	Mayor
Adam Khosrabadi	–	Councilor
Rebecca Stavenjord	–	Councilor (virtual)

Also present were Ivonne Dibblee, Cindy Detchon, Petra Callin, Patricia Ahrens, Khaliyah Williams-Rodriguez, Michelle Riddell, and Matt Makara, City of Milwaukie employees

City Overview - Report - City Manager Ann Ober presented an overview of the city of Milwaukie and Milwaukie City Council.

North Clackamas School District (NCSD) Overview - Report– Superintendent Shay James presented an overview of North Clackamas School District.

Ardenwald Elementary School - Presentation- Executive Director of Elementary Programs Patricia Ahrens, Principal of Ardenwald Elementary Rosina Hardy, Assistant Principal Colleen Sackos, Instructional Coach Sarah Powers, SLC/P teacher Amy Miller-Knight, and 1st grade teacher Bethany Messina gave a presentation on Ardenwald Elementary School. The presentation included school mission and vision, demographics, focus on growth, core values, student growth, home-school partnerships, opportunities, and forward actions. Questions and comments from the Board and Milwaukie City Council were addressed.

Low-Income Housing Tax Exemption Program - Proposal – Assistant City Manager Emma Sagor presented a proposal to make it easier for non-profit developers of affordable housing to make use of a tax incentive program to encourage the development of income-restricted housing in Milwaukee.

NCSD Student and Family Support Services - Report – Assistant Superintendent of Education Ivonne Dibblee, Director of Student and Family Services/Integrated Programs Jennifer Dove-Kiltow, Associate Director of Student and Family Services Barnaby Gloger, and Homeless Liaison Jaalam Roberson presented an informational report on NCSD Student and Family Support Services.

There being no further business to come before the Board, the meeting adjourned at 8:26 p.m.

Approved February 22, 2024

ARDENWALD ELEMENTARY SCHOOL

PRESENTATION

Agenda Item #5
February 8, 2024

SUPERINTENDENT'S RECOMMENDATION:

This item is presented for Board Information.

BACKGROUND:

This year, a school will be highlighted each month and will make a presentation to the School Board to engage in a discussion on student achievement.

Ardenwald is committed to its mission and goals, emphasizing our continuous pursuit of school improvement and excellence. Ardenwald takes immense pride in the aspects that make us unique and will showcase school values, students' voices, and partnerships. Our staff collaboration is a cornerstone of our success, as we believe every child is an asset to our community.

As of 1/24/2024, Ardenwald Elementary has 411 students.

ATTACHMENTS:

- A. [2022-23 Oregon At-A-Glance School Profile](#)
- B. [Ardenwald Elementary Board Presentation Slides](#)

PRESENTERS / STAFF CONTACT:

Patricia Ahrens, Executive Director of Elementary Programs
Rosina Hardy, Principal of Ardenwald Elementary School
Colleen Sackos, Assistant Principal
Sarah Powers, Instructional Coach
Amy Miller-Knight, SLC/P Teacher
Bethany Messina, 1st Grade Teacher
Liz Stephens, PTO President



OREGON AT-A-GLANCE SCHOOL PROFILE

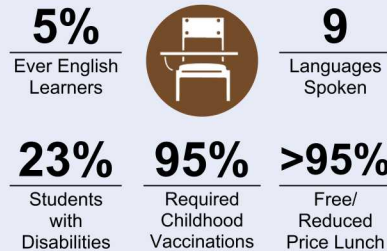
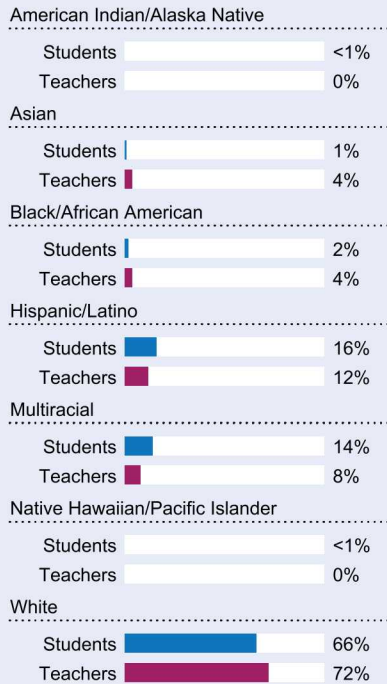
Ardenwald Elementary School

PRINCIPAL: Rosina Hardy | GRADES: K-5 | 8950 SE 36th St, Milwaukie 97222 | 503-353-5320

Students We Serve



DEMOGRAPHICS

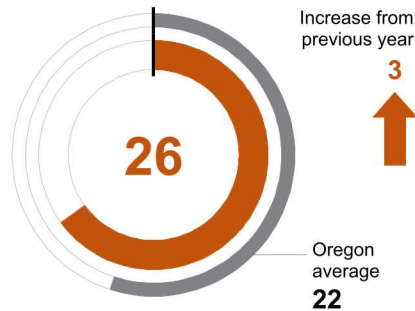


*<10 students or data unavailable

School Environment

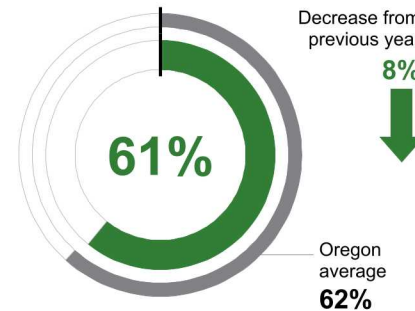
CLASS SIZE

Median class size.



REGULAR ATTENDERS

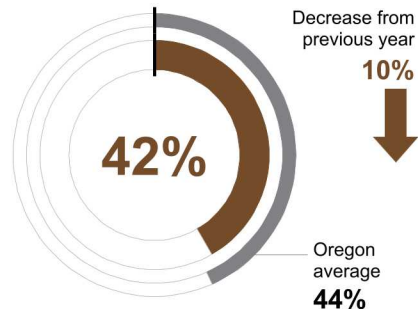
Students who attended more than 90% of their enrolled school days.



Academic Success

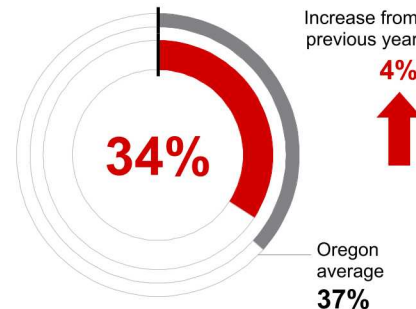
ENGLISH LANGUAGE ARTS

Students meeting state grade-level expectations.



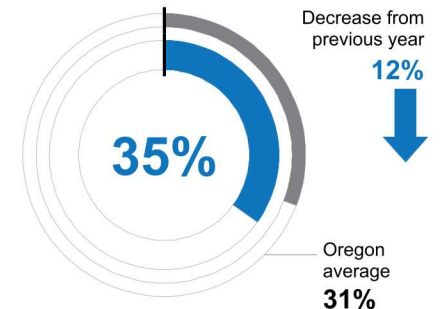
MATHEMATICS

Students meeting state grade-level expectations.



SCIENCE

Students meeting state grade-level expectations.



School Goals

As NSCD elementary school students enter one of our vibrant neighborhood, magnet, or charter schools, NCSD fosters a joy of learning, nurtures a positive vision for their future, and cultivates a school environment where all cultural heritages are valued. NCSD's elementary schools are striving to achieve this vision by focusing on the whole child and ensuring social, emotional, physical, and academic needs are met.

State Goals

The Oregon Department of Education is partnering with school districts and local communities to ensure a 90% on-time, four year graduation rate by 2027. To progress toward this goal, the state will prioritize efforts to improve attendance, provide a well-rounded education, invest in implementing culturally responsive practices, and promote continuous improvement to close opportunity and achievement gaps for historically and currently underserved students.

Safe & Welcoming Environment

NCSD believes the physical, social, and emotional safety of all students is a priority no matter their demographics or identities. Therefore, NCSD has an obligation to each student, family, staff member, and community member to provide environments that hold a fundamental sense of safety and respect. NCSD values all people regardless of background, race, color, religion, sex, sexual orientation, gender identity, national or ethnic origin, marital status, age, disability, or familial status.

Outcomes

Our Staff (rounded FTE)



21

Teachers



14

Educational assistants



1

Counselors/
Psychologists/
Social Workers



84%

Average teacher retention rate over the past three years



77%

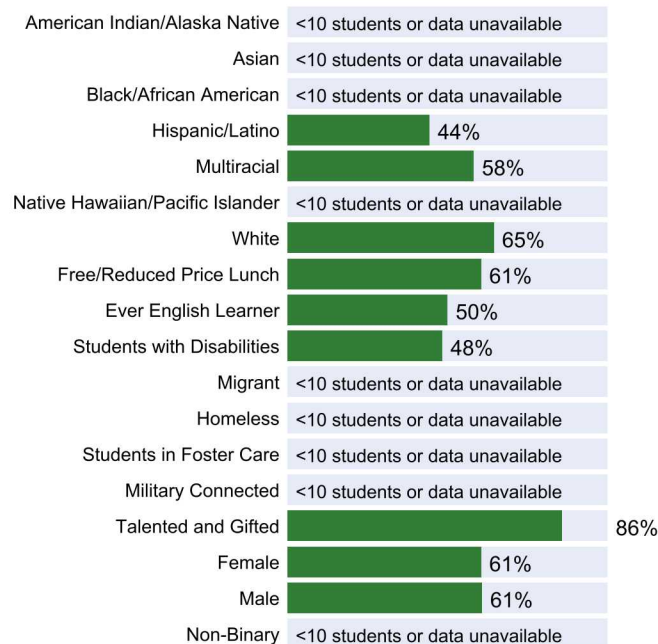
% of licensed teachers with more than 3 years of experience



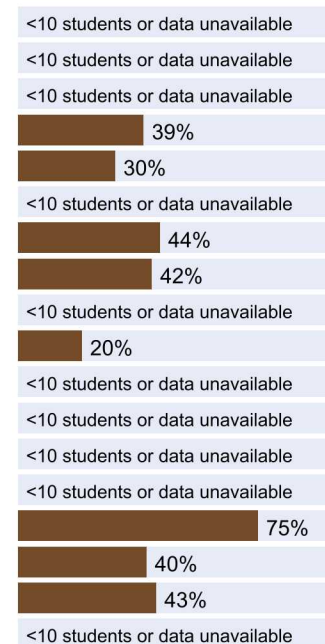
No

Same principal in the last 3 years

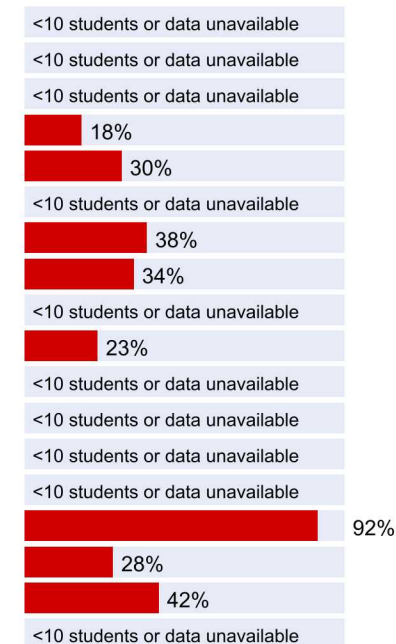
REGULAR ATTENDERS



ENGLISH LANGUAGE ARTS



MATHEMATICS



About Our School

BULLYING, HARASSMENT, AND SAFETY POLICIES

NCSD believes that in order for all students, families, and staff members to feel important and welcome as members of the school community, they must feel safe - physically, emotionally, and psychologically. For this reason, NCSD has a comprehensive set of policies that prohibit bullying and harassment, and NCSD has established multiple reporting and accountability measures designed to assist NCSD to respond quickly to these incidents. Information about NCSD's policies can be found at bit.ly/2CrTbnk.

EXTRACURRICULAR ACTIVITIES

North Clackamas School District offers a range of extracurricular activities for our elementary-aged students. Some examples may include: morning/after school CARE program, PTA/PTO-sponsored events, music and arts education, and partnerships with local, community-based organizations.

PARENT ENGAGEMENT

Engaged families are a key component in the academic success of students. NCSD provides multiple forums for families to become invested in their child's education, their schools, and the larger NCSD community. Whether their students are striving or thriving, NCSD believes it is essential for families to actively participate in their children's education, and NCSD's schools know this is a key responsibility.

COMMUNITY ENGAGEMENT

North Clackamas Schools welcomes and values the contributions of its community partners. Local businesses, social service organizations, and numerous individual volunteers add to the richness of the NCSD experience, both inside and outside of classrooms. Volunteers are welcome at our schools, and are a valued source of knowledge and expertise benefiting students and staff.



**ARDENWALD
ELEMENTARY
2023-2024**



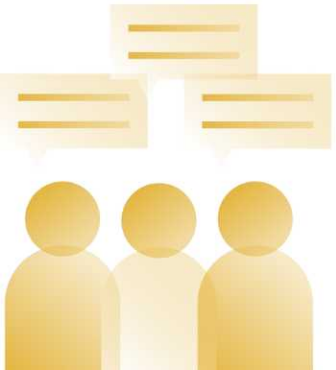
Rosina Hardy
Principal



Colleen Sackos
Assistant Principal

OUR MISSION

To ensure that all students learn and experience success by creating caring and trusting relationships, celebrating efforts, and encouraging risk-taking.



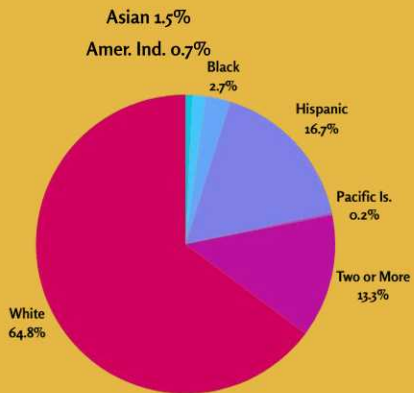
WHO WE ARE

Title 1 School

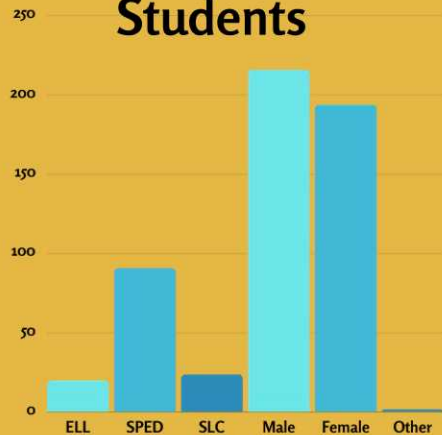
Total Enrollment: 411



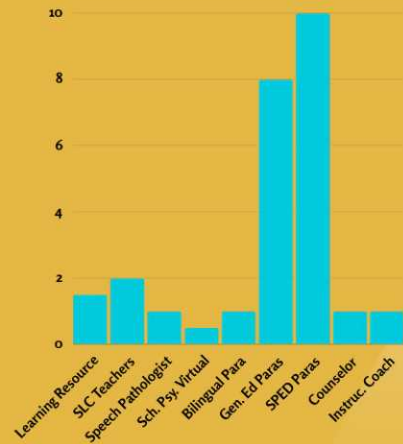
Our Student Race/Ethnicity



Our Students



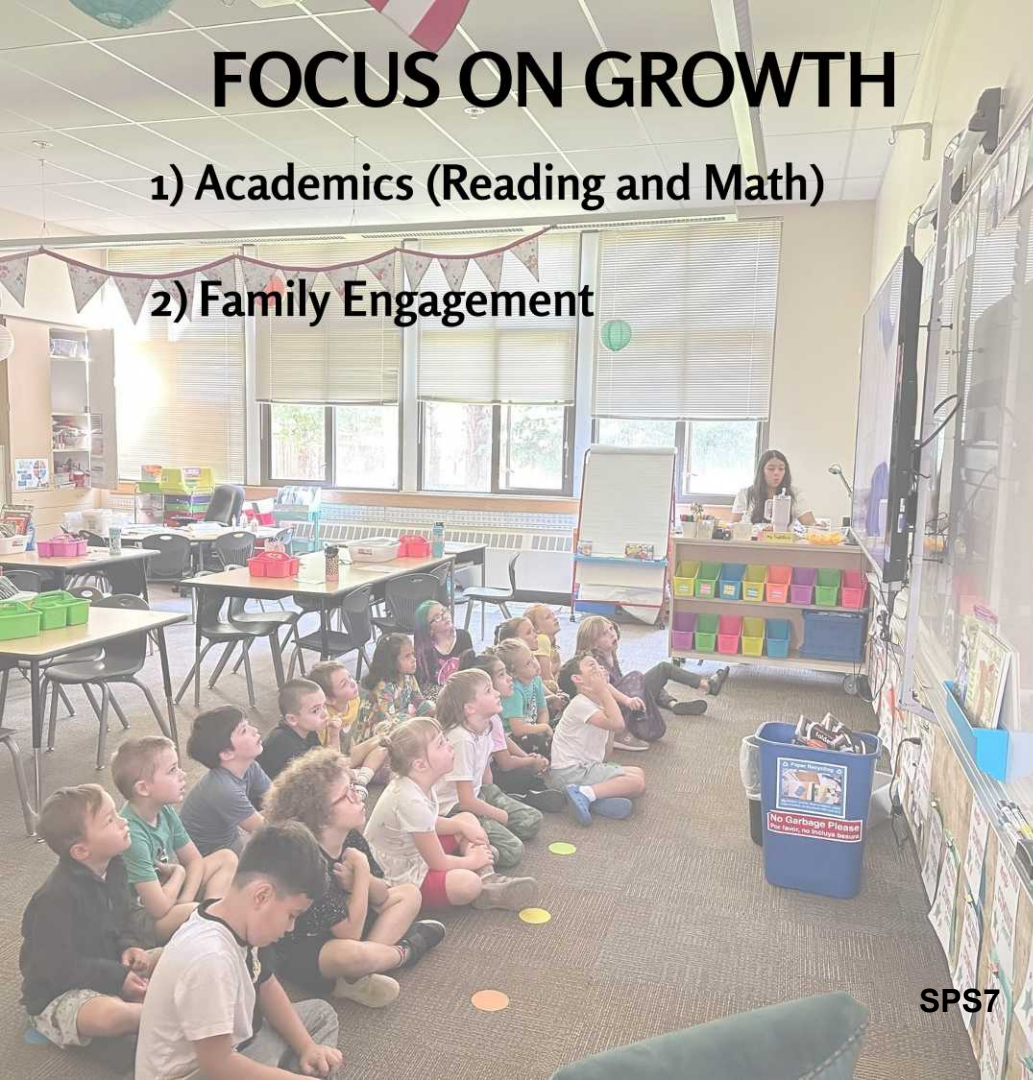
Our Staff



FOCUS ON GROWTH

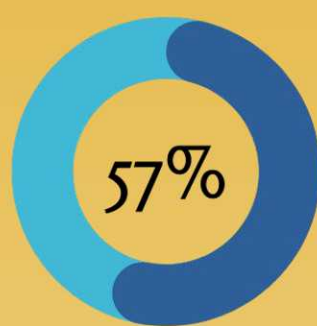
1) Academics (Reading and Math)

2) Family Engagement

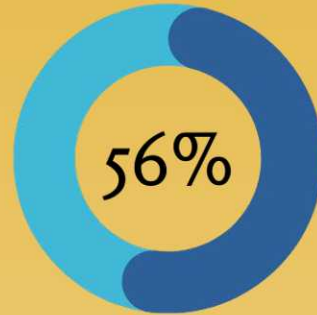


SPS7

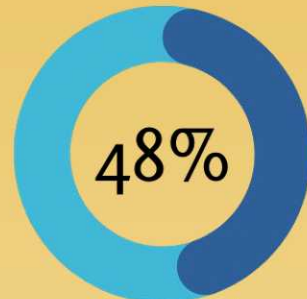
Focus Area: Reading
Fall FastBridge Reading Data



3rd Grade



4th Grade



5th Grade

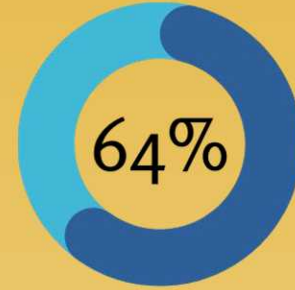
FOCUS ON GROWTH



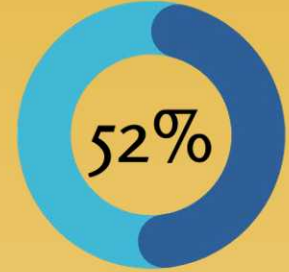
SPS8

Focus Area: Math

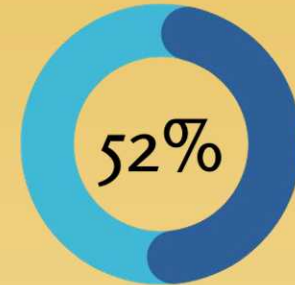
Fall FastBridge Math Data



3rd Grade



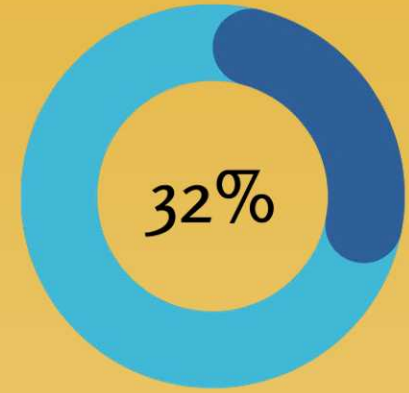
4th Grade



5th Grade



Focus area: Family Engagement



Percent Positive Rate

Question: I feel empowered to play a meaningful role in decision-making in my school

Spring YouthTruth Data 2023

CORE VALUES AND STUDENT VOICE ARE NURTURED AND AMPLIFIED

Care
Relationships
Equity
Integrity
Empowerment



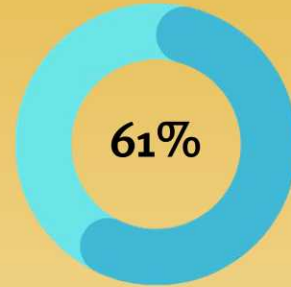


What we do?

Meet regularly to support students and families with consistent school attendance to support student growth, and collaborate with staff around strategies for attendance improvement.

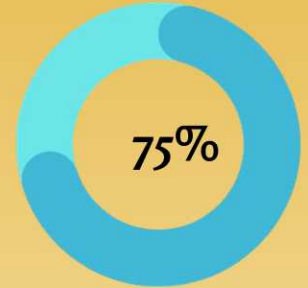
SPS11

ATTENDANCE MATTERS



2022-2023

61% of
Ardenwald
students
attended 90%
or more days



2023-2024

75% of
Ardenwald
students have
attended 90% or
more days (as of
1/30/24)

LITERACY, PROFESSIONAL LEARNING COMMUNITIES, & DATA ARE INTEGRATED



	Observed		Monthly Observed	
	Fall Score	Winter Score	Growth Score	Growth %ile
	428	437	2.32	42
	427	443	3.91	68
	?	453	? 2.73	50
	426	461	8.71	95
	462	462	-0.03	10
	408	471	15.87	99
	460	473	3.07	56
	456	481	5.93	87

Student Growth %ile:



WE ALL BELONG



Mrs. Messina's First Grade and Mrs. Miller-Knight's
Primary Buddy Classrooms

HOME-SCHOOL PARTNERSHIP

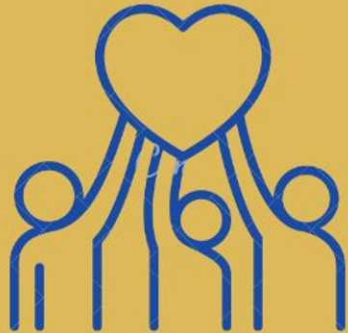
01

This school year we've had
354 Volunteer hours.
Thank you to our volunteers



02

Volunteer opportunities



SPS14





OPPORTUNITIES

- K-12 Alignment of PLCs Year
- New FastBridge Assessment
- Sustainable Engaging Family Involvement
- Disaggregating Data
- Living in our Highest Potential Together



FORWARD ACTIONS

- Strengthen PLC and Data Literacy
- Strengthen Disaggregating Data
- Strengthen Core Instruction
- Strengthen Community Involvement
- Strengthen Collaboration Across Systems to Live Our Highest Potential



SPS17

QUESTIONS



COUNCIL STAFF REPORT

To: Mayor and City Council
Ann Ober, City Manager,
North Clackamas School District (NCSD) School Board, and
Shay James, NCSD Superintendent

Date Written: Jan. 30, 2024

Reviewed: Joseph Briglio, Community Development Director

From: Emma Sagor, Assistant City Manager

Subject: **Non-Profit Low Income Housing Tax Exemption Program**

ACTION REQUESTED

Council and the NCSD School Board are asked to receive a presentation about and consider a proposal to make it easier for non-profit developers of affordable housing to make use of a tax incentive program to encourage the development of income-restricted housing in Milwaukie.

HISTORY OF PRIOR ACTIONS AND DISCUSSIONS

[April 19, 2016](#): Council declared a housing emergency in response to a combination of low vacancy rates and rapidly increasing rents and home sale prices. This emergency has been extended numerous times.

[December 12, 2017](#): Council discussed the low-income housing property tax exemption in a study session.

[March 3, 2020](#): Council approved the property tax exemption for WALSH Commons development.

[June 2023](#): Council adopted the city's Housing Production Strategy (HPS).

ANALYSIS**Background**

Milwaukie declared a housing emergency in 2017 and adopted a five-year action plan with strategies to develop new affordable units, prevent displacement and keep units affordable and connect our residents to existing affordable housing.

One element of this action plan is centered around providing incentives to encourage the development of affordable housing. Existing examples of incentive-based solutions Milwaukie has utilized include:

- A [1% Construction Excise Tax \(CET\)](#) on new construction permits with a value of more than \$100,000 to support affordable housing, which is used to fund incentives for affordable housing development
- A [Vertical Housing Development Zone](#), which provides qualified development projects a 10-year property tax exemption on the value of new construction or rehabilitation for 20 percent per eligible residential floor(s) above a commercial ground floor with total exemption limited to no more than 80 percent. Additional exemption may be available

for projects with affordable housing (land exemption of 20 percent per eligible floor up to 80 percent). (*This sunset on July 1, 2022*)

- Nonprofit low-income housing tax exemption program (allowed for by [Oregon Revised Statute \(ORS\) 307.540-548](#)) for development of WALSH Commons by Northwest Housing Alternatives (NHA) in 2019

This last tool allows properties that are owned or leased by a nonprofit organization and are limited to households earning no more than 60% of the area median family income (MFI) to be exempt from property taxes. Through the exemption, the nonprofit can reduce rents for households. To approve an exemption through this tool, the state requires 51% of the local taxing authority to authorize forgoing that revenue. In the case of the Northwest Housing Alternatives development in 2019, the city and school district—who combined account for approximately 60% of local property taxes—comprised the majority needed to authorize the exemption.

Milwaukie is interested in exploring ways to more readily use the nonprofit low-income housing tax exemption program, instead of on a case-by-case basis. In other communities, taxing entities have approved one-time resolutions that allow any eligible property to apply without needing to seek approval from taxing districts each time. These cities then report to their Council annually about new developments that still comply with the program requirements and are receiving the exemption. Examples from our local area include:

- [City of Tigard](#)
- [City of Portland](#)
- [City of Salem](#)
- [City of Tualatin](#)
- [City of Bend](#)

Outreach and Analysis Completed to Date

The City of Milwaukie’s city manager’s office, community development department, and finance department have jointly led efforts to analyze potential impacts of this proposal and conduct outreach with other taxing authorities.

Additional information will be shared with Council and the School Board at the February 8 meeting. The following table (next page) shows the estimated property tax loss per \$1,000,000 in assessed value of new development that qualifies under the program. The city doesn’t anticipate a large number of qualifying properties in the near term (i.e. 5-years); however, local bond measures and state housing funds will support more opportunities for non-profit housing than in previous decades.

Taxing Authority	Taxed Rate for Tax Code 012-002	Property Tax Revenue loss per \$1,000,000 Assessed Value
North Clackamas Schools	4.6615	\$4,662*
City of Milwaukie	4.0300	\$4,030
Clackamas County	2.3582	\$2,358
County Fire District #1	2.3091	\$2,309
North Clackamas School Bond	2.1961	\$0
North Clackamas Schools Local Option Levy	1.6300	\$1,630
Clackamas Community College	0.5428	\$543*
County Fire District #1 Local Option Levy	0.5200	\$520
NCPRD	0.5116	\$512
County Library	0.3874	\$387
Metro Bond	0.3820	\$0
County Public Safety Local Option Levy	0.3680	\$368
Clackamas ESD	0.3593	\$359
City of Milwaukie Bond	0.3302	\$0
Milwaukie Urban Renewal	0.3063	\$306
Clackamas Community College Bond	0.2484	\$0
County Urban Renewal	0.2152	\$215
Metro Local Option Levy	0.0960	\$96
Metro	0.0940	\$94
County Emergency Radio Bond	0.0885	\$0
Fire District #1 Bond	0.0817	\$0
Port of Portland	0.0685	\$69
County Extension and 4H District	0.0488	\$49
Soil Conservation District	0.0488	\$49
Vector Control District Local Option Levy	0.0250	\$25
Vector Control District	0.0064	\$6

*Educational institutions that receive formula funding from the state would not experience this full revenue loss

The city invited all local tax authorities to attend drop-in sessions on December 15 and December 18, 2023, to review this impact analysis, hear about the city’s proposals, and ask any questions. Representatives from NCSD, Clackamas Fire District #1 (CFD1), Metro, and Clackamas Community College (CCC) all attended. No taxing authority raised any significant concerns or asked for a follow-up meeting.

Proposed Next Steps

Combined, the city and NCSD are currently responsible for more than 60% of the local tax rate in Milwaukie; based on the requirements in state statute for use of the non-profit low-income affordable housing tax abatement program, applications would be approved if both agencies authorize it. Staff are seeking direction on whether there is interest in the two agencies entering into an agreement that would authorize use of the program on all applicable developments, eliminating the need to negotiate an agreement on a case-by-case basis and making it easier and more attractive for nonprofit developers to build this kind of housing in Milwaukie.

If there is support for this action, staff recommend the city and NCSD prepare and approve an agreement documenting this, and then each agency adopt a resolution (or comparable) authorizing use of the program in all applicable circumstances. Staff recommend the agreement be put in place for a period of 10 years, and that the agreement stipulate that staff will provide a report of eligible developments to both entities (and all local taxing authorities) annually, prior to submitting this information to the County assessor's office.

BUDGET IMPACT

As demonstrated in the tables above, the city would anticipate forgoing approximately \$4,300 (between general property tax and urban renewal) per each \$1,000,000 in assessed value of new qualifying development. In the case of WALSH Commons, the only development currently approved in Milwaukie under this program, the city's property tax loss in 2023 was approximately \$10,582 in general tax revenue and \$804 in urban renewal revenue.

WORKLOAD IMPACT

If the city and NCSD provide ongoing approval to utilize this program, staff will work to prepare an annual report in the spring to both agencies (and all local taxing authorities) disclosing how many properties qualify and estimating potential impact. Although staff foresees this reducing some administrative burden as individual agreements will no longer need to be negotiated on a case-by-case basis, it will still likely require staff time for consistent monitoring and tracking as additional properties apply and utilize this incentive.

CLIMATE IMPACT

None.

COORDINATION, CONCURRENCE, OR DISSENT

The city reached out to all other local taxing authorities to attend drop-in sessions on December 15 and December 18, 2023, to review this impact analysis, hear about the city's proposals, and ask any questions. Representatives from NCSD, CFD1, Metro, and CCC all attended. No one raised any significant concerns or asked for a follow-up meeting.

STAFF RECOMMENDATION

Staff recommend Council and the NCSD Board move ahead with developing an agreement approving use of the nonprofit low-income housing tax exemption program on all qualifying properties and pass a resolution (or other appropriate mechanism) authorizing this for a period of 10 years. Staff recommend the agreement stipulate that staff will provide a report of eligible developments to both entities (and all local taxing authorities) annually, prior to submitting this information to the County assessor's office.

ALTERNATIVES

Council and the NCSD Board may choose not to develop an agreement authorizing ongoing use of this program in applicable circumstances. In that case, staff can bring applications forward to each agency on a case-by-case basis (the current process).

ATTACHMENTS

1. None.

NCSD STUDENT & FAMILY SUPPORT SERVICES

REPORT
Agenda Item #7
February 8, 2024

ORIGINATED BY:

This is an informational report presented to the North Clackamas School District Board of Directors and the City of Milwaukie City Council.

BACKGROUND:

Housing instability presents a formidable barrier to students' learning, potentially undermining their academic progress and overall well-being. The uncertainty and stress associated with unstable housing situations can have profound effects on students' ability to focus, participate, and succeed in school. The constant worry about where they will sleep each night can lead to emotional distress, diverting valuable cognitive resources away from learning. Additionally, frequent moves due to housing instability can disrupt students' routines, making it difficult for them to establish a sense of stability and consistency necessary for academic achievement.

North Clackamas School District plays a role in supporting students and families facing housing instability by implementing comprehensive programs and services aimed at addressing their needs.

This time is set aside for a report regarding:

- The team of professionals who identify and support students who are experiencing housing instability
- Barriers that students who experience housing instability face
- Support and resources available to NCSD students experiencing housing instability

ATTACHMENTS:

- Presentation Slides

PRESENTER/STAFF CONTACT:

Ivonne Dibblee, Assistant Superintendent of Education
Barnaby Gloger, Associate Director, Student & Family Services
Jennifer Kiltow, Director, Student & Family Services/Integrated Programs
Jalaam Roberson, Homeless Liaison



Breaking Barriers

*Empowering Students & Families by Addressing
Housing Instability in the
North Clackamas School District*

McKinney-Vento Team Introductions

Jalaam Roberson-North Clackamas McKinney Vento Liaison

Nancy Saldivar- Student & Family Advocate

Vincent Rininger- Student & Family Advocate

Barnaby Gloger- Associate Director, Student and Family Services

Jen Kiltow- Director, Student and Family Services/Integrated Programs



McKinney-Vento

The McKinney-Vento Act's Education of Homeless Children and Youth Program ensures that homeless children and youth are provided a free, appropriate public education, despite lack of a fixed place of residence or a supervising parent or guardian. The state public school admission statute assuring the right of homeless and other children and youth in similar circumstances to enroll in schools is ORS 339.115(7).



McKinney-Vento Students

Students may experience one of the following situations:

“Doubled up” - sharing housing with others due to economic hardship. These can range from short -long term arrangements but are typically overcrowded and unstable

Living in hotels/motels (usually short term)

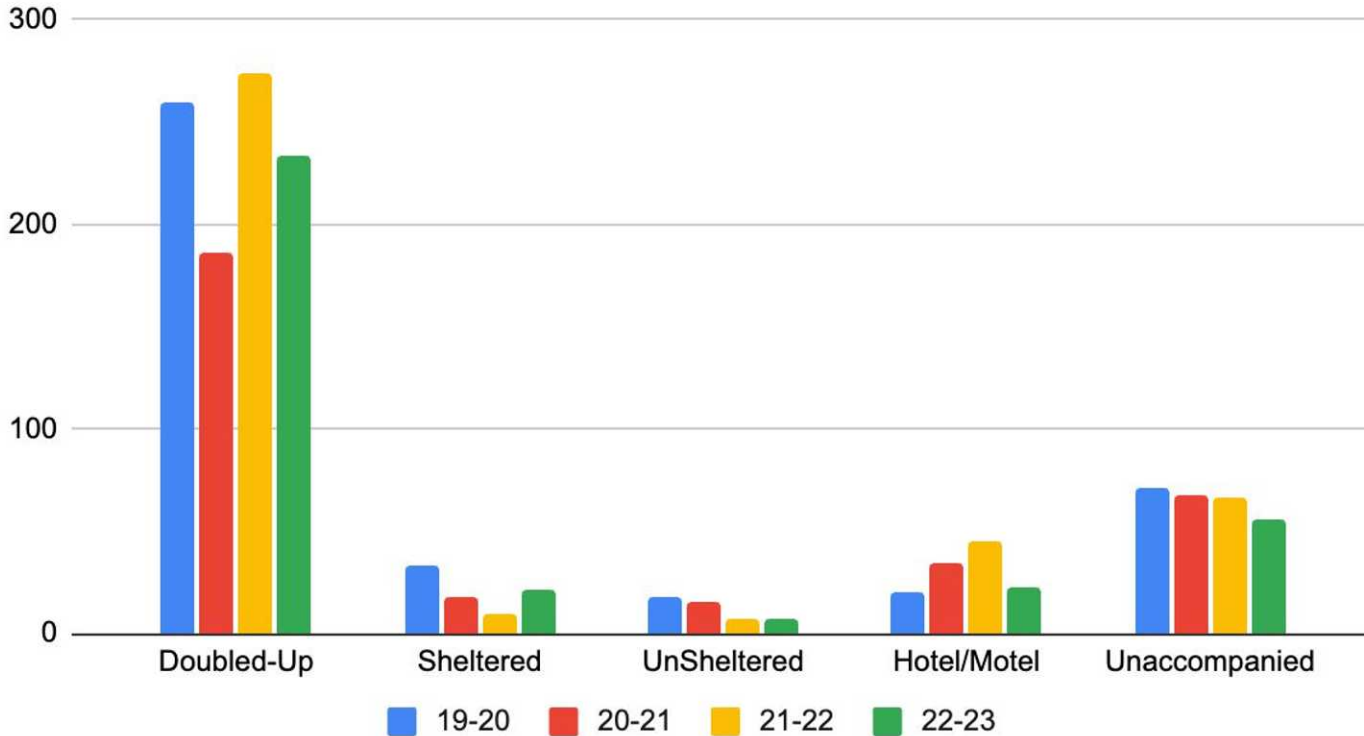
Living in shelters or other housing programs

Sleeping in cars or RVs that are not meant for habitation

“Unaccompanied Youth”- students in any of the above situations and are also not in the physical custody of a parent or legal guardian



NCSD Students With Housing Instability 2019-2023



Barriers

Students identified for McKinney-Vento are much more likely to have significant barriers to accessing education. Examples of barriers include:

Transportation Issues: Students may not have reliable transportation to and from school, causing attendance problems and making it challenging to participate in extracurricular activities.

Limited Access to Resources: Students may have limited access to basic necessities such as food, clothing, and school supplies, which can impact their ability to fully participate in and benefit from the educational experience.

Educational Disruptions: Frequent moves and changes in living situations can lead to educational disruptions. McKinney-Vento students may change schools multiple times, resulting in gaps in learning, inconsistent curriculum exposure, and challenges in building lasting peer relationships.

Barriers, cont.

McKinney-Vento students are much more likely to have significant barriers to accessing education. Examples of barriers include:

Stigma and Social Isolation: Homeless students may face stigma from their peers due to their living situations, leading to social isolation and a negative impact on their mental and emotional well-being.

Health Concerns: Homelessness can be associated with health challenges, including limited access to healthcare services, which can affect a student's overall well-being and ability to attend school regularly.

Emotional and Behavioral Impact: The stress and uncertainty associated with homelessness can have a significant emotional and behavioral impact on McKinney-Vento students, potentially affecting their academic performance and overall school experience.

Difficulty Obtaining Necessary Documentation: Homeless students may face challenges in obtaining necessary documentation (such as academic records, immunization records, or proof of residency), which can hinder enrollment in school.

Rights

- Right to immediate school enrollment
- Right to remain in the school of origin, if it is in the best interest of the student
- Right to receive transportation
- Right to receive academic support



Removing Barriers

- Connect families with resources, such as:
 - School (enrollment, transportation, advocacy, free lunch & fee waivers)
 - Community housing programs
 - Navigating through difficult transitions
 - Basic needs items, furniture, OHP, SNAP
- Assist students with:
 - Basic need items: food, clothing, hygiene products, school supplies
 - Academic or school support
 - Financial aid for college - Independency on FAFSA
 - Employment logistics (ID, birth certificate, etc)



Additional Supports & Resources

- Social Workers
 - School Counselors
 - Mental Health Therapists
 - Substance Use & Drug Counseling
 - Engagement Specialists
 - District Registered Nursing Team
 - School Based Health Centers
 - Community Partnerships
- Wichita Center
 - Food Pantry/Hygiene Items
 - Clothes Closet
 - School Supplies
 - Oral Health - Smile Squad
 - WIC
 - DHS (self-sufficiency)
 - North Clackamas Education Foundation
 - Pre-K Programs: Head Start & Ready, Set, Go



Thank You!

**We are happy to answer
questions you may have!**



North Clackamas Schools

www.nclack.k12.or.us



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