



Study Session

SS

Milwaukie City Council

COUNCIL STUDY SESSION

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

REVISED AGENDA

SEPTEMBER 10, 2024

(Revised September 6, 2024)

Council will hold this meeting in-person and by video conference. The public may come to City Hall or join the Zoom webinar. This meeting will not be aired live, it will be recorded and broadcast later.

For Zoom login visit <https://www.milwaukieoregon.gov/citycouncil/city-council-study-session-155>.

Written comments may be delivered to City Hall or emailed to ocr@milwaukieoregon.gov.

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

- 1. Clackamas County Childcare Coalition – Discussion (5:15 p.m.)**
Presenter: Bridget Dazey, Executive Director of Clackamas Workforce
- 2. Youth Era Clackamas Drop – Discussion (5:45 p.m.)**
Presenter: Zackary Pacholl, Program Manager of Youth Era
- 3. Affordable Housing & Home Ownership Models (6:15 p.m.)**
Presenter: Councilor Adam Khosroabadi
- 4. Council Reports (6:45 p.m.)**
- 5. Adjourn (7:00 p.m.)**

Executive Session.

After the study session, Council will meet in executive session pursuant to Oregon Revised Statute (ORS) 192.660 (2)(d) to conduct deliberations with persons designated by the governing body to carry on labor negotiations.

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

The city is committed to providing equal access to public meetings. To request listening and mobility assistance services contact the Office of the City Recorder at least 48 hours before the meeting by email at ocr@milwaukieoregon.gov or phone at 503-786-7502. To request Spanish language translation services email espanol@milwaukieoregon.gov at least 48 hours before the meeting. Staff will do their best to respond in a timely manner and to accommodate requests. Most Council meetings are broadcast live on the [city's YouTube channel](#) and Comcast Channel 30 in city limits.

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.

Executive Sessions

The City Council may meet in executive session pursuant to Oregon Revised Statute (ORS) 192.660(2); all discussions are confidential; news media representatives may attend but may not disclose any information discussed. Final decisions and actions may not be taken in executive sessions.



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MINUTES

SEPTEMBER 10, 2024

Council Present: Councilors Will Anderson, Adam Khosroabadi, Rebecca Stavenjord, and Council President Robert Massey, and Mayor Lisa Batey

Staff Present: Joseph Briglio, Acting Assistant City Manager Emma Sagor, City Manager
Nicole Madigan, Deputy City Recorder

Press Present: None.

Mayor Batey called the meeting to order at 5:16 p.m.

1. Clackamas County Childcare Coalition – Discussion

Bridget Dazey, Executive Director of Clackamas Workforce Partnership, and **Dani Stamm Thomas**, Early Learning Hub Director in Clackamas County, provided an overview of the Clackamas County Child Care Coalition (C5) and discussed the group's mission. **Mayor Batey** and **Stamm Thomas** remarked on the lack of childcare options.

Dazey and **Stamm Thomas** discussed why childcare matters, the lack of child and adult care options, groups participating in C5, the benefits of investing in childcare programs, the costs to the workforce of not having childcare, and what solutions C5 was pursuing.

Mayor Batey and **Dazey** commented on C5's upcoming report on childcare. The group discussed barriers to providing more childcare programs and how local, county, state, and federal governments fund, support, and authorize childcare programs. The group noted the importance of businesses supporting childcare.

Councilor Anderson and **Stamm Thomas** remarked on the possibility of standardizing early learning hubs across Oregon.

Mayor Batey noted plans for Council to participate in future C5 activities. **Zak Pacholl**, Youth Era Clackamas Drop Program Manager, and **Stamm Thomas** noted that paying childcare providers livable wages would help increase childcare program options.

2. Youth Era Clackamas Drop – Discussion

Pacholl provided an overview of the Youth Era program and the Clackamas Drop location in downtown Milwaukie, that offers peer support and youth-focused social support and career development services. **Councilor Khosroabadi** appreciated Youth Era's work and **Pacholl** remarked on the trainings the program offers.

Council President Massey and **Pacholl** noted Youth Era is funded by county and state resources and the group noted how many staff members work for the program.

The group remarked on ways to connect Youth Era with social and housing service providers in Clackamas County. **Councilor Stavenjord** and **Pacholl** discussed how Youth Era connects youth to housing services.

3. Affordable Housing and Home Ownership Models – Discussion

Councilor Khosroabadi discussed how the city could encourage homeownership in Milwaukie, noting current housing costs and suggesting that the city could implement a down-payment assistance program, establish community land trusts, continue to seek land banking opportunities, and incentivize innovative types of housing.

The group discussed the proposed housing programs, noting what work the city had already started, which governments and organizations the city could work with on such programs, and how Council could prepare the city to implement such programs. They noted the potential for implementing a housing program on the city-owned Sparrow Site and commented on whether increased homeownership would have an impact on the overall number of housing units available.

Councilor Stavenjord suggested the city reach out to the Housing Authority of Clackamas County (HACC) to discuss programs the city could support in the near-term and schedule a Council discussion on HACC's scattered housing sites. **Sagor** suggested staff would present to Council the housing projects and programs the city could pursue.

4. Council Reports

Councilor Stavenjord reported on the recent establishment of the Business of Milwaukie business alliance group and an upcoming Meet Milwaukie event that group was hosting and an upcoming Clackamas Service Center (CSC) event.

5. Adjourn

Mayor Batey announced that after the meeting Council would meet in executive session pursuant to Oregon Revised Statute (ORS) 192.660 (2)(d) to conduct deliberations with persons designated by the governing body to carry on labor negotiations.

Mayor Batey adjourned the meeting at 7:13 p.m.

Respectfully submitted,



Scott Stauffer, City Recorder

Child Care Coalition

Bridget Dazey, Executive Director
Clackamas Workforce Partnership

Dani Stamm Thomas
Early Learning Hub Director
Clackamas County Children, Family,
Community Connections



Child Care Coalition of Clackamas County

In Clackamas County, less than 15% of children under 2 have access to a child care slot. This is preventing many adults from being able to return to work, which has greatly contributed to the workforce shortage that is preventing the economy from being able to fully recover from the pandemic.

It is our vision that all families in Clackamas County will have access to quality, affordable child care that meets their unique needs.

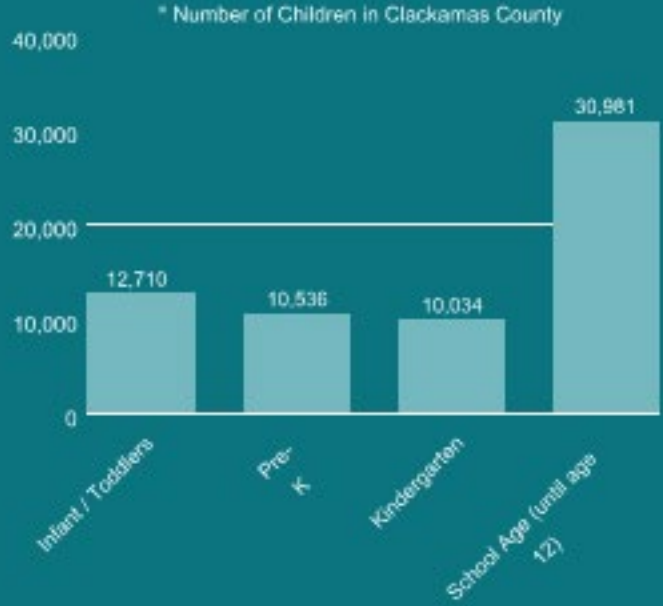


Why Child Care Matters?



422,537 Residents in Clackamas Co

The child care for all market size encompasses care for 64,261 children between ages 6 weeks to 12 years of age; living in 108,912 households.



Residents and household data: US Census Bureau, 2020 (Resident estimate updated 2021)
Demographic data: Estimated from US Census Bureau, 2020

Who is participating?

Education partners

Elected leaders

Nonprofits

Businesses

Childcare providers

Community members

Faith-based organizations





Workforce



Engagement



Advocacy

Our
groups

Return on Investment – It will payoff!

Each dollar spent on early childhood education programs returns more than \$6 in benefits

Good for kids. Good for parents. Good for the economy

"There's clear evidence that kids develop better and stronger essential skills," he said, "and we can basically show that this does act to reduce income inequality." - CBS News



Solving the Child Care Crisis in Oregon

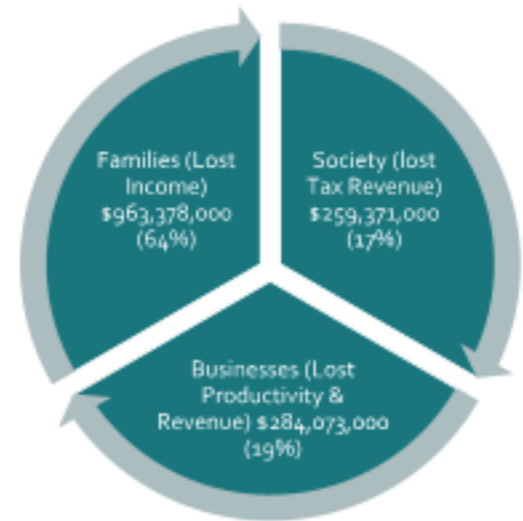
At the root of the problem is the failure to recognize the role that child care serves in society and the economy.

- ❑ Only a fraction of families who need child care across the U.S. receive it. The care that is available is often unaffordable for low- and middle-income families.
- ❑ The child care crisis has pervasive short- and long-term impacts on the economy.
- ❑ Children don't receive instruction and developmental support they need creating lifelong challenges and costs to society.



The cost due to lack of child care in Oregon

- Prevents many parents from working, reducing workforce participation
- Losses in earnings is estimated at \$1.5 billion each year, more than doubling since 2018
- Businesses suffer from a reduced talent pool, and the state loses potential tax revenue



The Solution



Conclusion:
Visualizing
Solutions to the
Problem



Call to Action

Achieving the vision presented in this presentation will be neither quick or easy. However, it is believed to be the only way to truly meet the child care needs of all Oregonians.

Achieving this change will require a groundswell of support from all corners of society.



How To Engage?

- Website
- Social media
- Blog
- Connect others to our work
- Help advocate

Thank you for your support!

Bridget Dazey, Executive Director
Bridget.dazey@clackamasworkforce.org

Dani Stamm Thomas
dstammthomas@clackamas.us



From: [Nicole Madigan](#)
To: [City Council](#)
Subject: Links from 9/10 SS w/ Clackamas Childcare Coalition
Date: Tuesday, September 10, 2024 5:37:00 PM

INFORMATIONAL – DO NOT REPLY ALL.

Here are the links that were in the Zoom chat during the Clackamas Childcare Coalition presentation. I will include these in the record as well.

<https://www.facebook.com/ClackamasC5>

<https://clackamaschildcarecoalition.org/updates>

Nicole Madigan

Deputy City Recorder

she • her

503.786.7551

City of Milwaukie

10501 SE Main St • Milwaukie, OR 97222

Clackamas Drop

Empowerment Happens Here



YOUTH ERA

WHO ARE WE? HOW CAN WE HELP?

Who is **Youth Era**?

Young adult, peer organization devoted to improving services and systems that support positive growth and development by uniting voices of youth who have lived experience.

- Peer support
- Drop-in centers, Wraparound, and support groups
- Crisis teams and suicide prevention
- System advocacy

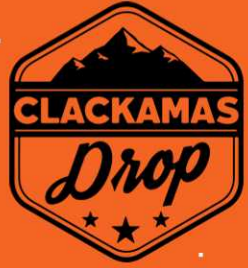


The drop-in



What is the purpose of a Youth Era Drop-In Center? What does a Drop feature?

Current Drops



Clackamas Drop

Salem Drop

Eugene Drop

Coos Drop

Medford Drop



Created by **youth** for **youth** ages **14-25**

Safe, welcoming, inclusive spaces for youth to receive peer support, gain leadership skills, meet new people, set goals and implement steps to achieve them.



What is a **life assignment**?

- Graduate high school / Go to college
- Be a good parent
- Make and keep friends
- Work towards my dream job
- Get along with my family better
- Learn how to manage my emotions
- Adulting



What **services** does the **Drop** offer?

Peer Support

All staff at The Drop are certified Youth Peer Support Specialists who have been where our youth have and can offer support.

System Navigation

Drop staff are trained in community resources and have personal experience navigating the system. They assist youth in connecting to services they need.

Leadership Development

The Drop offers a number of different programs for youth to gain and develop leadership skills. This allows youth to develop and use their own voice.





Let's review some Drop features

Youth Development Cafe

Provides youth with an opportunity to gain job experience in an internship capacity.

Game Room

Youth use this room for things like homework, reading, or playing games. These rooms are designed to promote socializing and team building.

Theater Room

Youth can use this room to watch movies, play games, or screen the personal video projects they create for their peers.

Group Room

Youth can play games here, talk with their friends, play pool and more. All of our of leadership and support groups are run out of this space.

Computer Lab

This space is equipped with computers, ready for video and photography editing, resume building, and more.

Stage Room

In this space, youth can express themselves and share their talents. They can use the stage to perform music, spoken word, comedy, or any other kind of self-expression.



250

Average number of unduplicated youth served through a Drop each year



**Best of all?
Services for youth are free!**





The Clackamas Drop is
“a place I can be to get
away from home with
people who make feel
happy and safe.” - youth



CONTACT US

Clackamas Drop

11097 SE 21st Ave.
Milwaukie, OR 97222

Zak Pacholl
Program Manager

zpacholl@youthera.org





QUESTIONS?

OUR LIVED EXPERIENCE IS OUR STRENGTH.

Increasing Access to Homeownership in Milwaukie



Homeownership in Milwaukie

Milwaukie Statistics

- Median sales price: \$500k - \$540k
- 58.6% of Milwaukians own their home, lower than the national average of 64.8%
- 62.5% of homes sell over their list price
- Milwaukie's median income earners cannot afford the median home price
- Average cost to rent a home: \$2600
- Average cost to rent an apartment: \$1748

Homeownership in Milwaukie

Steps We Can Take to Provide More Opportunities for Milwaukians

- Down-Payment Assistance Program
- Community Land Trusts
- Land Banking
- Innovative Development
- Incentives
- Social Housing Model



Homeownership in Milwaukee

Down-Payment Assistance Program

- These programs assist qualifying First-Time Home Buyers with funds to cover the down-payment on a home
- Funds can also be used to cover closing costs, interest rate buy-downs, and earnest money
- Interest-free loan that will be repaid with shared appreciation upon the sale of the home or refinance of the first mortgage
- Buyers complete a Homebuyer Education and financial coaching from qualified organizations
- In most cases, buyers have a minimum time they must stay in the home before selling
- Current state program provides funding to several organizations who then administer those funds to qualified buyers

Homeownership in Milwaukie

Community Land Trust

- Land and home are separate
- The landowner is a non-profit that holds the land in a trust and only sells the structure
- Land is leased for 99 years with the cost built into the mortgage
- Homeowners are able to earn limited equity on the home upon the sale
- This allows the home to remain affordable for years to come



Homeownership in Milwaukee

Land Banking

- Land banks are public authorities or non-profit organizations created to acquire, hold, manage, and sometimes redevelop property in order to return these properties to productive use to meet community goals, such as increasing affordable housing or stabilizing property values.



Homeownership in Milwaukie

Innovative Development

Starter Homes



Tiny Homes



3D-Printed Housing



Homeownership in Milwaukie

Incentives

Habitat suggestion	Milwaukie status	Notes
Homebuyer Opportunity Limited Tax Exemption (HOLTE)- this is a 10 year tax exemption for lower-income homebuyers purchasing newly constructed affordable homes	Not yet explored	Portland has this ; only for structural improvements to the home
SDC waivers	In our tool kit already	
Innovative Construction techniques	Considering and open to possibilities	
Metro 2040 Planning Grants	Considering and open to possibilities	Discuss as part of legislative priorities and grants discussion on 8/20?
OHCS will launch a \$75 M revolving loan fund for infrastructure and most likely, land acquisition	Considering and open to possibilities	Discuss as part of legislative priorities and grants discussion on 8/20?

Homeownership in Milwaukie

Social Housing Model

- Home ownership: The government sells public housing flats to citizens on 99-year leases, and about 90% of residents own their apartments.
- Resale market: After the 99-year lease, the flats can be sold on the private resale market, similar to private housing.
- Housing grants: Lower-income applicants receive housing grants to help purchase flats.
- Urban planning: The government plans communities to be self-contained, with services nearby.
- Estate Renewal Strategy: The Housing and Development Board (HDB) improves older housing estates.

Homeownership in Milwaukie

Thoughts? Other models to consider? How do we view homeownership in Milwaukie?