

Equity Roundtable Meeting #3

Date: May 25, 2023

Time: 11 a.m. – 12:30 p.m.

Location: Salem Public Library (585 Liberty St SE) and Zoom

ATTENDEES (In-Person or Online)

Equity Roundtable Participants

Amador Aguilar, Enlace Cross-Cultural Community Development Project

Jackie Leung, Micronesian Islander Community

Alex Buron, Latinos Unidos Siempre (LUS)

Luke Glaze, Salem for Refugees

Irvin Brown, Salem-Keizer NAACP

Kristin Kuenz-Barber, Northwest Human Services (NWHS)

Renn Raska, Salem Capital Pride

City of Salem Staff

Lisa Anderson-Ogilvie, Community and Urban Development Department

Eunice Kim, Community and Urban Development Department

Anthony Gamallo, Public Works Development

Tiffany Ottis, Community and Urban Development Department

Consultants

Josh Mahar, Kearns and West

Bianca Valdez, Kearns and West

MEETING OVERVIEW

This was the third and final scheduled meeting of the Equity Roundtable, which is comprised of representatives of organizations that serve traditionally underserved communities. The purpose of the meeting was threefold:

1. Confirm that updates to the displacement risk map and summary of anti-displacement strategies reflected the roundtable's input from the previous meeting
2. Discuss the feasibility of anti-displacement strategies
3. Discuss the equity roundtable pilot project, whether it should be continued, and if continued, how it could be improved

Josh Mahar, Eunice Kim, and Tiffany Ottis gave a presentation that focused on the following (presentation slides attached).

CONFIRM UPDATES

Displacement risk map

- Eunice explained that the following areas were added to the map as being vulnerable to displacement:
 - All of east Salem
 - Wallace Road NW
 - Commercial Street SE (near Wiltsey Rd SE and south)

- Eunice showed that most of West Salem (except inner West Salem and along Wallace Road NW) were added to the map as exclusive.

Strategy ideas to address displacement

- Eunice outlined the regulatory, financial, and land strategies that were considered top priorities by the equity roundtable, based on input from the previous meeting.

Group Discussion:

- NWHS does eviction prevention work and has data around Salem as to where the organization is seeing a higher need for prevention. The Marion County courthouse also has eviction data. *(Follow up: Kristin shared this data, which is attached to this meeting summary. The data largely aligns with the displacement risk map that was developed with this roundtable's input.)*
- There are concerns about the short-term nature of rental assistance, and there is a desire to work toward more long-term affordability such as capping rent.

FEASIBILITY OF STRATEGY IDEAS

Most feasible strategies

- Eunice and Tiffany discussed the most feasible strategies for mitigating or minimizing displacement. They focused on the current status of each strategy and future opportunities for enhanced implementation.
 - The most feasible strategies included: Provide rental assistance, purchase land for affordable housing in West and South Salem, promote land trusts, and reduce design requirements for multifamily housing.

Group Discussion:

- If the City creates a “one-stop” webpage that provides resources and links for rental assistance and related services, make sure it is available in multiple languages beyond just using Google Translate.
- There are concerns that there is too much emphasis on rental assistance when there should be a focus on making rents more affordable as well.
- There are questions and concerns about the process for distributing federal funding. It is important to make sure historically marginalized communities are involved in the process.
- It is important to know that there are existing challenges to engaging and interacting with governments to get access to resources. The City should keep working with those in the community directly.

INPUT ON EQUITY ROUNDTABLE PILOT PROJECT

Roundtable participants were asked for their input on the roundtable pilot project. They were specifically asked what they thought worked well, what they would change, what topics they were interested in, and how the City could help them and their organizations engage in City work. Their input is summarized below. City sought asked other roundtable participates who could not attend the third meeting for their input, and it is included in the summary below.

What worked well?

- Forum/setting provided in the equity roundtable needs to be ongoing and should be part of the City's strategic plan

- Forum was “spot on” with good meeting locations (library and Center 50+)
- Monthly meeting frequency was good
- Valuable to meet in person while providing a hybrid/Zoom option
- Interactive group activities and discussions were engaging (not just presentations)
- Helpful to have smaller group of participants from different organizations or groups

What would you change?

- Hold some meetings in different locations of the city (could vary based on topic)
- Consider inviting different people to meetings depending on the topics to be discussed
- Need a formal feedback mechanism to City Council such as a councilor liaison
- Need to have some form of accountability to ensure the input is being used in decision-making
- Consider making the roundtable an official City board/commission
- Consider including more youth members (as most other participants are older adults)
- Offer other opportunities or events for more community members to be involved

What topics would interest you?

- Housing production strategy
- Transit service and planning
- Process and criteria for distributing federal and City grants
- City work related to the environment

How can we help you and your organizations engage in City work?

- Use this roundtable as a forum to provide information about funding opportunities
- Look at demographic data to see who is most impacted and engage them
- Make sure people feel comfortable and welcome, and use existing spaces/events
- Ask roundtable participants to gather feedback from their communities and then bring it back to the roundtable

Other takeaways

- Need a balance between in-depth discussions with the equity roundtable and broader outreach to residents who are members of underserved communities
- Do not ask people to share their lived experience unless it is offered. Protect and honor the space.
- Consider the role of neighborhood associations, but recognize their exclusion of voices and disconnect from tenants
- Need to get cultural-specific organizations more involved in housing development and related provision of services
- Translate materials at events, and provide food/childcare

NEXT STEPS

The input from this Equity Roundtable will be incorporated into a study on Walkable, Mixed-Use Areas that is submitted to the Oregon Department of Land Conservation and Development by the end of 2023. It will also be incorporated into the future development of a housing production strategy for Salem. Staff will meet with City Communications and other staff to consider how to continue and enhance this Equity Roundtable.



Equity Roundtable

City of Salem
May 25, 2023



Agenda

- **Welcome Back and Introductions**
- **What We Heard**
 - Updated displacement risk map
 - Top strategy ideas
- **Evaluation of Strategy Ideas**
 - Current efforts and future possibilities
 - Questions and discussion
- **Your Input on Equity Roundtable**
 - Discussion

Equity Roundtable: Roles and Expectations

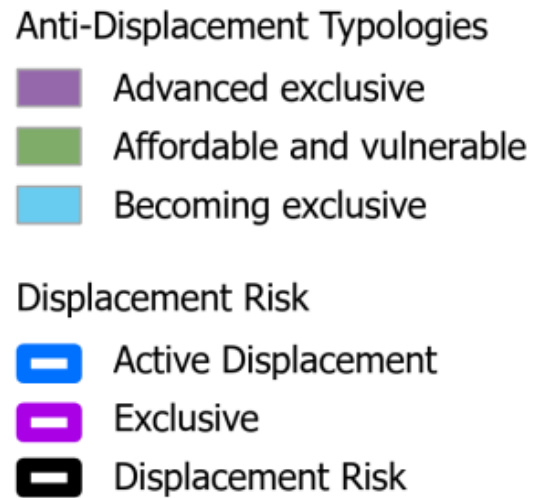
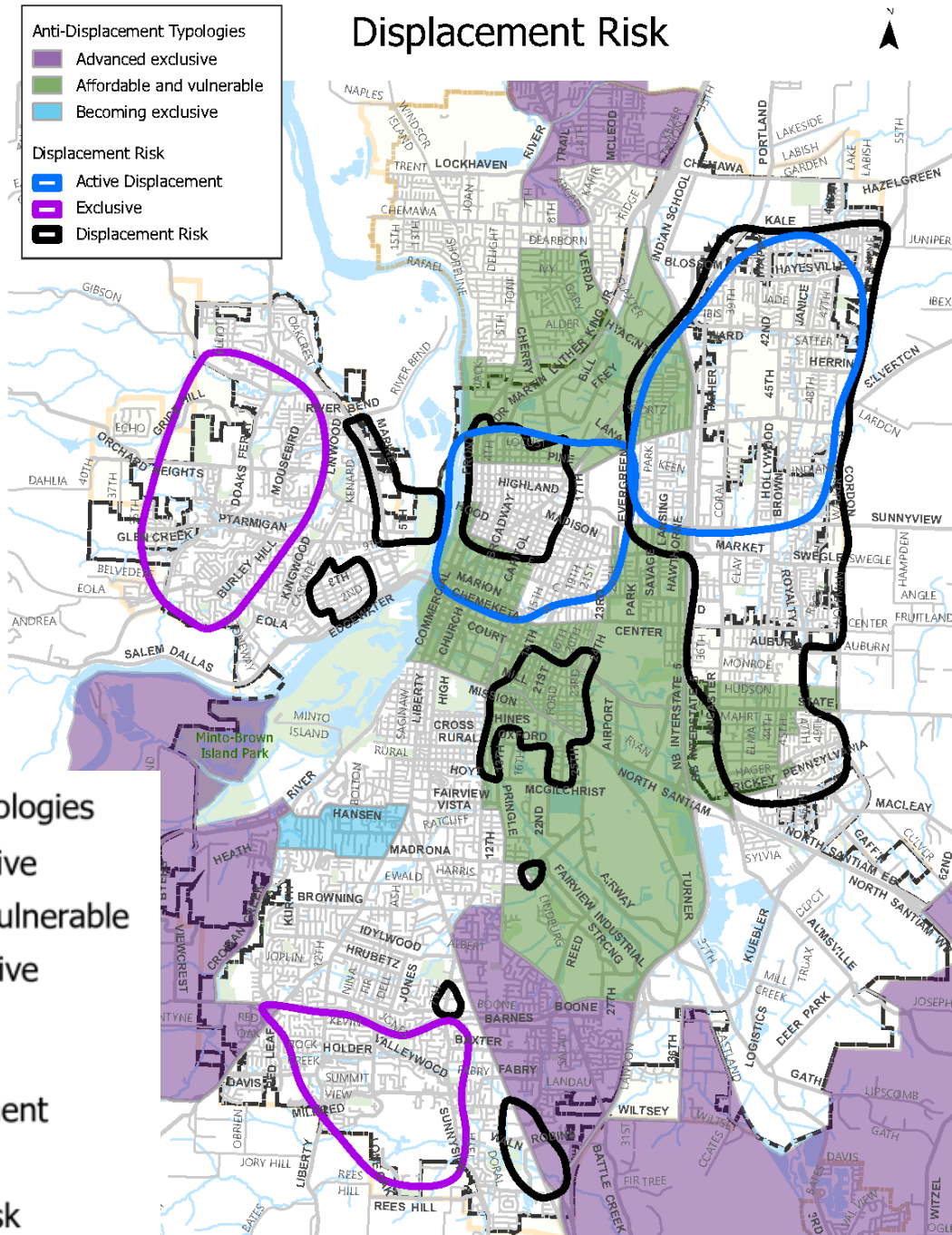
- **Share your truth** – Be open and honest
- **Ask questions** – Push us to make planning topics more people-friendly
- **Honor differences** – We don't need to seek consensus or alignment
- **Experiment together** – Help us figure out how to best use this roundtable moving forward

What We Heard



Displacement Risk

- Add as vulnerable to displacement
 - All of east Salem
 - Wallace Road NW
 - Commercial Street SE (near Wiltsey Rd SE and south)
- Add most of West Salem as exclusive



Strategy Ideas: Top Priorities

25 ideas: Regulatory, Financial, Land, and Other

- Provide more rental assistance – first and last month, and other assistance
- Promote land trusts – create ownership opportunity for tenants
- Purchase land for housing development
- Improve transit access and frequency
- Provide a free trolley to help access services (similar to Monmouth)
- Provide resources/financial assistance and help navigating the process to help develop housing
- Allow multifamily housing and affordable housing in more areas
- Reduce design requirements for multifamily housing

Evaluation of Strategies

Feasibility of Strategies

Community and Urban Development and Salem Housing Authority staff evaluated each strategy

- Most feasible strategies
- Current status and future opportunities



Provide More Rental Assistance

Current Status

- City provides federal funding to organizations that provide rental/utility assistance (*restricted to low moderate income households*)
- Community organizations also receive direct federal funding for rental assistance (*other requirements for use of funds*)
- Organizational capacity and lack of publicity can be an issue related to getting funds distributed

Future Opportunities

- City could create a “one-stop shop” webpage that lists where residents can find rental assistance in Salem and provides links to those resources

Purchase Land for Affordable Housing in West and South Salem

Current Status

- City purchases land in some urban renewal areas such as the Riverfront Downtown URA to sell it for redevelopment that includes affordable housing (*former Union Gospel Mission block*)

Future Opportunities

- City could purchase land in the URA in West Salem for affordable housing
- City could use bond money and/or federal funding to purchase land in South Salem for affordable housing

Promote Land Trusts

Current Status

- City provided federal funding to DevNW to provide down payment assistance to low moderate-income families, who purchase homes in a new development owned by a community land trust (*new concept in Salem*)

Future Opportunities

- City could support land trusts through funding, land, or other ways

Reduce Design Requirements for Multifamily Housing

Current Status

- City updated design standards for multifamily housing in 2020
 - Reduced requirements for smaller projects
 - Created more flexibility in how design standards can be met
- City eliminated all minimum parking requirements for all uses (*effective end of May 2023*)

Future Opportunities

- City could:
 - Evaluate the changes to design requirements
 - Seek input from housing developers
 - Make further refinements to promote multifamily housing

Other Future Opportunities

- **Education and Outreach**
 - Raise awareness of changes in State law that **allow affordable housing** broadly across Salem (*including churches and nonprofits*)
 - Educate developers and others about the City's **expedited process** for reviewing affordable housing projects (*100-day review required by State law*)
 - Promote options for starting **home businesses** in Salem
 - Publicize housing projects that have received **City/federal funds**



Other Future Opportunities

- **Coordination**
 - Continue collaborating with **Cherriots** to improve transit service and study the feasibility of a trolley (*if funded*)
 - Continue **connecting organizations** to others with expertise in housing development
- **Regulations**
 - Explore regulatory changes to **promote other housing options** such as single-room occupancy or prefabricated homes



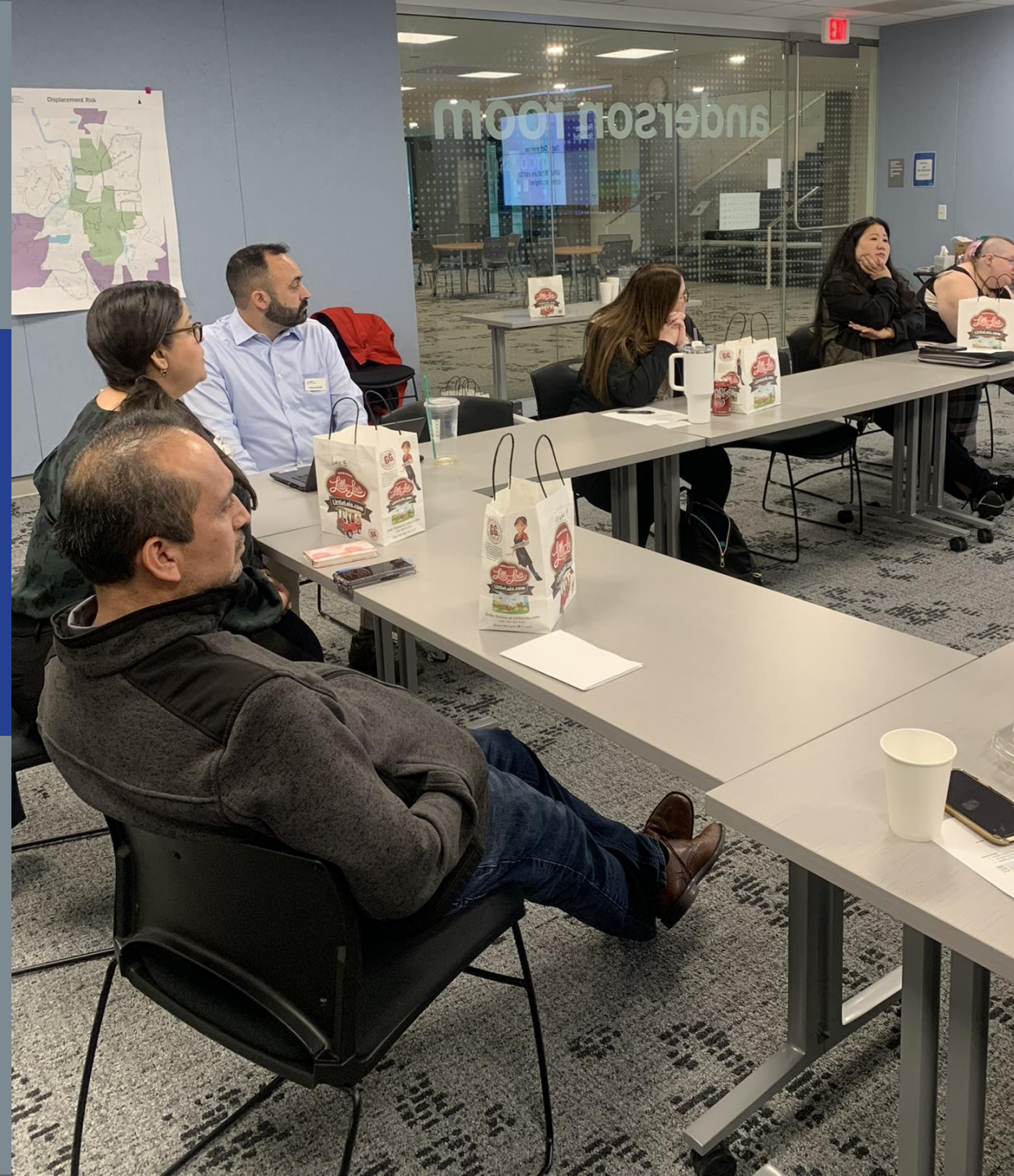
Less Feasible Strategies

Challenging given needed capacity, expertise, or funding:

- Provide foreclosure assistance or purchase foreclosed homes
- Conduct trainings on housing development
- Assist/fund the purchase of a manufactured home by tenants
(NOAH – Network of Oregon Affordable Housing is a resource)

Anything Else?

Your Input on This Roundtable



Equity Roundtable

Purpose

- **Better understand impacts** of City plans, policies, and decisions on traditionally underserved communities.
- **Be more intentional** about engaging traditionally underserved communities and addressing impacts.

Pilot Project

- **Community planning:** Displacement risk and strategies to address it
- **Three hybrid meetings:** March, April, and May

Moving Forward

- What is the best approach for structuring a long-term Salem Equity Roundtable?

Questions and Discussion

1. What worked well?
2. What would you change?
3. What topics would interest you?
4. How can we help you and your organizations engage in City work?



Thank you!

Eunice Kim

Long Range Planning
Manager

ekim@cityofsalem.net

Julie Warncke

Transportation Planning
Manager

jwarncke@cityofsalem.net

Tiffany Ottis

Federal Programs
Manager

tottis@cityofsalem.net

www.cityofsalem.net/salem-in-motion



Equity Roundtable

City of Salem
May 25, 2023



Ward	Number of financial assistance screenings
1	108
2	120
3	100
4	77
5	167
6	142
7	42
8	24
Out	160

