



Board of Directors
North Clackamas School District 12
12400 SE Freeman Way
Milwaukie, Oregon 97222

Agenda

Milwaukie City Council Joint Session with North Clackamas School District Board

Thursday, February 8, 2024 - 6:00 PM

Milwaukie City Hall

10501 SE Main Street

Milwaukie, Oregon 97222

(This meeting will be chaired by the Mayor of Milwaukie)

Times listed on the agenda below are only estimates and may be adjusted.

OPEN SESSION

- | | | |
|------|---|----|
| 6:00 | 1. Call to Order and Introductions | |
| 6:05 | 2. Introductions | |
| 6:10 | 3. City Overview - Report Presenter: Ann Ober | 2 |
| 6:20 | 4. North Clackamas School District (NCSD) Overview - Report Presenter: Shay James, Superintendent | 8 |
| 6:30 | 5. Ardenwald Elementary School - Presentation Presenter: Patricia Ahrens, Executive Director of Elementary Programs | 16 |
| 6:45 | 6. Low-Income Housing Tax Exemption Program - Proposal Presenter: Emma Sagor, Assistant City Manager | 33 |
| 7:15 | 7. NCSD Student and Family Support Services - Report Presenter: Ivonne Dibblee, Assistant Superintendent of Education | 48 |
| 7:45 | 8. Adjourn | |



City of Milwaukie

Overview

February 8, 2024

Leadership

City Council



Mayor Lisa Batey



Interim Council President
Robert Massey



Councilor Adam
Khosroabadi



Councilor Rebecca
Stavenjord

City Manager + Departments

City Manager Ann Ober



City
Administration

Public Works

Public Safety

Library

Community
Development



Community Vision



“In 2040, Milwaukie is a flourishing city that is entirely equitable, delightfully livable, and completely sustainable. It is a safe and welcoming community whose residents enjoy secure and meaningful work, a comprehensive educational system, and affordable housing. A complete network of sidewalks, bike lanes, and paths along with well-maintained streets and a robust transit system connect our neighborhood centers. Art and creativity are woven into the fabric of the city.”



2023-25 Council Goals



Equity, Justice,
and Inclusion



Climate
Change
Mitigation and
Resilience



Improving
Parks Systems
and Services



Team Milwaukie Priorities

The city is currently developing a three-year strategic plan to guide operations from 2024-2047

Emerging priorities include:

Support our employees

Work smarter together

Revitalize Milwaukie

Help Milwaukians most in need



Contact Us

Ann Ober

City Manager

obera@milwaukieoregon.gov





NORTH CLACKAMAS SCHOOL DISTRICT
FEBRUARY 2024

2024 BOARD OF DIRECTORS



- **Jena Benologa, Chair**
- **Kathy Wai, Vice Chair**
- **Mitzi Bauer, Director**
- **April Dobson, Director**
- **Paul Kemp, Director**
- **Tory McVay, Director**
- **Glenn Wachter, Director**

9

Portland Public

Douglas

Centennial

NORTH CLACKAMAS CATCHMENT AREA



Lake Oswego

Gresham-Barlow

Gladstone

West Linn-Wilsonville

Oregon City

NCSD BY-THE-NUMBERS

- **Sixth largest school district in the state with 32 schools**
 - Including traditional, charter, magnet, bilingual
 - The state's largest professional technical center
- **North Clackamas Schools includes approx 17,000 students**
 - 26% economically disadvantaged,
 - 43% students of color,
 - 17% students with disabilities,
 - 23% percent ever English language learners,
 - 77 languages spoken
- **2000+ employees**

Strategic Plan

2022-2027



Our Mission

Inspiring graduates who are empowered to act with courage in life and to strengthen local and global communities

Our Vision

We build relationships with students to honor their cultural heritage, foster their physical, social, and emotional well-being, cultivate joy in learning, and engage each student to reach their full potential. We create environments where students are inspired to be creative and critical thinkers as they prepare for success in life, college, and career.

Equity Focus

North Clackamas School District is committed to examining and improving our system by affirming students' many identities while building inclusive, barrier free schools and workplaces.



Student Experience & Success



We prepare each student through engagement, effective instruction, empowerment, and skill development in order to succeed in life and career



People & Culture

We foster a welcoming and affirming environment through intentional, culturally inclusive practices where each student and employee is equipped to perform at their highest level



Resources & Service



We maximize resources and services through strategic investment, innovative practices, and continuous improvement processes to strengthen the school community and advance student outcomes



Family & Community Collaboration

We elevate student achievement and well-being through collaboration and active partnership with families and community



UNIQUE DISTRICT PROGRAMMING

- Bilingual programs
- Four public charter schools
- 18 Career and Technical Education Programs
- CARE Program (out of school time care)
- 21st Century Learning Sites (after-school programs)
- North Clackamas Education Foundation
- Preschool
- Virtual Online Program
- Student & Family Support Services



Contact Us

Dr. Shay James
Superintendent

(503) 353-6000
www.nclack.k12.or.us



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

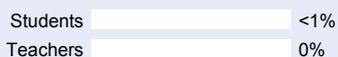


Students We Serve

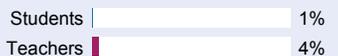


DEMOGRAPHICS

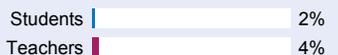
American Indian/Alaska Native



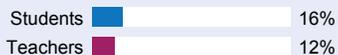
Asian



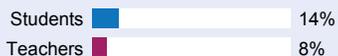
Black/African American



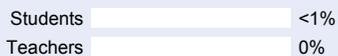
Hispanic/Latino



Multiracial



Native Hawaiian/Pacific Islander



White



5%

Ever English Learners



9

Languages Spoken

23%

Students with Disabilities

95%

Required Childhood Vaccinations

>95%

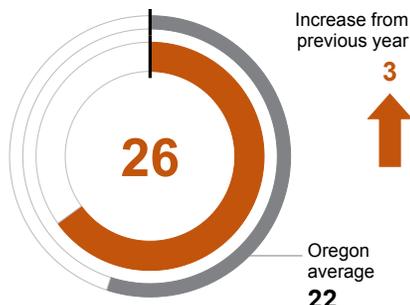
Free/Reduced Price Lunch

*<10 students or data unavailable

School Environment

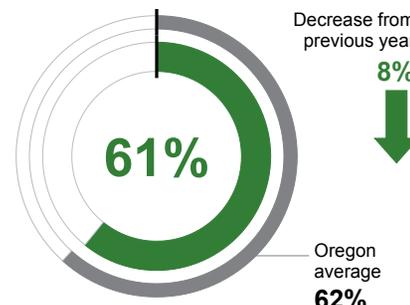
CLASS SIZE

Median class size.



REGULAR ATTENDERS

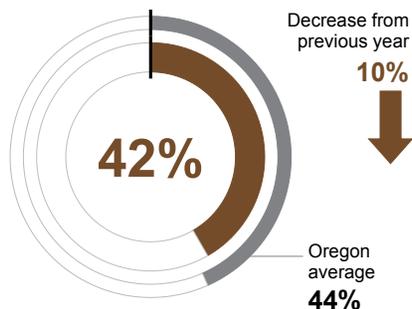
Students who attended more than 90% of their enrolled school days.



Academic Success

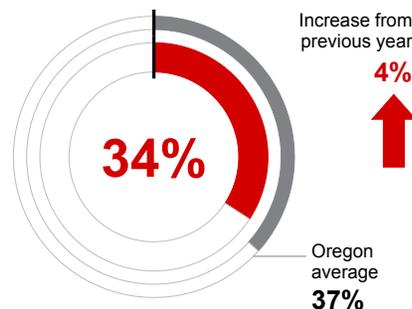
ENGLISH LANGUAGE ARTS

Students meeting state grade-level expectations.



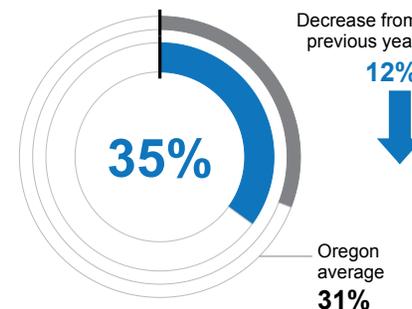
MATHEMATICS

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.



OREGON AT-A-GLANCE SCHOOL PROFILE CONTINUED

Ardenwald Elementary School

Outcomes

Our Staff (rounded FTE)



21
Teachers



14
Educational assistants



1
Counselors/
Psychologists/
Social Workers



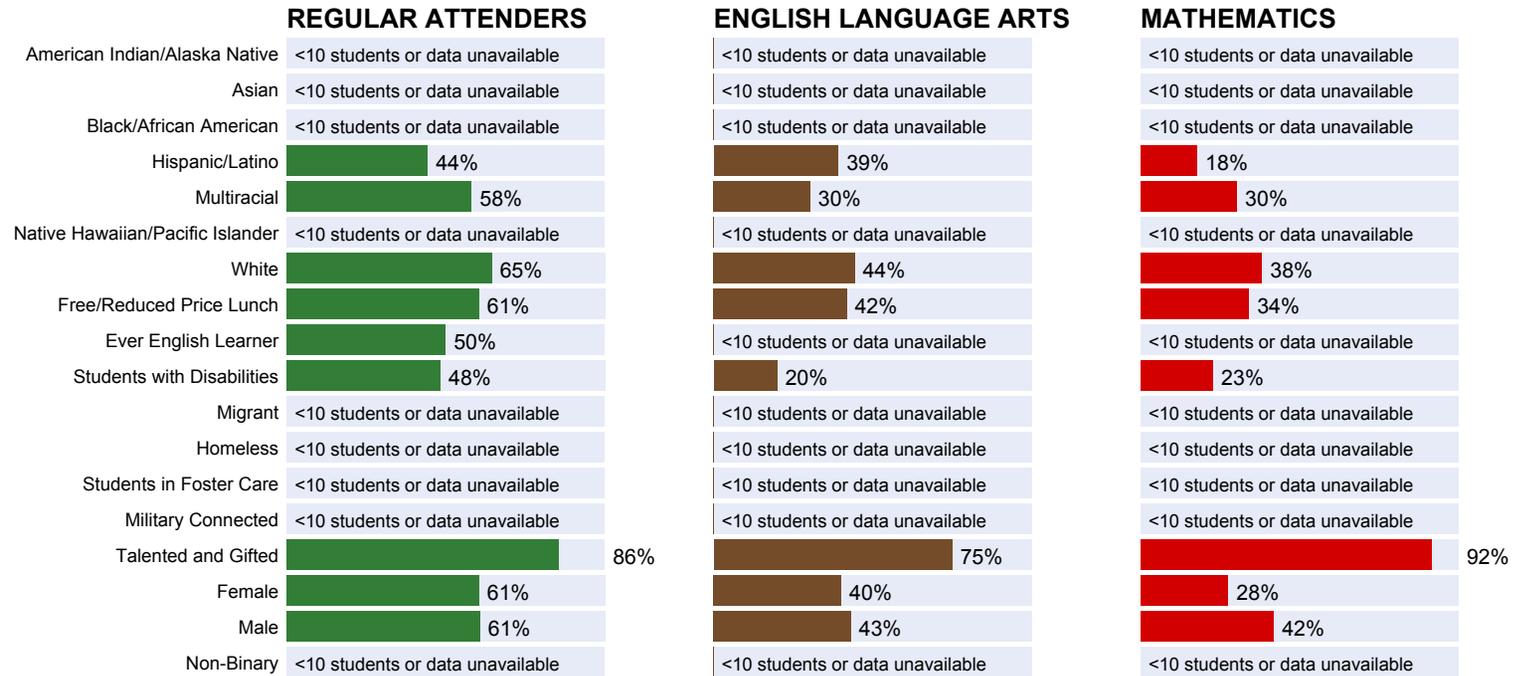
84%
Average teacher retention rate over the past three years



77%
% of licensed teachers with more than 3 years of experience



No
Same principal in the last 3 years



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

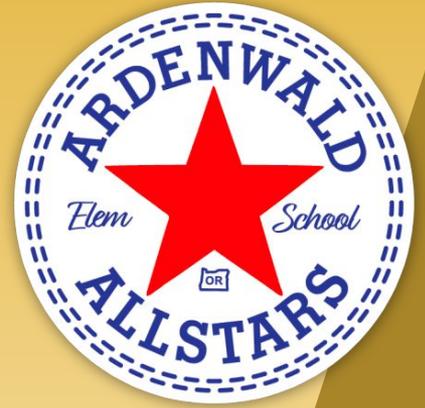
North Clackamas School District offers a range of extracurricular activities for our elementary-aged students. Some examples may include: morning/after school CARE program, PTA/PTO-sponsored events, music and arts education, and partnerships with local, community-based organizations.

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.



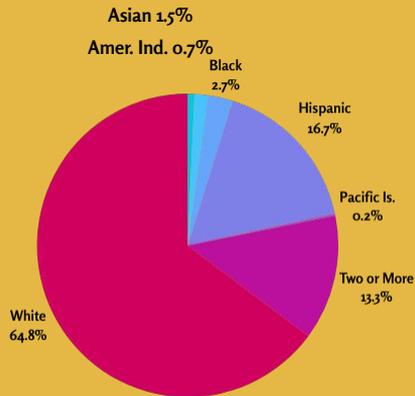
WHO WE ARE

Title 1 School

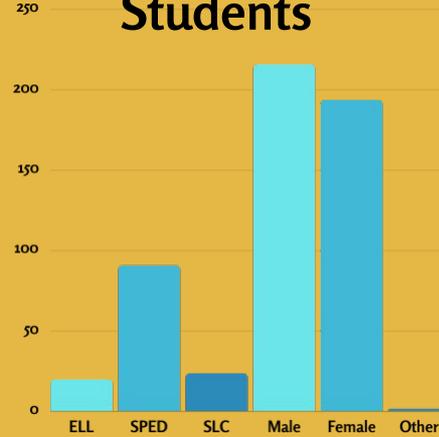
Total Enrollment: 411



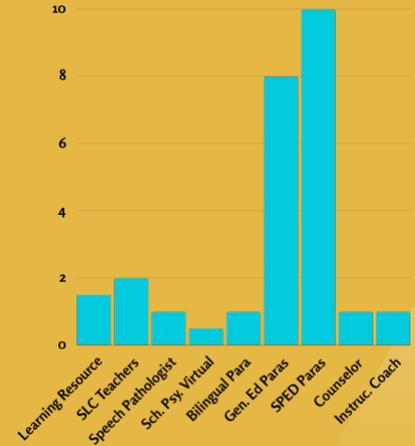
Our Student Race/Ethnicity



Our Students



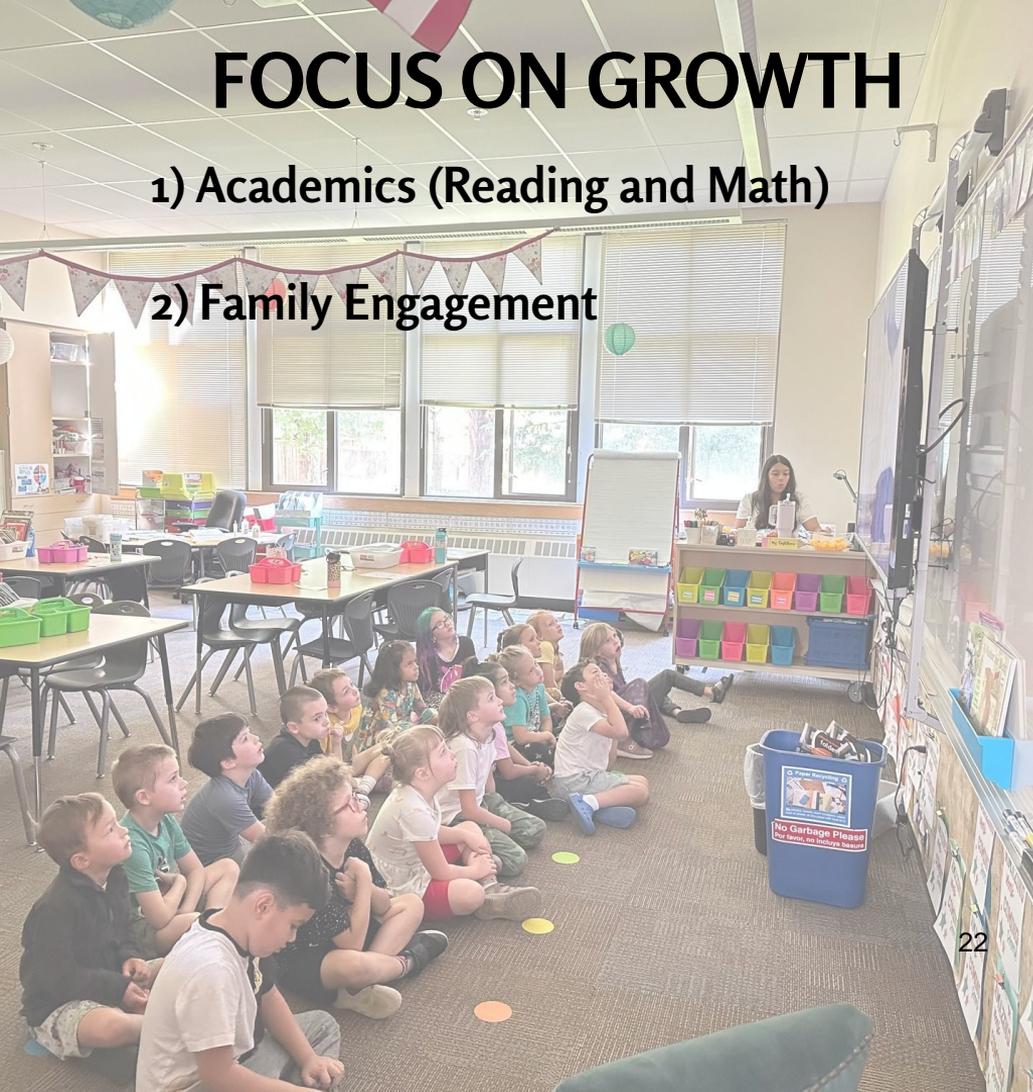
Our Staff



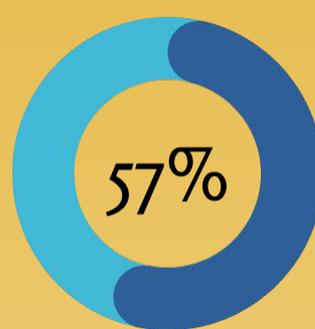
FOCUS ON GROWTH

1) Academics (Reading and Math)

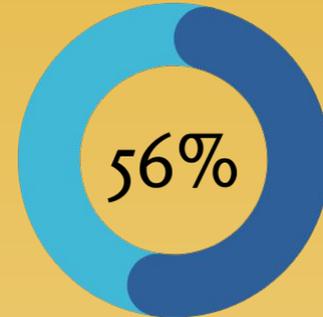
2) Family Engagement



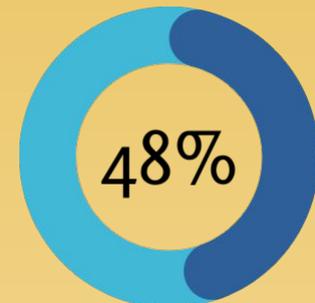
Focus Area: Reading
Fall FastBridge Reading Data



3rd Grade



4th Grade



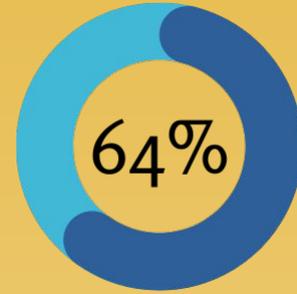
5th Grade

FOCUS ON GROWTH

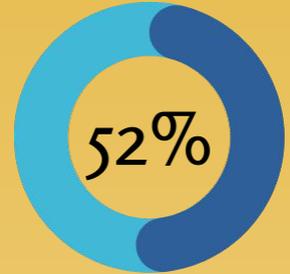


Focus Area: Math

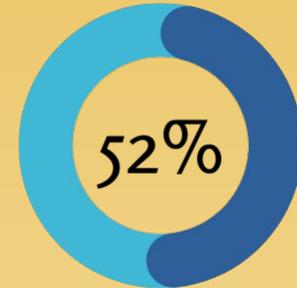
Fall FastBridge Math Data



3rd Grade



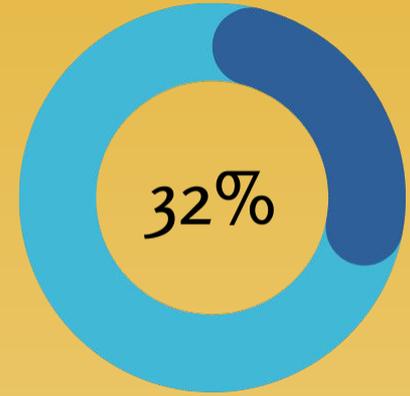
4th Grade



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

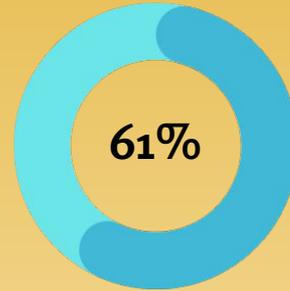




What we do?

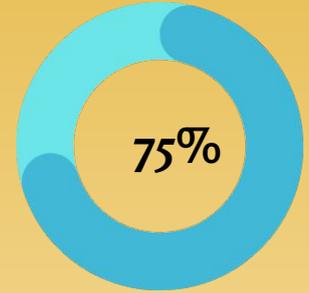
Meet regularly to support students and families with consistent school attendance to support student growth, and collaborate with staff around strategies for attendance improvement.

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 |

27 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





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**

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.



Nonprofit low-income housing property tax exemption

February 8, 2024

1. Why Milwaukie is interested in this
2. State statute and prior application in Milwaukie
3. Proposal to authorize exemption on an ongoing basis
4. Revenue impact projections
5. Discussion



CITY OF MILWAUKIE
Milwaukie Housing Affordability Strategy (MHAS):
2018–2023 Action Plan



WHY CONSIDER THIS?

- Milwaukie declared a housing emergency in 2020
- 5-year housing action plan calls for incentivizing construction of affordable housing
- Incentives in use:
 - 1% Construction Excise Tax
 - Vertical Housing Development Zone (*sunsetted in 2022*)
 - Nonprofit low-income housing tax exemption program

STATE STATUTE – Property can be exempt from taxation if the following criteria are met:

- **Owned by a nonprofit corporation** – The property must be owned or purchased by a 501 (c) (3) or 501 (c) (4)
- **Occupied by low-income persons** – Defined as 60% MFI by ORS in initial year, 80% all subsequent years, recertified annually
- **Authorized by 51% of the combined rate of taxation of local taxing authorities**

**WALSH Commons—
owned by NW Housing
Alternatives—receives
this exemption (built in
2019)**



PROPOSAL: ONE-TIME ORDINANCE + ANNUAL UPDATES

- Other communities have passed legislation that allows any eligible property to apply without needing to seek approval from all taxing districts each time
 - Saves time for the taxing entities
 - Clarifies process for nonprofits
- Properties are required to recertify their eligibility annually with the city
- Cities report to Council and County Assessor's office annually about developments that comply with the program



REVENUE IMPACTS – WALSH COMMONS EXAMPLE

- **28-unit** income restricted housing
- Completed in 2019
- Assessed value: **\$2.6M in 2023**

| Taxing Authority | Taxed Rate for Tax Code 012-002 | Property tax loss in 2023 |
|---|---------------------------------|---------------------------|
| North Clackamas Schools | 4.6615 | \$12,240* |
| City of Milwaukie | 4.0300 | \$10,582 |
| Clackamas County | 2.3582 | \$6,192 |
| County Fire District #1 | 2.3091 | \$6,063 |
| North Clackamas School Bond | 2.1961 | \$0 |
| North Clackamas Schools Local Option Levy | 1.6300 | \$4,280 |
| Clackamas Community College | 0.5428 | \$1,425* |
| County Fire District #1 Local Option Levy | 0.5200 | \$1,365 |
| NCPRD | 0.5116 | \$1,343 |
| County Library | 0.3874 | \$1,017 |
| Metro Bond | 0.3820 | \$0 |
| County Public Safety Local Option Levy | 0.3680 | \$966 |
| Clackamas ESD | 0.3623 | \$943 |

| Taxing Authority (Ctd.) | Taxed Rate for Tax Code 012-002 | Property tax loss in 2023 |
|---|---------------------------------|---------------------------|
| City of Milwaukie Bond | 0.3302 | \$0 |
| Milwaukie Urban Renewal | 0.3063 | \$804 |
| Clackamas Community College Bond | 0.2484 | \$0 |
| County Urban Renewal | 0.2152 | \$565 |
| Metro Local Option Levy | 0.0960 | \$252 |
| Metro | 0.0940 | \$247 |
| County Emergency Radio Bond | 0.0885 | \$0 |
| Fire District #1 Bond | 0.0817 | \$0 |
| Port of Portland | 0.0685 | \$180 |
| County Extension and 4H District | 0.0488 | \$128 |
| Soil Conservation District | 0.0488 | \$128 |
| Vector Control District Local Option Levy | 0.0250 | \$66 |
| Vector Control District | 0.0064 | \$17 |

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

PROJECT REVENUE IMPACTS – PROPOSED DEVELOPMENT: MILWAUKIE SHORTSTACK

- **15-unit cottage cluster** of permanent income-restricted housing
- 13,500 sq/ft (15 cottages at 900 sq/ft)
- Estimated development cost: **\$8M**
- Estimated assessed value: **\$4M**
- Estimated years to complete: **2-3**

| Taxing Authority | Taxed Rate for Tax Code 012-002 | Property Tax Revenue loss per \$4,000,000 Assessed Value |
|---|---------------------------------|--|
| North Clackamas Schools | 4.6615 | \$18,646* |
| City of Milwaukie | 4.0300 | \$16,120 |
| Clackamas County | 2.3582 | \$9,433 |
| County Fire District #1 | 2.3091 | \$9,236 |
| North Clackamas School Bond | 2.1961 | \$0 |
| North Clackamas Schools Local Option Levy | 1.6300 | \$6,520 |
| Clackamas Community College | 0.5428 | \$2,171* |
| County Fire District #1 Local Option Levy | 0.5200 | \$2,080 |
| NCPRD | 0.5116 | \$2,046 |
| County Library | 0.3874 | \$1,550 |
| Metro Bond | 0.3820 | \$0 |
| County Public Safety Local Option Levy | 0.3680 | \$1,472 |
| Clackamas ESD | 0.3543 | \$1,437 |

| Taxing Authority (Ctd.) | Taxed Rate for Tax Code 012-002 | Property Tax Revenue loss per \$4,000,000 Assessed Value |
|---|---------------------------------|--|
| City of Milwaukie Bond | 0.3302 | \$0 |
| Milwaukie Urban Renewal | 0.3063 | \$1,225 |
| Clackamas Community College Bond | 0.2484 | \$0 |
| County Urban Renewal | 0.2152 | \$861 |
| Metro Local Option Levy | 0.0960 | \$384 |
| Metro | 0.0940 | \$376 |
| County Emergency Radio Bond | 0.0885 | \$0 |
| Fire District #1 Bond | 0.0817 | \$0 |
| Port of Portland | 0.0685 | \$274 |
| County Extension and 4H District | 0.0488 | \$195 |
| Soil Conservation District | 0.0488 | \$195 |
| Vector Control District Local Option Levy | 0.0250 | \$100 |
| Vector Control District | 0.0064 | \$26 |

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

PROJECT REVENUE IMPACTS: PER \$1M IN ASSESSED VALUE

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.

The tables to the right show forgone tax per \$1M in new assessed value to give a sense of what the incremental impact could be

| 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 |

| Taxing Authority (Ctd.) | Taxed Rate for Tax Code 012-002 | Property Tax Revenue loss per \$1,000,000 Assessed Value |
|---|---------------------------------|--|
| 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



ASKS OF COUNCIL AND SCHOOL BOARD

Develop joint agreement by April 2024

- Joint commitment to encouraging development of low-income housing by nonprofits in Milwaukie
- Stipulate that city stall will provide a report of eligible developments to both entities (and all local taxing authorities) annually in spring
- Suggest agreement be in place for 10 years

Pass resolution (or equivalent) by June 2024

- Authorize approval for tax exemption on all qualifying properties

**QUESTIONS OR
COMMENTS?**



NCSD STUDENT AND 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

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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

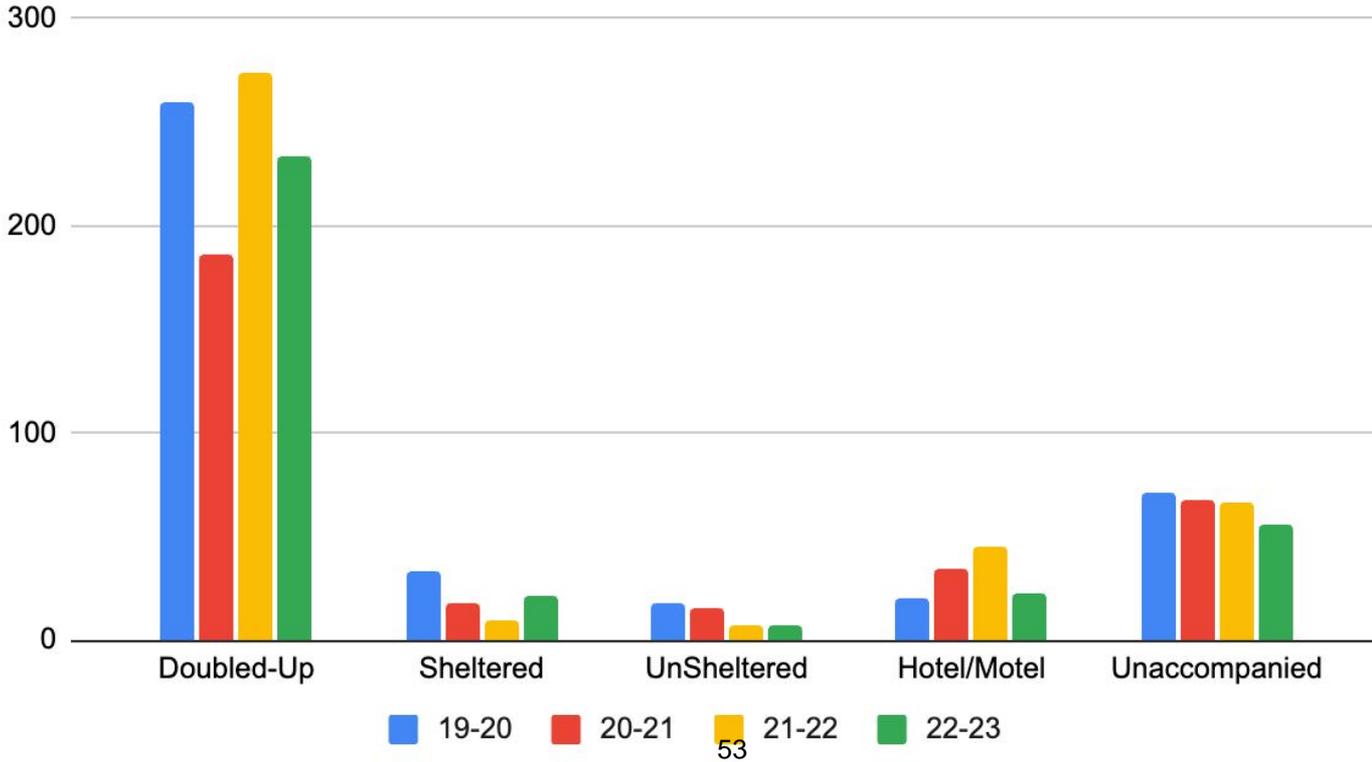
Sleeping in cars or RVs that are not meant for habitation

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

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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)

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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

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Thank You!

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



North Clackamas Schools

www.nclack.k12.or.us

