

PRIORITY NAME

Housing & Houselessness

OWNER(S)

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KEY STAFF

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PURPOSE

Everyone deserves a secure and reliable place to call home. Housing affordability and houselessness are critical issues in Gresham and across the region, particularly as the COVID-19 pandemic threatens employment, impacts housing prices, and reshapes the economy.

This Council work plan priority seeks to carry out the Council's intent to centralize and organize this broad area of policy and operational work and help address this complex topic area of housing and houselessness from several perspectives. While there are active or planned projects scheduled to be completed and/or implemented this calendar year, this work plan priority also acknowledges that this topic area will be ongoing in nature and as such, intends to also strategically organize and advance various longer term policy discussions with the Council and the community.

PROJECT DESCRIPTION & SCOPE

In order to tackle this broad work plan priority, staff propose many subprojects within the Housing & Houselessness Council Work Priority. These proposed projects will support the Council's goals around housing and houselessness in Gresham. Subprojects within this Council Priority include, but are not limited to:

- Centralized web presence for “all things housing related” within the City.
- Implementation of Middle Housing (HB 2001) - updating development code to allow duplexes, triplexes, quadplexes, townhouses, and cottage clusters in residential neighborhoods.
- Housing Capacity Analysis (HB 2003) to determine housing need for the next 20 years and residential land capacity for that housing to be built.
- Housing Production Strategy (HB 2003) to identify specific tools, actions, and policies the city plans to take to address the housing needs identified in the Housing Capacity Analysis.
- Continue monitoring any Federal, State and Local funding or initiatives in response to Covid-19 with specific focus on communities most impacted by the pandemic.
- Continued implementation of the METRO Regional Affordable Housing Program – including how best to leverage the remaining Metro Bond dollars, as well as hiring a Housing Coordinator to help facilitate goals and monitor the projects approved
- Evaluation of current/exploration of new development incentives including collaboration with HomeForward re: Property Tax Exemption for qualifying affordable housing development and other City controlled operations such as SDC timing, deferral options, etc.
- Programmatic review of the Rental Housing Inspection Program – which could include additional outreach, education, review of inspection priorities, landlord and tenant classes, etc.
- Work with Council and the Community Development & Housing Subcommittee to review and potentially revise annual funding process/priorities for CDBG/HOME funding
- Exploration of affordable homeownership models and associated development strategies within the City’s three core regional centers and adjacent corridors
- Explore and prioritize revisions to development related codes/policies/processes with the intent of increasing efficiencies in service delivery
- Advocate for Gresham houselessness needs with regional funders and partners – including work already underway, through LIP and the Metro Supportive Services Bond measure

DELIVERABLES

Looking to the end of calendar year 2021, staff anticipates deliverables for this Council Work Plan Priority to minimally include the following:

- Establishment of a centralized “housing and houselessness” web presence
- Adoption of development code amendments to allow Middle Housing (HB 2001)
- Adoption of Housing Capacity Analysis (HB 2003)
- Commence work on the Housing Production Strategy related to HB 2003
- Hiring of Housing Coordinator with primary responsibilities to oversee remainder of METRO regional Affordable Housing Bond
- Developer Summit focused on Housing Affordability
- Policy direction related to remaining METRO Housing Bond funding
- Review of CDBG/HOME annual priorities and process
- Review existing development related procurement practices
- Preparation of proposed code changes for Council consideration related to project description elements noted above
- Prioritization of Gresham’s HOME funding allocation from ARPA

COUNCIL ACTIONS REQUIRED (SUBJECT TO CHANGE)

May 25th Roundtable – Update Council on Charter and project concepts

May 25th Roundtable – Update Council on Homeless Services Program

Summer – Roundtable - Discuss ARPA HOME allocation priorities

Summer – Policy Development Meeting to discuss METRO Housing Bond priorities

August 17, 2021 – Public Hearing to adopt Housing Capacity Analysis Findings

Fall – Policy Development Meeting related to development related code changes

Fall – Policy Development meeting to review draft middle housing policies

End of Year - Public Hearing to adopt development code updates for middle housing
