

I. Call to Order

A regular session of the Gresham Planning Commission was called to order by Chair Drechsler on the 28th of June 2021, at 6:34 PM online via Zoom. The meeting was digitally recorded and minutes prepared by Jennifer McGinnis.

COMMISSIONERS PRESENT: Paul Drechsler, Chair
Richard Anderson, Vice-Chair
Michael Bennett
Jef Kaiser
Tim Kamp
Laura Pramuk
Sue Ruonala
Phil Wich

COMMISSIONERS ABSENT: Jason Ping

COUNCIL LIAISONS PRESENT: Sue Piazza
Vince Jones-Dixon

COUNCIL LIAISONS ABSENT: None

STAFF PRESENT: David Berniker, Urban Design & Planning Director
Sarale Hickson, Planner II
Jay Higgins, Planner II
Amanda Lunsford, Administrative Analyst
Kevin McConnell, Senior City Attorney
Ashley Miller, Community Revitalization Manager
Tina Nunez-Osterink, Planner II
Mary Phillips, Senior Comprehensive Planner
Jim Wheeler, Urban Design Manager
Terra Wilcoxson, Planner II
Josh Williams, Senior Planner

OTHER PARTIES PRESENT: Beth Goodman, ECONorthwest
Margaret Raimann, ECONorthwest
Teri Browne, Chair, Historic Resources Subcommittee
Jim Buck, Chair, Urban Forestry Subcommittee
Greg Olson, Chair, Transportation Subcommittee

Tracy Slack, Vice-Chair, Transportation Subcommittee
Matthew Sugarbaker, Chair, Design Commission

II. Type IV Hearing: Housing Capacity Analysis (HCA)

Beth Goodman, consultant with ECONorthwest, went over the details of the Housing Capacity Analysis report (HCA) and next steps once the HCA findings are adopted. The report includes a residential buildable lands inventory, information about the housing market, demographics of residents, housing affordability, forecast of new housing need over the next 20 years, and an analysis of residential land sufficiency.

Next steps include:

- Revisions to the Comprehensive Plan
- Housing Production Strategy (HPS)
- Potential changes to the Development Code
- Implementation of housing policies and programs

Some of the key takeaways from the HCA include:

- 44% of Gresham's households are cost-burdened, which is higher than other cities in the Metro area.
- Gresham has sufficient housing capacity to accommodate new housing growth over from 2021-2041.
- Gresham has a need for affordable housing development for both rental and ownership.

Chair Drechsler said that Gresham has a larger share of affordable housing and lower rents than neighboring cities. Commissioner Ruonala said that many households have been pushed out from east and north Portland to Gresham because it is more affordable and do not necessarily want to live in Gresham. Commissioner Anderson said that Gresham has done more than its fair share and it should be a regional discussion rather than packing all the low-income people in one area. Ms. Goodman responded that the Department of Land Conservation and Development (DLCD) and Oregon Housing and Community Services is working on a regional housing needs analysis.

Ms. Goodman said that Gresham is required by the state to provide the opportunity for at least 50% of new residential units to be non-single-family attached. In addition, Gresham must provide the opportunity for an overall density of 10 or more dwelling units per net buildable acre.

Ms. Goodman said that Gresham is forecasted to add 6,229 new dwellings from 2021 to 2041. When broken down, this includes:

- 2,803 single-family detached units
- 561 single-family attached units
- 872 duplex, triplex, and quadplex units

- 1,993 multifamily units

Commissioner Bennett asked if the 10 units per buildable acre requirement includes existing density or only new density going forward. Ms. Goodman responded that the 10 du/acre requirement only includes new units and that existing density is not taken into consideration. Commissioner Anderson said that Gresham previously took on extra density when neighboring jurisdictions wouldn't. Ms. Goodman responded that this density requirement does not come from Metro, but from the State.

Ms. Goodman then went over the Buildable Lands Inventory. She said that there are 1,348 acres unconstrained by steep slopes or riparian areas. She said that the vacant buildable land in the city has the capacity for 12,609 new dwelling units. The majority of this land is zoned for low density, but there is a fair amount zoned for medium and higher density. Based on these numbers, there is extra capacity for about 6,380 dwelling units.

This means that if Gresham grows faster than forecasted and the majority of growth takes place in lower density areas, or if some areas aren't ready for development right away, there are other areas that can be developed sooner.

Mary Phillips went over the public outreach for the project, which included an initiation meeting with City Council, numerous meetings with the Planning Commission, multiple meetings with the Neighborhood Coalition, an Interested Parties meeting, public open house, online survey, public hearing notices, project update emails and updates on the City website. She then went over the proposed changes to Volumes I and II of the Comprehensive Plan.

Ms. Phillips outlined the next steps for the project, which include an informational City Council Briefing on July 20th, City Council hearing on August 17th, and enactment reading on September 21st, with an effective date of October 21st. The Housing Production Strategy project will follow and is anticipated to take place between Fall 2021 and Spring 2023.

Staff recommended that the Planning Commission recommend adoption of Comprehensive Plan Amendment 21-00272.

Commissioner Ruonala asked for clarification on the Housing Production Strategy timing. Ms. Phillips explained that since the City is planning on adopting the Housing Capacity Analysis by the end of 2021, the one-year time limit will not apply for the Housing Production Strategy.

Commissioner Pramuk asked if staff went through the comments from Carol Rulla line by line. She asked staff to clear up some of the statistics and some of the differences between Multnomah County and Gresham because she wants to give Gresham credit for being a leader in the region on these policies. Ms. Phillips responded that the project team did go through the comments line by line. They provided five updates based on those comments and Ms. Goodman addressed the other comments in her presentation. Commissioner Pramuk requested that the suggestions and clarifications be incorporated into the report. Ms. Phillips went over the

proposed changes to the report based on the comments and Ms. Goodman explained the statistics that were referenced in the comments.

Commissioner Bennett asked what the housing production strategy entails. Ms. Goodman responded that it is a policy analysis where the City first determines what its housing needs are and then commits to adopting policies that support meeting those housing needs, such as increasing overall development of housing by increasing serviceability of utilities to certain areas. It may also include looking at what policies the City can adopt to support development of affordable housing.

Chair Drechsler said that he has major reservations with adopting the report because of the way it portrays Gresham. He said that context is missing in that Gresham has some of the most affordable housing compared to other cities in the region so showing it having the largest need and being the most cost-burdened seems misleading and does not reflect the work the City has done in this area. Ms. Phillips responded that the Housing Capacity Analysis shows the data, not the interpretation of the data. It is base information for the Housing Production Strategy, where it can be analyzed further to determine what policies need to be developed. Ms. Goodman added that looking at causality and regional issues is a task that is better suited for the Housing Production Strategy project and regional discussions about the equitable distribution of affordable housing. Chair Drechsler said that he was disappointed this data couldn't be presented in a way that was easier to interpret because anyone reading it would come to an undesired conclusion. He said that the issue historically has been presented as not having enough inventory due to the disruption of building in 2008. The lack of inventory leads to less affordable housing because there is no new stock to lower the price of older stock. Ms. Goodman said that this is called "filtering" and that many experts say that filtering is not working properly in the Portland area in part because not enough housing is being developed. This concept is something that can be brought into the housing production strategy discussions. In addition, discussions may include framing what the City's role is in housing production since typically cities do not build housing, they just provide the circumstances under which housing can be built.

Chair Drechsler said that it seems the market disagrees that there is enough buildable land and wonders if regulating the market more will really create the outcomes they want. Ms. Goodman responded that it is not just about buildable land, it is also about service availability. One of Gresham's needs is figuring out how to pay for services in areas that do not have water, wastewater, stormwater, transit, etc. This would yield more opportunities for development sooner. Chair Drechsler asked if other more affordable cities had a larger availability of developable area. Ms. Goodman responded that, in general, Gresham has the same problem as other cities, which is that there is land, but some of the land does not have services. Chair Drechsler said that they are never going to achieve affordability with the Urban Growth Boundary in place. Ms. Goodman responded that she works in a lot of other places that are not achieving affordability that do not have an Urban Growth Boundary, so while this may be a constraint, it is not the only factor. Ms. Phillips added that one of the key findings from the HCA

is that there is a need for a wider variety of housing types such as middle housing and more moderate density housing.

Commissioner Anderson asked if the Springwater area is included in the capacity analysis. Ms. Phillips responded that it is included. Ms. Goodman added that this area did not account for a large percentage of the buildable land.

Commissioner Ruonala suggested adding a statement about the Planning Commission's concerns.

Public Comment

Carol Rulla, 5162 SE 28th Dr, Gresham, OR 97080: Ms. Rulla asked Staff to amend the report by clarifying some of the statistics. Ms. Goodman said that they could make the changes Ms. Rulla requested as they were fairly minor.

End of public comment

Chair Drechsler said that he still has reservations as multiple Commissioners have said that Gresham is not portrayed well and this will be used as a guiding document for housing policy and development needs in a regional capacity. The Commissioners discussed their options for tabling or recommending denial in order for staff and the consultant to make these changes. Terra Wilcoxson said that the contract is up with the consultant so they would no longer have assistance to make changes.

Chair Pramuk said that she would like the report to include a summary of the history of housing policy in Gresham and how it compares to the region to provide context. Ms. Phillips responded that this information is already in the Comprehensive Plan and it will not change the statistics in the HCA that are proposed to be adopted. Ms. Goodman added that one of the key recommendations is that the City should look for opportunities for greater regional coordination to achieve an equitable distribution of affordable housing. The Commissioners discussed at length how to best address their concerns. Ms. Wilcoxson suggested adding language about the relative affordability of Gresham. The Commission agreed on this approach. The Commission and staff took a five-minute recess to craft this language. Staff came back with the a proposal to add "Gresham's housing market is among the most affordable in the Portland Region," into the report, in addition to adding statements to Exhibit 59 to demonstrate Gresham's affordability compared to the surrounding region.

Ms. Phillips restated the recommendation as "Staff recommends that the Planning Commission recommend adoption of City application CPA 21-00272, including the changes to Section 4.800, the Council Bill outline and Staff's presentation, and the changes to Exhibit 59 of Section 4.800 as presented in conversation to the City Council, based on the findings, conclusions, and recommendations in the June 21, 2021 Staff Report."

Commissioner Kaiser made a motion to pass with the addition of, "The Commission recommends that the City begin dialogues with DLCD and regional partners toward achieving an equitable distribution of affordable housing responsibilities across Metro as referenced in 4.00-7 of Exhibit A." This was determined to be a second, separate recommendation.

Commissioner Kaiser made a motion to recommend adoption of the proposed Comprehensive Plan Amendment 21-00272 to the City Council, as amended by Staff, which Commissioner Wich seconded. The motion was approved unanimously as follows:

Chair Drechsler:	Yes	Commissioner Kaiser:	Yes
Commissioner Ruonala:	Yes	Commissioner Kamp:	Yes
Commissioner Pramuk:	Yes	Commissioner Wich:	Yes
Commissioner Anderson:	Yes	Commissioner Bennett:	Yes

Commissioner Kaiser then restated his second motion, which Commissioner Anderson seconded. This motion was also unanimously approved.

III. City Council Joint Meeting Discussion Session

Ms. Phillips kicked off the joint work session by stating that the purpose is to hear about the priorities of each of the subcommittees and talk about the Planning Commission's role in those communications and in coordinating land use matters.

Then each Subcommittee Chair presented their group's highlights of what they wanted presented to Council as a priority.

Design Commission:

- Accountability of utility companies to follow their early design meeting plans in how they place their equipment
- Implementing sustainable water management practices

Community Development and Housing Subcommittee:

- They typically review and recommend budgets for state housing funding and have nothing to recommend in terms of land use.

Historic Resources Subcommittee:

- They feel that they have a very clear role to review development applications involving historic homes, administer certified local government grants, and provide public education on historic sites. They do not have any complaints or concerns at this time.
- Ms. Phillips added that the subcommittee also works to identify and designate historic properties that are not currently on the list.

Transportation Subcommittee:

- Concerned with safety and equity
- Assessing how to close and prevent transportation gaps for all users when reviewing development/redevelopment projects
- Having a tie-in from the Wy'East Trail to the Springwater Trail at Hogan Road
- Narrowing arterials to provide room for cyclists, pedestrians, and ADA users
- Building multi-use paths as part of a transportation plan to be used as linear parks, due to the public's strong desire for more parks
- Promoting Safe Routes to School and thinking about how to get children safely to school by walking or biking vs. buses/parents driving

Commissioner Ruonala asked if the Transportation Subcommittee is interested in meeting more regularly and Mr. Olson responded that he thinks monthly meetings would be advantageous. Commissioner Bennett asked if there is a current representative from City Council on the East Multnomah County Transportation Committee (EMCTC). Jay Higgins is attending EMCTC meetings and David Berniker and Councilor Jones-Dixon are attending the Metro Policy Advisory Committee (MPAC) meetings. Mr. Berniker said that they can make it a regular practice to send notes from those meetings to the Transportation Subcommittee.

Urban Forestry Subcommittee:

- Want a clear purpose statement that identifies their powers and duties
- Advocacy for a consulting urban forester to interact with the public, work with City staff, assess code revisions, look at compliance issues, and review arborist plans submitted by developers
- Code revision with an emphasis on tree preservation and mitigation for canopy trees that are removed
- Code compliance enforcement regarding tree issues
- Would like opportunity for the public to contact them through the City website regarding general tree issues
- Need to view trees as part of City's infrastructure, similar to utilities

The Planning Commission members then discussed general topics for the joint work session with City Council, which included:

- Introductions of each member and logistics of how Planning Commission and City Council can work together moving forward
- How the Commission can support the Council Work Program
- Making sure City Council Advisory Committees (CCACs) are supported, adequately staffed, and able to meet and perform their roles
- Ideas about engagement and introduction to topic areas from the subcommittees

Staff will put together a memo with the topics and get it to the Office of Governance and Management as soon as possible.

IV. Other Business/Adjournment

Chair/Vice Chair Elections

Commissioner Anderson nominated Commissioner Pramuk for Chair. Commissioner Ruonala seconded. The Commissioners approved the nomination unanimously. Commissioner Anderson nominated Commissioner Kamp for Vice-Chair. The Commissioners approved the nomination unanimously.

The meeting adjourned at 9:40 p.m.

Chairperson

Recording Assistant

Date

Date

A full recording of this meeting is available upon request.