

**Coalition of Gresham Neighborhood Associations
August 9, 2022 – Remotely Held (Zoom)
Meeting Minutes**

NEIGHBORHOOD	ATTENDEES	NEIGHBORHOOD	ATTENDEES
Centennial	Rick Dwyer	Northeast	INACTIVE
Central City	INACTIVE	North Gresham	
Gresham Butte	Jim Buck, Theresa Tschirky	Northwest	Chris Fast
Historic Southeast		Gresham Pleasant Valley	
Hogan Cedars	Matt Callison, Kelsey Smalley, Ria Ward	Powell Valley	
Hollybrook		Rockwood	Catherine Nicewood
Kelly Creek	Carol Rulla	Southwest	
North Central		Wilkes-East	
Staff & Guests	Michael Gonzales, Office of Neighborhood and Community Enhancement; Sarale Hickson, City Planner; Tom Stanley; Amanda Capp; Donald Shrode; Sue Ruonala; Britt McConn		

The meeting opened at 7:02 p.m., Carol Rulla, Coalition Co-President presiding. There was no quorum, so approval of the July 12, 2022, minutes was postponed.

1. Housing Production Strategy presentation by Sarale Hickson, City Planner

a. The housing production strategy (HPS) project is a part of the response to House Bill 2003 which requires a study of future housing needs and development of strategies to encourage production of needed housing. The HPS is a 6-year plan that identifies near- and long-term strategies that can be taken to support the development of housing types and affordabilities not provided by the market. A list of strategies to meet future housing needs has been developed. The next step will be to evaluate the strategies to achieve fair and equitable housing outcomes. The result will be the HPS which the city will implement through changes to the comprehensive plan.

b. Examples of fair and equitable housing outcomes: affordable homeownership and affordable rental housing; gentrification, displacement and housing stability; housing options for residents experiencing homelessness; housing location within compact, mixed-use areas; fair housing, especially for federal and state protected classes; and housing choice in safe neighborhoods with high-quality amenities.

c. Project outreach included focus groups which engaged racially and ethnically diverse communities and those living in subsidized housing; interviews with service providers, community-based organizations and housing developers; advisory group meetings; virtual open houses; and community events (Juneteenth, Arts Festival, I Heart Rockwood).

d. Some of the barriers to the development of affordable housing: limited sites available that are attractive to multi-family developers; market rate rents may not be high enough to attract developers; complexity and expense of redevelopment; historical prioritization of single-family over multi-family development; limited funding; and complexity of development standards and review process.

e. Focus group findings: housing costs have outpaced incomes, security deposit and/or credit history are barriers, housing support is limited and difficult to access, wait lists for

affordable housing are long, lower cost housing is not maintained, available units are wrong size (i.e., large family—small unit), language differences, and housing discrimination.

f. For development to occur, land, public policy, market feasibility and capital are involved. Cities can directly influence public policies, land and infrastructure but have little influence on market feasibility and capital.

g. Potential high-level strategies: promote affordable home ownership programs; provide financial incentives to build more housing near services, transit, and shopping; provide services that address barriers; support accessible housing; work with apartment owners to maintain housing and keep rent affordable; provide housing options and services to address and prevent homelessness; make it easier to build all different types of homes throughout the city.

h. Next steps: evaluate the strategies (March-September 2022), draft HPS (August 2022-January 2023), final HPS and adoption (February 2023-May2023)

i. Webpage for the HPS project: GreshamOregon.gov/Housing-Production-Strategy/

2. Development Code Update presentation, also by Sarale Hickson.

a. Food and Beverage Cart Code Refresh. Current code is almost 10 years old. The City Council asked for a code refresh. Discussion began in February 2022 with City Council identifying issues and goals. The refresh project was initiated in June. Draft code is currently being worked on and should be available for public review by late August. The public hearing process should take place in the October-December timeframe with an expected January effective date. The issues identified were: the complexity of standards, cost, agency coordination (permits required from several agencies – fire, planning, Multnomah County Environmental Health, etc.); processing time; lack of flexibility; diversity, equity and inclusion (DEI) consideration. Goals for the code review are to streamline the process, reduce processing time and reduce cost. For DEI consideration, the goal is to reduce the complexity of standards, partner with community-based organizations to support applicants, direct outreach to communities of color and provide information on a website for browser translations.

b. State-Mandated Housing-Related Code Changes.

1) Hotels can be converted to emergency shelters and emergency shelters can be converted to affordable housing without going through the land use process. Gresham currently must process these requests under the state rules until local code is modified to include these rules.

2) Affordable housing will be allowed in areas that are not zoned for housing provided they meet the affordability thresholds and the land is owned by certain types of public entities such as churches, schools and government.

3. Neighborhoods and City News and Reports.

a. ONCE Report. Michael Gonzales stated that was not much news. The national night outs have been the big events for the past month. Rockwood hosted a centralized hub to introduce the Rockwood Market Hall and plaza. There was a great turnout. The fountain was turned on at the event.

b. Co-President Report.

1) Discussion on preliminary questions for the DA, Sheriff and Sheriff-elect for our next Coalition meeting

Carol Rulla: One question for both the DA and the Sheriff was, "What is the criteria for who actually gets held when they are arrested vs. not held. How is that determined, what are the factors that go into that determination."

Jim Buck: Other concerns is the number of vacancies within the DA department and the experience factors that is contributing to the lack of prosecution. Data on what is being prosecuted compared to 5 to 10 years ago, the differences are staggering. How is that changing and what are they planning to do to rectify that situation.

Jim Buck: Multiple questions for the DA: One is about hiring and when are they going to replace the vacant positions. Secondly, are they going to have the experience they will need to prosecute. Third, when are they getting back to prosecuting offenses. Maybe they can review the dashboard they have now because so much is not even being addressed in terms of prosecution.

Jim Buck: Can we ask about the Sheriff's office coordination with the Gresham police? How often are they meeting and what are the concerns being relayed by the city.

Chris Fast: Oregon recently moved to an on-line class for concealed carry permits which makes it open to a lot more people. Has there been an increase in permitting and what do they expect and why.

Matt Callison (in chat): How is the Multnomah County Sheriff helping with the Gresham police shortage?

2) Carol Rulla mentioned that she had sent out information on the new design group for the earthquake-ready Burnside Bridge. She asked if anyone was interested in applying for the group and no one expressed interest.

3) Discussion on the candidate forum.

Carol Rulla: It looks like there will be some competition for the City Council seats 2, 4, and 6. If we do a forum, we need to collect questions, promote it and run it.

Thersa Tschirky: Do we have the questions from the last time we did the forum? A lot of those questions would still be applicable if we decide to go forward.

Carol Rulla: We do have the questions from the last time. We had put out a survey – we could copy that survey to collect questions and put it out on Nextdoor and Facebook. Previously, we provided the candidates with our Coalition questions in advance.

Michael Gonzales: It might be worth sending out a follow-up email to the Coalition members since there is a limited number of attendees on this call.

Jim Buck: The feedback we got is that people were generally in support of having this candidate forum. I am in support of sending out a follow-up email as Michael suggested to see if we can get some cooperation. I am willing to help on the questions and the organization.

Carol Rulla: We can put that out. We need to decide in a couple of weeks so we are prepared when the final candidates are identified. We need to pick a date and invite the candidates.

Matt Callison (in chat): I will volunteer to help organize the questions.

4) Jim Buck brought up a concern on the new Council Citizen Advisory Committee (CCAC) administrative policy that CCAC governs meetings. It appears that the wording in the policy allows the city manager or designee to determine whether or not a meeting should actually be held and can maintain the authority to determine what will be included on a given agenda. This seems "heavy-handed." Additionally, this policy was signed on July 7th without the planning commission having an opportunity to review the draft and without going before the coordinating committees. Jim stated he just wanted to share that this issue of compliance with current code has raised some concern but wanted to be clear that it does not affect the Coalition since we are not a CCAC. Carol mentioned that if it affects our advisory committees, as neighborhood leaders, we are interested in that.

5) Carol Rulla: Upcoming Council meetings: August 16th at 4 is the Climate Friendly Equitable Communities rule-making presentation. At the 6 o'clock meeting, they will present the police organization assessment review report, the strategic plan and the financial road map is to be adopted.

c. NA Reports and Concerns:

1) Carol Rulla (KCNA): Reported a situation in the KC neighborhood where there were 6 single-family housing lots and the neighbors noticed that there were a lot of bedrooms being built in the home. They were concerned that the rooms were going to be rented out, causing, among other things, parking issues. More information to come on this. Also, 150 townhomes are proposed to be built on 16 acres, probably under the middle housing code. It was thought that middle housing would be gradual in residential areas but in a place like KC where there are larger green spaces it may happen very quickly.

2) Matt Callison (HCNA) (in chat) announced that Hogan Cedars neighborhood will be having their national night out event on August 13.

3) Kelsey Smalley (HCNA) announced that the 3rd annual Hogan Cedars Neighborhood Garage Sale will be August 20th.

Meeting adjourned at 8:33 p.m.

Minutes prepared by Dana Duval – Coalition Secretary-Treasurer

Next meeting: Tuesday, September 13
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