

**Coalition of Gresham Neighborhood Associations
February 13, 2018 – Oregon Trail Room, Gresham City Hall**

Meeting Minutes

NEIGHBORHOOD	ATTENDEES	NEIGHBORHOOD	ATTENDEES
Centennial	INACTIVE	Northeast	INACTIVE
Central City	INACTIVE	North Gresham	Mike Elston, Linda VanDeusen-Price, Linda Parashos
Gresham Butte	Theresa Tschirky	Northwest	Kat Todd, Dave Dyk
Historic Southeast	INACTIVE	Gresham Pleasant Valley	Kent Liebelt
Hollybrook		Powell Valley	Rebekah Burns, Jeff Muceus, Nichole Burns, Stella Butler
Kelly Creek	Mel Roemmich, Carol Rulla	Rockwood	Catherine Nicewood, John Bildsoe
Mt. Hood	INACTIVE	Southwest	
North Central		Wilkes-East	
Staff & Guests:	Michael Gonzales, Brian Monberg, Shirley Craddick, Ernest Hayes, Karynn Fish, Tom Stanley		

Carol Rulla called the meeting to order at 7:03PM. No members of the public came forward for comment. At the start of the meeting only 6 of 7 NAs were represented (not yet a quorum), so Coalition business (approval of meeting minutes) was delayed until a quorum could be established.

Housing Data & Policy Update, with Brian Monberg

Carol Rulla introduced Brian Monberg, a staff person with the City of Gresham. Brian gave a presentation (see attachment A) that examined recent data and housing policy options that City is pursuing or considering. The presentation focused on the following 4 areas:

- Demographics – Including growth, and trends in population, income and housing.
- Housing stock and production – Including an analysis of the types of housing, housing stock age, and ownership structure in the city, and other areas for comparison.
- Housing affordability – This discussion started by noting the relationship between the price of housing and household income, and definitions of affordability. Housing affordability challenges in Gresham were compared to other cities nationally and in the Portland metro for comparison. The presentation also included details on rents and the rate of increase. Brian noted that Gresham rents increased very rapidly during 2015-2016, but the rate of growth has recently slowed (3.7% in Q4 2017, which is similar to the pre-recession rate of growth).
- City actions – The presentation discussed the factors in housing development, possible housing policy outcomes to target (including household support and housing unit production and preservation). The existing housing policy from 2011 was briefly reviewed, which focused on 5 goals. Current city activities relating to housing were discussed (including an embedded spreadsheet noting the specific activities that are under way). Finally, a list of housing activities that are in development (including some which could require input or approval from Council) were presented, in a spreadsheet.

A Coalition member asked about Zombie apartments, noting that Gresham has housing stock that is relatively low quality, and residents may not complain because of concern they would lose their home. Brian responded that the Neighborhood Nuisance project is addressing Zombie homes. One housing policy goal is rehabilitating lower quality apartments and homes, but that needs funding. He noted that the City of Gresham has a Rental Inspection program for existing units that can deal with some of the most egregious life/safety issues.

John Bildsoe asked about unintended incentives for a landlord to defer important maintenance, if city money were to be used to fund rehabilitation or other improvements. Brian responded, noting that a balance is needed, and cities and other partners would need to be involved to manage this risk. The city is looking at the experience from other cities with existing programs to determine what conditions should be placed on property owners who receive funding.

A Coalition member asked who establishes rent. Brian noted that rent is primarily a private transaction between a tenant and landlord, and the state does not allow for limits. He noted that cities can and do regulate other elements of the relationship, such as safety of the housing (such as Gresham's rental inspection program).

A Coalition member asked about the housing policy action item "Coordinate with state for properties" which had a "preservation" outcome. Brian noted that the state legislature passed a bill in 2017 that calls for a state-wide inventory of all regulated affordable housing; Gresham was participating in that inventory and monitoring the output, to ensure that the city is aware of opportunities for rehabilitation and leverage of existing stock.

1/9/18 Minutes Approved - As additional attendees had arrived creating a quorum during the preceding presentation, Carol Rulla asked Coalition members to review the meeting minutes from Jan 9, 2018. No questions or proposed edits were made. The minutes were adopted as presented.

Metro Actions on Affordable Housing, with Councilor Shirley Craddick & Ernie Hayes

Carol Rulla introduced Metro Councilor Shirley Craddick, and Metro staff person Ernie Hayes. Councilor Craddick and Ernie Hayes led a discussion of a possible Metro affordable housing bond.

The presentation began by discussing the importance of housing affordability as top concern for residents throughout the region – both in Gresham and other parts of the region. Metro Council is considering a bond measure which would raise revenue from a very broad tax base, to create more permanently affordable homes throughout the region through new construction and acquisition. There are several alternatives in terms of size of the measure and details for how this could work. It was noted that Metro is not in the business of building or managing properties, so any selected strategy would involve partnerships with local jurisdictions, housing authorities, and nonprofits.

It was noted that the current short session of the legislature is considering a referral of an amendment to the Oregon Constitution which would allow bond funds to be granted to private and non-profit entities, which would allow for leveraging other funding sources, such as low-income housing tax credits.

A technical advisory committee (with representation from City of Gresham) and a stakeholder advisory table are in place, as well as a number of public engagement activities. It was noted that Metro would like to visit neighborhood association meetings to review the possible measure directly with citizens.

A Coalition member asked about a landlord's responsibility to maintain property. Ernie Hayes acknowledged that responsibility but noted that there aren't many tools to compel maintenance. With bond funding, there could be opportunities for local jurisdictions or other partners of Metro to purchase existing housing stock, rehabilitate it, and turn it into regulated affordable housing that is maintained with higher quality. Also land could be purchased while it is still affordable.

A Coalition member asked a question about how Metro could ensure equity between jurisdictions. Ernie Hayes noted that there were several strategies for how funds could be distributed. Each of the options being considered would be designed to balance local preference for how funds were used, with equity in ensuring that affordable housing opportunities exist throughout the metro region.

A Coalition member asked a question about whether expanding the urban growth boundary (UGB) was being considered to increase affordable housing. Ernie Hayes noted that Metro analysis indicated that there was still significant supply of land within the UGB, and that factors such as lack of infrastructure were more relevant than the UGB itself in preventing development.

(Attachments B1 and B2, which are a timeline and overview of the possible measure, were provided after the meeting to distribute to Coalition members electronically).

Neighborhood & City News & Reports

Carol Rulla noted that there were problems with the Gresham Pleasant Valley postcard addresses in their recent annual meeting mailing and the Pleasant Valley TSP workshop mailing. Michael Gonzales reported that staff is looking into the problem. He expects to have more information at the next Coalition meeting when we will be discussing the ONCE revamp and NA boundaries.

Carol Rulla led a brief discussion regarding Senate Bill 1051 and the code changes being considered by Gresham to comply. These possible code changes include changes to limitations on accessory dwellings & affordable housing. Specific discussion regarding whether Accessory Dwelling Units (ADU) should require processing as a Type II application (with neighborhood notification and comment) versus a Type I application (with just a building permit and no notification or public comment). It was noted that the costs for a Type II process were known, but Carol did not have costs for an ADU Type I permit. A discussion about ADU development regulations took place. Carol asked for member preferences on using the Type II versus Type I process. Seven members preferred keeping the existing Type II process, 2 preferred the Type I process and the rest did not feel they had enough information to choose. Carol will get more information from staff about permit cost comparisons and code requirements that could better ensure ADU compatibility and quality.

Kent Liebelt from Gresham Pleasant Valley noted that at recent early neighborhood notification (ENN) meetings, an absence of City staff had led to confusion due to discrepancies between developer plans and official zoning that required follow-up. Carol Rulla noted that when these sorts of discrepancies can be identified in advance, City Staff may be willing to attend an ENN meeting, but this would not be a standard practice for all meetings. Kent also provided an update on the Pleasant Valley Transportation System Plan (TSP), and GPV NA concerns that the plan update may be unproductive and bring up ideas that were deemed infeasible during a prior planning period.

Catherine Nicewood noted that there was a report of a neighborhood association in Portland where the board had been taken over by individuals who had not previously been involved, and there was concern that some who voted were not members of the neighborhood. She recommended that NA's review their voting process to ensure that it is clear who is a member, and that NA's consider bylaws requirements for board service to ensure that only involved members are eligible.

Rebekah Burns noted that on March 3rd, 9AM – 12PM, at East Gresham Park, the Powell Valley NA would host a Native Plants planting. All NA's were invited.

The meeting was adjourned at approximately 8:45PM.

Minutes prepared by Dave Dyk, Coalition Secretary-Treasurer

Next meeting: **Tuesday, February 13** – City Hall Oregon Trail Room