

**Coalition of Gresham Neighborhood Associations
July 10, 2018 – Oregon Trail Room, Gresham City Hall**

Meeting Minutes

NEIGHBORHOOD	ATTENDEES	NEIGHBORHOOD	ATTENDEES
Centennial	<i>INACTIVE</i>	Northeast	<i>INACTIVE</i>
Central City	<i>INACTIVE</i>	North Gresham	<i>Linda VanDeusen-Price</i>
Gresham Butte	<i>Theresa Tschirky</i>	Northwest	<i>Kat Todd, Elizabeth Livingston, Dave Dyk</i>
Historic Southeast	<i>INACTIVE</i>	Gresham Pleasant Valley	
Hollybrook		Powell Valley	<i>Rebekah Burns, Nichole Burns</i>
Kelly Creek	<i>Charles Teem, Mel Roemmich, Carol Rulla</i>	Rockwood	<i>John Bildsoe</i>
Mt. Hood		Southwest	<i>Brandon Harer</i>
North Central		Wilkes-East	
Staff & Guests:	<i>Shirley Craddick, Metro Council; Ernie Hayes, Metro; Tom Stanley, Sue Ruonala, Caleb Sutherland</i>		

Carol Rulla began the meeting at 7:02PM. No quorum was present initially.

Proposed Metro Housing Bond

Shirley Craddick, Metro Councilor gave a presentation on Metro Equitable Housing Trends and Efforts. An overview of the General Bond on the November 2018 ballot was presented. The bond amount would be \$652.8 million, which would be approximately \$60/year for a typical household. Funds would be used to support affordable housing. The allocation of these funds would be distributed using a defined mechanism (based on assessed value to each county), through county housing authorities. A regional public oversight committee with annual audits would be in place. This is the same structure as previous Metro bond measures.

Councilor Craddick discussed the merits of the bond, including the need for investment in affordable housing. One topic discussed was the significant increase in rental rates between 2011 – 2017, while incomes for working class individuals have not increased commensurately. Councilor Craddick noted that the housing that would be developed using bond funds would be of high quality, and developed by local housing authorities in partnership with nonprofit organizations. Councilor Craddick also noted that homelessness is a significant issue. Student homelessness in the Metro area has increased 29% since 2012; 80% is “hidden homelessness” of “couch surfing” or living doubled-up with friends or family. As one anecdote, over 1300 homeless students are currently being served by the Reynolds school district.

As an implementation strategy, intergovernmental agreements would be put into place with local partners, with a regional oversight body. Project selection commitments would have local governance. A program is in place to ensure that plans can be effectively implemented. Research indicates more need for housing with 2 or more bedrooms and for low income renters. The bond’s focus would be on serving families, veterans and the elderly.

Carol Rulla asked about the length of time for the bond. Councilor Craddick noted that bonds would be sold to investors as funds were needed for commitments, up to the bond limit.

John Bildsoe asked what the millage rate was. Councilor Craddick did not know the exact rate but will provide it later.

Councilor Craddick noted that alongside the Metro bond measure, the November ballot will have a State Legislature-referred measure to update the State Constitution, which would allow for distribution of public funds to nonprofits who would develop housing directly.

Charles Teem asked for clarification about the Civic Drive properties that Metro is developing in Gresham. Ernie Hayes noted that this was a property being developed using the Transit-Oriented Development program.

Carol Rulla asked whether there would be time limits for the housing to remain affordable. Ernie Hayes noted these limits are placed on a property during the development cycle.

Nichole Burns asked whether mixed-use properties would have identical affordable and market-rate units. The bond measure requires all units to be affordable. Market-rate housing may be funded from other sources.

Dave Dyk noted that healthy affordable housing requires reserve funds for maintenance, and that new

developments are generally healthier financially (in terms of reserves) than older housing. Ernie Hayes noted that long-term maintenance is included in the cost of housing to be built with the Metro bond funds.

Carol Rulla asked whether income limits are enforced as incomes change over time, as compared to rent control in a larger city like New York. Councilor Craddick noted that there are staff people who work with the nonprofits who would enforce limits like this over time.

Guest Caleb Sutherland asked if there are statistics to show the proportion of people who are able to better themselves after receiving affordable housing. Councilor Craddick noted that there are specific programs operated by various nonprofits who do track this sort of performance.

John Bildsoe asked what the wait list for affordable housing from Home Forward is. Ernie Hayes noted that there is a significant wait list.

Guest Sue Ruonala noted concerns regarding increasing property tax rates, which may increase the need for affordable housing. It was noted that in Gresham, recent property tax increases for the school bond were significant. John Bildsoe noted that property taxes also increase rents. Councilor Craddick noted that the housing bond rate was kept low to limit the impact on property taxes.

John Bildsoe asked how cities will receive affordable housing. Councilor Craddick noted that funds will be distributed to housing authorities in each of the 3 metro counties. Carol asked if jurisdictions could refuse to build affordable housing. Councilor Craddick stated that she has had conversations with many jurisdictions and all have indicated that they would build units.

Rebekah Burns asked what benefit taxpayers would receive. Councilor Craddick noted that this will improve community livability. Nichole Burns followed-up, noting concern about individuals who may take advantage of government subsidies.

Charles Teem asked what % of the bond would be used for new development versus rehabilitation. Ernie Hayes noted that approximately 10% of the total bond would be used for land bank purchases. Of the remainder, about 50% would be for new construction, 50% for rehabilitation.

Meeting Minutes

Carol Rulla noted at 8:17PM that a quorum was present, and meeting minutes from June 12 were adopted without change.

Neighborhood & City News & Reports

Carol Rulla noted the following updates:

- Chief Sells reported to Carol that more fireworks citations were issued this July 4th.
- Several potential topics for the next meeting were mentioned:
 - o A new City program, Neighbors Helping Neighbors, is connecting volunteers with residents with code violations who may need help (for example, seniors).
 - o Germaine, a community liaison with the Emergency Preparedness Task Force, is interested in discussing how to help the black community get involved with the neighborhood associations.
 - o The Public Works Standards project (like the stormwater manual) is another potential Coalition meeting topic. There is a stakeholders meeting for this on July 18.

John Bildsoe noted that the County held a recent meeting to discuss the Vance Park pit, and noted that the County is considering relocating the County animal shelter to that location. Coalition members expressed interest in more hearing about Neighbors Helping Neighbors and discussions with Germaine but thought the Public Works Standards project would be better handled through the stakeholders meeting. Carol will also follow up with County Commissioner Lori Stegmann about Vance Pit.

The meeting was adjourned at approximately 8:26PM.

Minutes prepared by Dave Dyk, Coalition Secretary-Treasurer

Next meeting: **Tuesday, August 14** – City Hall Oregon Trail Room