

Gresham Task Force on Housing

Meeting 3

November 28, 2018

Brian Monberg, Senior Manager

Housing Policies

Gresham housing policy

HOUSING OPPORTUNITIES

Gresham will have a full range of quality housing for its current and future residents.

1. Provide a full range of housing types and sizes that reflect the needs of Gresham's citizens through all life stages and circumstances.
2. Support the development of housing that reflects the square footage and number of bedrooms needed by the full range of family sizes from singles to large families.
3. Ensure that new housing developments are of high quality.

ECONOMIC DEVELOPMENT

Housing investments will contribute to Gresham's economic development goals.

1. Provide opportunities for mixed use developments.
2. Provide for all forms of "live/work" opportunities.
3. Promote a mix of housing types where appropriate.
4. Promote the use of the Gresham's workforce for development projects.
5. Promote the development of additional higher-end ownership and rental "executive housing".

REHABILITATION

Gresham's housing stock will be well maintained and will be rehabilitated when appropriate.

1. Ensure that Gresham's land use regulations support the rehabilitation and revitalization of both the existing single family and multi-family housing stock.
2. Promote the maintenance of good quality housing.
3. Endorse incentives promoting the rehabilitation of deteriorated but still good quality housing.

LIVABILITY

Gresham will provide for a variety of livable neighborhoods.

1. Avoid concentrations of any one housing type.
2. Permit appropriate housing types in locations that most benefit the viability of the overall City and its centers.
3. Maintain existing City public investments and construct capital improvements that promote the viability of city neighborhoods.
4. Continue to evaluate the Development Code to ensure that it: Promotes walkability in and through neighborhoods; allows for the coordination of residential development with existing and new amenities, services and transit; allows for the correct residential density in the appropriate locations
5. Ensure that new housing developments complement or enhance the character of existing quality neighborhood development.
6. Encourage housing developments to incorporate features of Crime Prevention through Environmental Design (CPTED).
7. Coordinate with Tri-Met when planning for changes to residential densities.

CITY ROLES

The City will use appropriate tools, including public-private partnerships, to achieve desired types and locations of housing.

1. Develop partnerships with private and non-profit housing providers that promote collaboration on the siting of market rate and affordable housing.
2. Pursue local, state and federal financial support for both new housing and housing rehabilitation projects.
3. Utilize technical and procedural assistance programs for the promotion and construction of desired housing types.
4. Promote home ownership.

CITY OF GRESHAM

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City Role in Housing

City's role related to housing



PLANNING, REVIEW, AND DESIGN

The City manages planning and zoning programs that create long term vitality and livability in the city. The City's design review process ensures that new construction meets the design standards and guidelines set forth in City Code.



TECHNICAL SUPPORT

The City provides resources, guidance and step-by-step assistance through the development, construction, permitting and licensing process for new multi-family or mixed-use projects.



PERMITS AND INSPECTIONS

The City inspects and permits new construction and alterations to ensure that work is done safely and to the state building code. The City also conducts random, mandatory habitability inspections on residential rental properties to ensure compliance with the property maintenance code.



SERVICES AND FUNDING

The City supports financing for housing and public improvements, and funds needed services for families and individuals in need. The City also partners with a number of community organizations, including Human Solutions, to develop new housing and provide a wide range of supportive services. Through funding programs, we invest more than \$1.2 million annually in federal grants and loans.

City work related to housing

Departmental programs and projects

Urban Design & Planning

- Comprehensive Plan
- Area Plans
- Innovative Housing Demonstration
- Design Review

Community Development

- Rental Inspections
- Building Permits
- Development Projects
- CBDG/HOME grant
- Small Business/Office outreach

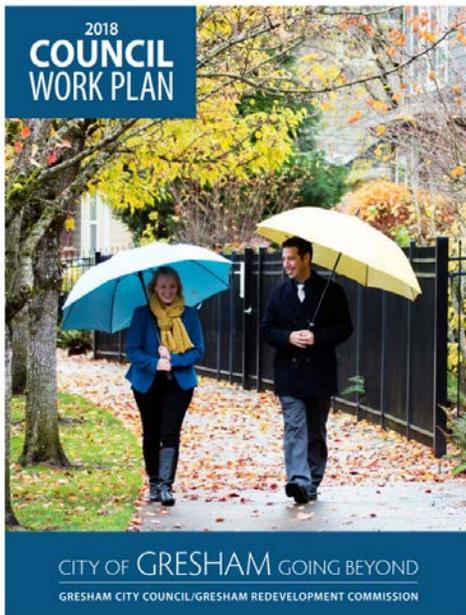
Economic Development

- Incentives
- Vertical Housing Development Zone
- SDC Incentives

Environmental Services

- SDC rate structure
- Infrastructure

City Council Work Plan



- **Housing Opportunities**
- **Development Code & Process Updates**
- **Commercial Development Fees & Incentives**
- **Neighborhood Nuisance**
- **Commercial Business & Development Support**
- **Homelessness**

Development Projects:

- Rockwood Rising
- Civic Drive development

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Planning tools

Gresham has implemented many planning tools to support housing development.

Status	Planning Tool
	Align Comprehensive Plan and Zoning Map
	Create mixed-use urban corridors
	Complete area planning: Pleasant Valley and Springwater
	System Development Charge Policies
	Vertical Housing Tax Exemption
	Parking and Open Space requirements
	Density calculations
	Urban renewal areas
	Allowable zoning for density

Partnerships

CITY ROLES

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3. Utilize technical and procedural assistance programs for the promotion and construction of desired housing types.
4. Promote home ownership.

City of Gresham works with a variety of partners to support housing.



Grant Programs

Community Development Block Grants and HOME Investment

The City of Gresham is a recipient of Federal grant programs from Housing and Urban Development (HUD). These grants are awarded on an annual basis to support the community's most vulnerable populations, stabilize neighborhoods, encourage economic development, and provide services to low-income communities.

This work is guided by a Consortium of Multnomah County, City of Portland, and City of Gresham. The combined budget for these programs was just over \$2 million in Fiscal Year 2018-2019.

2016-2020 Consolidated Plan Needs and Goals

- Affordable housing choice (Need); Increase and preserve affordable housing choice (Goal)
- Basic services & homeless prevention/intervention (Need); Reduce homelessness and increase stability (Goal)
- Community and economic development (Need); Infrastructure, facilities, economic opportunity (Goal)

2018-19 HUD Grant Descriptions

- **Willow Tree – Human Solutions**
 - Provide transitional housing with supportive services to extremely low-income Gresham families.
- **Human Solutions – Tenant Based Rental Assistance**
 - Provide short-term rental assistance to low and very low income individuals.
- **GresHOME**
 - Provide housing placement and rental assistance for individuals and families living on the streets or in their cars.
- **Adopt-A-Home**
 - Provide critical repairs and home modifications to seniors and people with physical disabilities, to ensure their ability to live independently in their homes.
- **Mend-A-Home**
 - Provide critical home repairs to low and very-low income homeowners in the city.
- **DIY Weatherization Workshops**
 - Provide workshops and home weatherization kits to teach low-income residents how to weatherize their homes
- **Latino Economic Stability Service Project – El Programa Hispano Catolico**
 - Provide emergency services and life skills to overcome short-term crises.
- **Living Solutions – East County Solutions**
 - Job training, job placement, follow-up coaching and life skills to low-income residents.
- **MESO – Self-Sufficiency Through Entrepreneurship**
 - Provide culturally relevant business development services to 100 emerging micro-entrepreneurs

CITY OF GRESHAM

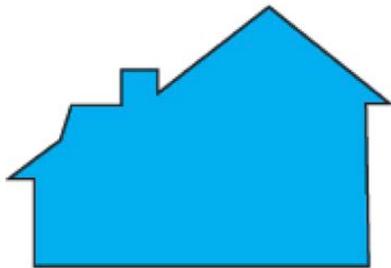
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Current Actions related to housing

Actions		Type	Resource	Implementation
PROJECTS	Development Fees/Incentives	Project	Staff	existing
	Commercial Business & Development	Project	Staff	existing
	Accessory Dwelling Units update	Project	Staff	complete
	Community Standards	Project	Staff	existing
	Neighborhood Nuisance	Project	Staff	existing
INSPECTIONS				
	Rental inspection program	Program	Program	existing
FUNDING PROGRAM	Innovative Housing Demonstration Project	Incentives	Program	existing
	System Development Charges	Incentives	Fees	existing
	Vertical Housing Tax Credit	Funding	Incentives	existing
	Home Ownership Promotion	Funding	CBDG/HOME grant	existing
	Homeless Prevention/Rental Assistance	Funding	CBDG/HOME grant	existing
	Housing Development/Rehab	Funding	CBDG/HOME grant	existing
	Economic Development	Funding	CBDG/HOME grant	existing
DEVELOPMENT				
	Rockwood Rising	Development	Public/Private Development	existing
	Gresham Civic	Development	Public/Private Development	existing

Resources for Development

Housing Outcomes



Housing Units

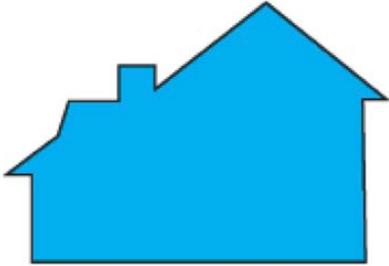
- Produce new housing units
- Preserve and/or renovate existing housing units
- Make land available for development



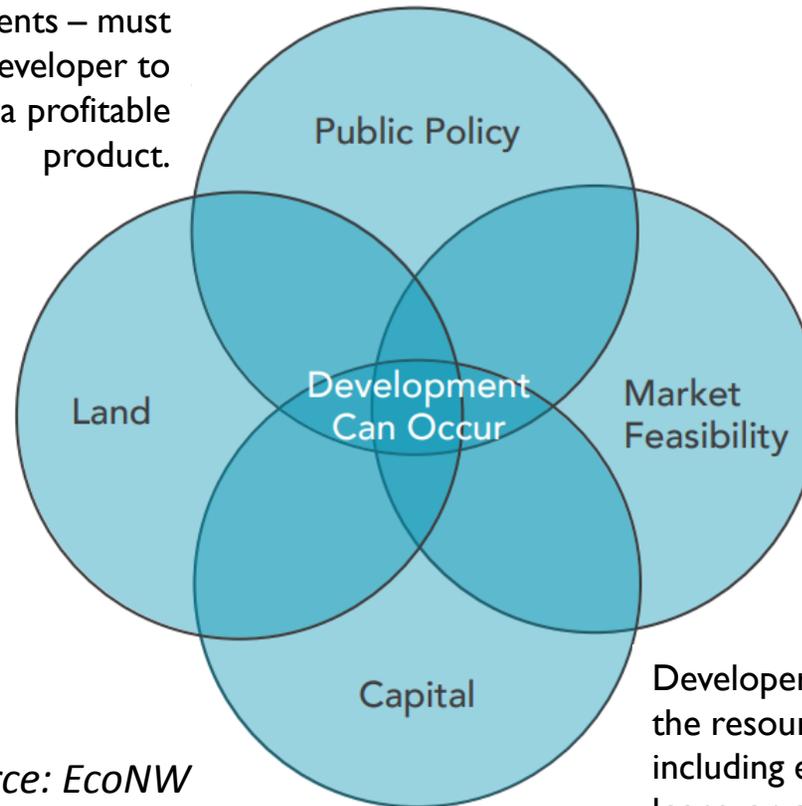
Household support

- Home ownership incentives
- Renter support

New Units: Factors in Development



Policy – including zoning, density, and design requirements – must allow a developer to build a profitable product.



The developer must be able to control the site with reasonable acquisition costs.

The developer must see sufficient demand for space to support a profitable project.

Developers must be able to access the resources for development, including equity investment, bank loans, or other sources of funds.

Source: EconW

PLANNER ON DUTY

The City's Planner on Duty (POD) can assist with questions regarding zoning, land use, development code, allowed housing types and what you need to have new construction approved and permitted in the City of Gresham.

Contact: POD@GreshamOregon.gov or 503-618-2780

BUILDING PERMITS

The City reviews and facilitates the permits necessary to construct, enlarge, alter, repair, move or change the occupancy of a building or structure.

Contact: GreshamOregon.gov/Building-and-Permits;
PermitCenter@GreshamOregon.gov or 503-618-2845

ELECTRONIC PLAN REVIEW

The City's electronic plan submittal and plan review eliminates the need to produce copies of plan documents, or travel to City Hall to submit planning materials.

The ePlan review process streamlines reviews at the city. Contact: Access at GreshamOregon.gov/Electronic-Plan-Review. Questions? 503-618-2845 or ePlanReview@GreshamOregon.gov

ONE GRESHAM

One Gresham is the City's economic, urban redevelopment, and social strategy to strengthen our three commercial centers; Downtown, Rockwood and Civic Neighborhood. The initiative is an interdepartmental effort dedicated to supporting the development of quality design and placemaking for residential and commercial projects.

COMMERCIAL BUSINESS + DEVELOPMENT

The City provides incentives and programs designed to promote the construction of new high quality housing development, including incentives such as Vertical Housing Tax Credits, System Development Charges financing, and the Innovative Housing Demonstration Project. Contact: 503-618-2872 or SmallBusiness@GreshamOregon.gov

INCENTIVES AND PROGRAMS

This division supports new multifamily and mixed-use development through the entitlement, land use and permitting process, and provides new and expanding local businesses with resources, incentives and permitting/licensing assistance.

Access incentives at GreshamOregon.gov/Economic-Development-Incentives
Questions? Contact Kristin Chiles at 503-618-2252 or Kristin.Chiles@GreshamOregon.gov



Resources for Development



RESOURCES FOR HELP WITH RESEARCH AND ENGAGEMENT

DATA AND INFORMATION

City staff develops information on current market conditions, demographics, and housing development in the city. Contact: Brian Monberg at 503-618-2418 or Brian.Monberg@GreshamOregon.gov

BEST PRACTICES

Staff conducts research and creates strategies based on local and national best practices.

ENGAGEMENT

The Office of Neighborhoods and Community Engagement (ONCE) supports strong neighborhoods, community problem-solving, and engaging citizens with the work of City government. Contact: Michael Gonzales at 503-618-2482 or Michael.Gonzales@GreshamOregon.gov

PARTNERSHIPS

City staff create partnerships with public, private, and philanthropic partners to further the goals of housing policy in the city.

Resources for Development

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Resources for Residents

Resources for Residents

NEIGHBORHOOD ASSOCIATIONS

Connect with neighbors and stay up to date on projects and improvements happening within your neighborhood. *Contact: Michael Gonzales at 503-618-2482 or Michael.Gonzales@GreshamOregon.gov*

RENTAL INSPECTION PROGRAM

Gresham's Rental Housing Inspections Program protects the public health, safety, and general welfare by establishing minimum livability standards for residential rental properties. Inspections are conducted randomly as well as in response to community complaints. The City provides resources for tenants as well as the highest-possible protections permitted by law for those reporting violations. *Contact: 503-618-2248 or RentalInspection@GreshamOregon.gov*
Report online at GreshamOregon.gov/MyGresham
Program information: GreshamOregon.gov/RentalHousing

EAST METRO MEDIATION

This free service is for those who live or work in Gresham, Fairview, Troutdale, and Wood Village and provides an opportunity to work through a disagreement or conflict effectively. The mediation process is facilitated by trained, impartial mediators, who provide a safe setting to explore all sides of the issue and help the parties reach an agreement that works for them. *Contact: 503-618-3247 or Mediate@GreshamOregon.gov*

MY GRESHAM

An easy way to report issues, ask questions, or request non-emergency services. *To report an issue: Online at GreshamOregon.gov/MyGresham or via the MyGresham mobile app for iPhone and Android.*

CODE COMPLIANCE

We're strengthening Gresham's neighborhoods by tailoring our approach to code complaints into two specialty teams—Livability and the Neighborhood Enforcement

Team (NET), that will cover a wide range of issues, from overgrown shrubbery to vacant properties. From our volunteers to mediation services to police and rental housing and more—we've committed staff from key departments to resolve livability issues and keep our neighborhoods safe and strong. *To access the full range of code compliance services: Visit GreshamOregon.gov/Code-Compliance. Report an issue at GreshamOregon.gov/MyGresham or 503-618-2463.*

HOMEBUYER ASSISTANCE

The City's WELCOME HOME program can loan up to \$20,000 to help qualified low-income, first-time homebuyers pay for a down payment and reasonable closing costs. *Contact: Laurie Wells at 503-618-2404 or Laurie.Wells@GreshamOregon.gov*

RENTAL ASSISTANCE

The City partners with organizations, including Human Solutions, on an annual basis to provide rental assistance and homeless prevention. *Contact: Human Solutions, 503-405-7875 or Humansolutions.org/services/housing-stability.*

HOMELESS SERVICES

The City's Homeless Services Specialist serves as a single point of contact for individuals in need. *Contact: Aaron Sando at 503-618-3210 or Aaron.Sando@GreshamOregon.gov or learn more at GreshamOregon.gov/Homelessness*

211

This resource can help connect individuals and families with services, including energy assistance, food programs, housing and shelter, health care, substance abuse counseling, elderly care, parental support, child care, disability support and more. *Contact: Dial 211 or visit 211info.org*

Other Programs and Policies

Code Compliance/NET

Neighborhood Enforcement Team (NET)

To solve the toughest issues in the city, the NET team collaborates to handle chronic nuisances, including abandoned properties, occupied RVs and marijuana-related matters.

A cross-department team of experts includes Police, Rental Housing, City Attorney's Office and Code Compliance.

Landlord Forums



Landlord Boot Camp



Person in Charge Program/Trespass Program



Private Property Trespassing



Code Compliance

Our livability team assists property owners in resolving general nuisance issues in Gresham. These include: abandoned vehicles, overgrown vegetation, graffiti, junk, garbage, connecting homeless in need to services and RV parking permits.

Report a code violation

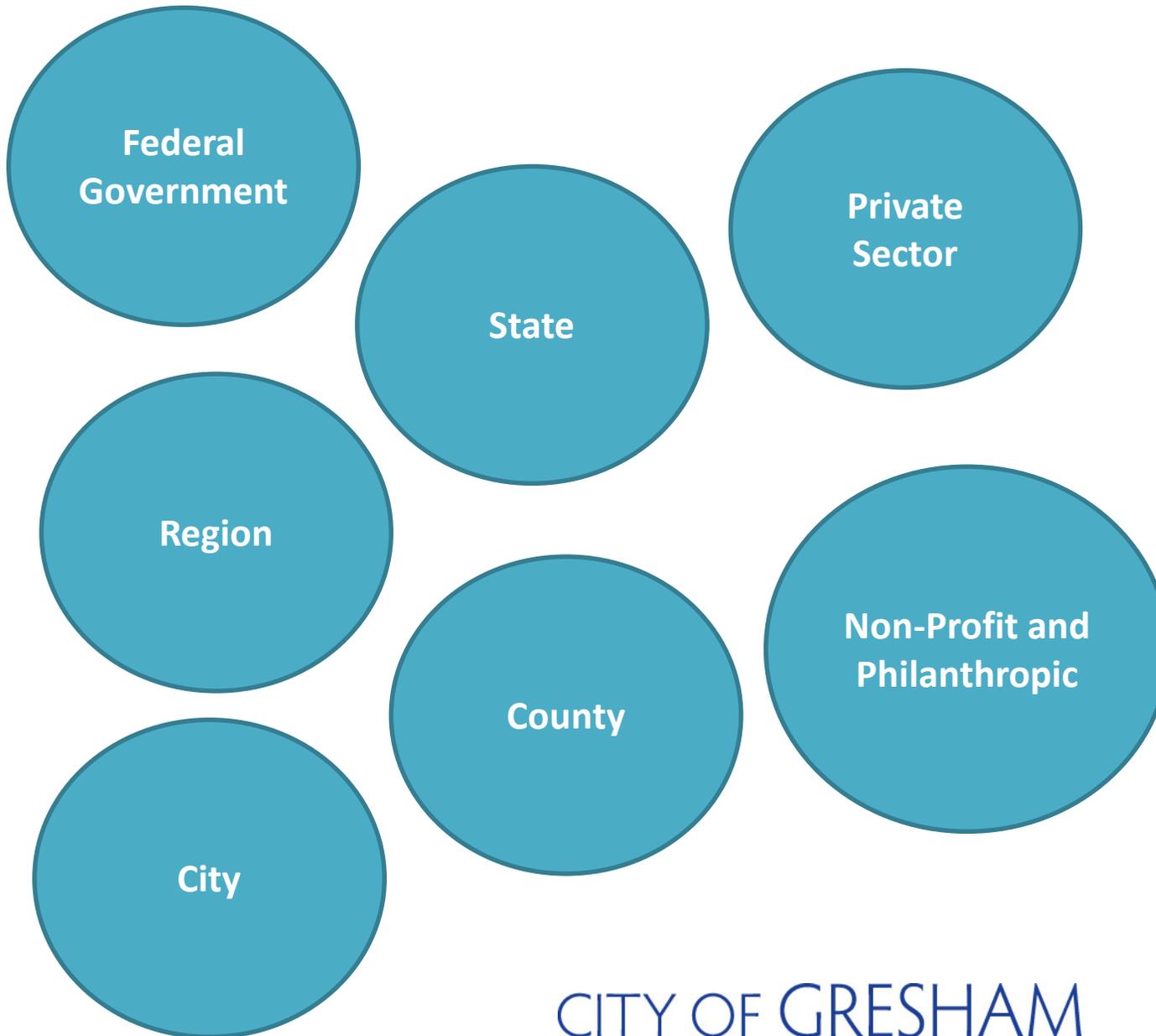
- Report online through [My Gresham](#)
- Call 503-618-2463

Questions

- Is there additional information that would help in understanding housing work underway in the City?

Current Non-City Programs

Housing Roles and Policies



There are a number of government organizations with a role in housing.

The private sector and non-profit sector also play an important role in housing.

Housing Resources and Support

Federal	Housing and Urban Development	Federal Cabinet department that provides variety of funding and support for Housing, Rental Assistance, and Fair Housing programs.
State	Oregon Department of Housing and Community Services (OHCS)	Oregon's housing finance agency, providing financial and program support to create and preserve opportunities for quality, affordable housing for Oregonians of lower and moderate income.
	Department of Land Conservation and Development	In partnership with local governments, and state and federal agencies, DLCD addresses the land use needs and planning of the public, communities, regions, and the state.
Regional	Metro	Regional Land Use Planning and Urban Growth Boundary; Regional Housing Bond for affordable housing capital construction
County	Multnomah County	Social Service provider, offering resources and funding; facilitates Home For Everyone; operates Joint Office of Homeless Services.
	Home Forward	Multnomah County's housing authority; provides housing, rental assistance, and services. Largest provider of affordable housing in Oregon, with 6,000 units to rent and 9,300 Section 8 vouchers.
Private Sector Development		
Non-Profit and Philanthropic Development, Support, and Services		

211

Free, confidential information about health, community and social services. Calls answered in over 150 languages. 211info helps community members navigate the maze of health and community service offerings with specially trained information and referral specialists, who are skilled at locating and providing information about good resources to contact for help with a wide variety of problems and needs.

phone: 211
email: help@211info.com
online: 211info.org

City of Gresham Services

Rental Housing Inspection Program Line

email: rentalinspection@greshamoregon.gov
phone: (503) 618-2248
online: www.GreshamOregon.gov/RentalHousing

East Metro Mediation

This free service is a way to work through a conflict or disagreement between two or more people.
email: mediate@greshamoregon.gov
phone: (503) 618-3247
online: www.GreshamOregon.gov/Mediation

Non-Emergency Police Dispatch

phone: (503) 823-3333

Portland/Metro Area Services

Aging and Disability Resource Connection of Oregon

phone: 1-855-673-2372
online: www.adrcforegon.org/

Birch Community Services

phone: (503) 251-5431
online: www.birchcommunityservices.org

Community Alliance of Tenants

email: admin@oregoncat.org
phone: (503) 288-0130
online: www.oregoncat.org

Department of Human Services

phone: (503) 491-1979

Dove Lewis Emergency Animal Hospital

phone: (503) 262-7194

El Programa Hispano

phone: (503) 669-8350
online: <http://elprograma.org/>

Fair Housing Council of Oregon

email: information@fhco.org
phone: 1-800-4243247
online: www.fhco.org

Portland/Metro Area Services (continued)

Family Court Services (free family counseling)

phone: (503) 988-3189

Head Start

phone: (503)491-6111

Human Solutions

email: info@humansolutions.org
phone: (503) 823-3333
online: humansolutions.org

Legal Aid Services of Oregon

phone: (503) 224-4086
online: lasoregon.org

Metro Multifamily Housing Association

phone: (503)213-1281
online: metromultifamily.com

Multnomah County Animal Control

phone: (503) 988-7387

Multnomah County Crisis Line

phone: (503) 988-4888

Multnomah County Health, Appointments/Info

phone: (503) 988-3333

Multnomah County Legal Aid

phone: (503) 224-4086

Multnomah County Rental Housing Resources

multco.us/health/inspections-and-licensing/rental-housing

Oregon Housing and Community Services

online: www.oregon.gov/OHCS/

Oregon Law Center

phone: (503) 295-2760

Portland Women's Crisis Line

phone: (503) 235-5333

Rental Housing Association of Greater Portland (RHAGP)

email: info@rhagp.org
phone: (503) 823-3333
online: www.rhagp.org

Salvation Army

phone: (503) 661-8972

SnowCap Community Charities

phone: (503) 674-8785
online: www.snowcap.org/

Woman, Infants & Children (WIC)

phone: (503) 988-3503
online: multco.us/health/wic

Online Resources

Multnomah County Rent Right Guide

<https://multco.us/file/9038/download>
in Spanish: <https://multco.us/file/8712/download>

Oregon State Bar (ORS Ch. 90: Oregon Landlord/tenant law)

www.osbar.org/public/legalinfo/tenant.html

Oregon Law (ORS Ch. 90: Oregon Landlord/tenant law)

www.oregonlaws.org/ors/chapter/90

Questions

- Is there additional information that would help in understanding housing resources and non-city programs?