

**Coalition of Gresham Neighborhood Associations
August 13, 2019 – Oregon Trail Conf Room, Gresham City Hall**

Meeting Minutes

NEIGHBORHOOD	ATTENDEES	NEIGHBORHOOD	ATTENDEES
Centennial	INACTIVE	Northeast	INACTIVE
Central City	INACTIVE	North Gresham	Mike Elston, Linda Van Deusen-Price
Gresham Butte	Theresa Tschirky	Northwest	John Bildsoe, Dave Dyk
Historic Southeast	Allan Krim	Gresham Pleasant Valley	
Hogan Cedars	Matt Callison	Powell Valley	Regina Blake, Jim Boersma
Hollybrook		Rockwood	Catherine Nicewood
Kelly Creek	Mel Roemmich	Southwest	Gail Cerveny
North Central	Mary Gasset	Wilkes-East	Greg Hartung
Staff & Guests:	<ul style="list-style-type: none"> • Brian Monberg, City Staff presenting on the Metro Regional Housing Bond and Gresham's Local Implementation Strategy (LIS) • Michael Gonzales, ONCE Manager • Karen Bohnstedt, Gresham Pleasant Valley member 		

John Bildsoe called the meeting to order at 7:03PM. A quorum was present.

ONCE News

Michael Gonzales noted that matching grant receipts and completion reports need to be submitted as soon as possible, while receipts are available. Receipts go to Lina in the ONCE office.

Minutes

One correction was proposed by Theresa Tschirky noted that there was an error on the heading, which noted an incorrect date. The minutes were corrected and adopted.

Housing Bond

Brian Monberg gave a presentation on the regional affordable housing bond. He noted that this was focused on the local plan to implement City of Gresham share of the regional funds. See attached presentation for the topics discussed. This will likely result in 2, 3, or 4 housing sites, and create approximately 187 housing units.

Catherine Nicewood noted that some examples of mixed-use housing development in Rockwood have not all been used as intended.

Catherine Nicewood noted the need for childcare options. Regina Blake noted that playgrounds for children are important amenities. Brian Monberg noted that this type of citizen feedback is useful to City Staff as the Local Implementation Strategy (LIS) is developed.

The components of the LIS were discussed at length, including the development plan, including requirements for the portfolio regarding deeply affordable and minimum bedrooms (2).

John Bildsoe noted that Metro's 10% land purchase set-aside could also be spent in Gresham, in addition to the local funds. Brian agreed, noting that this could result in over \$30M investment in Gresham.

Next steps include completion of a draft of the LIS, to encourage public engagement and comment in the fall.

Brian noted that there will be a Council listening session on housing on September 24th at St. Aidan's Church (located near Nadaka Nature Park).

Theresa Tschirky asked if the city has considered policy ideas to enable trailer parks to become owned by residents. She also noted that the homelessness task force explored housing options for single-resident occupancy (SRO) with wraparound services, noting that is an important type of housing to enable opportunities to move individuals into housing. Brian noted that both of these types of investments are potentially eligible with the bond.

Mike Elston noted that there are likely other communities in the country who have been successful in

implementing programs similar to the program being contemplated. Brian noted that there are several successful models of best practices. Brian noted that several major cities on the west coast are experiencing similar issues, and noted that sometimes failures are an opportunity to learn as well. Fruitvale station in the Bay Area is an example of an inclusive community that has had some success.

Mel Roemich asked whether housing mix would involve a mix of 2, 3, or 4 bedroom units, or single-story buildings. Brian noted that specific designs would be proposed by developers, and the policy goals included having a mixture of different types of unit size.

Gail Cerveny asked about how profits from homes that were owned, rather than rented, would be recaptured to benefit the public. Brian noted that there are sometimes deed restrictions that specify distribution of profits from the potential sale of a unit. Gail also asked whether city homelessness services staff have been involved in the LIS policy deliberations; Brian noted that they have, and clarified that the metro housing bond funds are intended for long-term housing more so than shelter beds.

John Bildsoe noted that rents that are deeply affordable may result in difficulties operating the buildings over a long period of time. Brian agreed that due diligence to ensure that the properties will be sustainable financially is an important body of work, and noted a challenge with Section 8 voucher availability which have largely been allocated already. Gail Cerveny noted similarities with another public investment that was built but could not be successfully operated; Brian noted that managing these risks is an important priority for the City.

Allan Krim asked if there should be a more explicit step related to ongoing monitoring and accountability. Brian noted that being explicit about monitoring requirements is an important negotiation point in the LIS.

Catherine Nicewood noted the need for housing for individuals with disabilities, as an important policy goal for new development. This led to a discussion about timeline

Karen Bohnstedt noted that there was significant development opportunity in Pleasant Valley if there were the ability to spend bond funds on infrastructure such as a sewer. Brian noted that the allowable use for the housing fund would not allow for infrastructure, but that housing projects in Pleasant Valley could be used.

Neighborhood & City News & Reports

- Linda VanDeusen-Price noted that NGNA had a very successful national night out block party.
- Theresa Tschirky noted that Gresham Butte has been holding an ice cream social series.
- Matt Callison noted a successful night out at Hogan Cedars. The elementary school was used to host the event, used the city trailer, and had public safety officers join.
- John Bildsoe noted that Northwest used the picnic to gather email addresses.
- Catherine Nicewood noted that a Rockwood Rock the Block combined festival is upcoming.

John Bildsoe initiated a discussion about an offer from Councilors Morales and Palmero, who had invited the Coalition to be a sponsor of an outreach event to encourage participation in neighborhood associations. Coalition members felt an event to bolster NA involvement would be beneficial and requested more information about the specific event.

The meeting was adjourned at 8:30PM.

Minutes prepared by Dave Dyk, Coalition Secretary-Treasurer

Next meeting: **Tuesday, September 10** – City Hall Oregon Trail Room