

Northwest Neighborhood Association General Meeting

February 5, 2024

The meeting was called to order at 7:02 p.m. Kat noticed that attendance at our meeting is low, and she wondered out loud if there was a problem with people receiving the email notification.

We began with introductions. Nwana board members introduced themselves, along with three guest presenters, four in-person neighbors, and three neighbors attending on Zoom.

Kat thanked the Japanese Garden organization for allowing us to use their space for the meeting.

Shannon Martin, Solid Waste & Sustainability Manager for the City of Gresham provided an **Early Neighborhood Notification presentation regarding a project to install a solar array on the Public Safety Building** next to City Hall. The building has been standing for many years and was built with solar in mind. The project is estimated to cost \$.5 million. Approximately \$70,000 will come from the city. It will pay for itself (the \$70,000) in approximately two and a half years. The rest of the funding will be paid for through a grant. The city will also see cost savings after the project is completed thanks to a tax credit that will be applicable.

Martin shared a PowerPoint presentation with photos of the building's roof. It will be a 242.39 kw photovoltaic system. Solar awnings might be installed above the fire station bays if funding allows.

The project is scheduled to be completed by the end of July of this year.

Because it's being installed on a public building there will be enhanced engineering. Martin said this will be the biggest solar system in Gresham. He said the city is hopeful that this project will inspire more residents to install solar.

Keri Erwin, Architect with Home Forward Affordable Housing, made a presentation about an **upcoming project on NW Civic Drive between NW 15th and 16th Street**, north of the Center for Advanced Learning.

David Keltner, with Hacker Architect Firm, was also presenting.

Erwin said they are in the design phase. She said they are planning to have the ENN in mid-May, but are here today to get neighbor feedback.

She shared a map of the area to help us visualize where the project will take place.

Keltner said they are working with Home Forward (Nicoli from Home Forward was at the meeting as well). He talked about the masterplan for the area, which includes

their project. The masterplan for the area includes the large abandoned K-Mart site and parking lot. The city's masterplan includes a large 400 vehicle parking structure that would span 2.5 acres.

Q: What is a "mobility hub?" Keltner said that the master plan is the city's. He suggested that we invite Eric Schmit to make a presentation about the city's master plan (which is within our NA boundaries).

Q: How many units will this development have? A: the building will have approximately between 60-90 units, all designed for families.

IRCO will provide an early childhood center on the ground level. Approximately half of the units will be offered to immigrant families.

Q: Does anyone know the current occupancy rate of the Alta development on the west side of Civic (the new 6-story development). A: No firm answer, but neighbors said it looks like it's pretty full.

Q: Will there be any units set aside for single or married adults w/o children? A: probably not.

Once the parking garage is built then residents will be able to park there. In the meantime, the lot that will be developed in the future will be utilized for parking.

Q: Why not provide underground parking? A: It's very costly. Home Forward is trying to provide affordable housing, and underground parking does not fit into their model/budget.

The maximum height allowed in Gresham for this type of development is ten stories. Keltner said they are working out how many stories to build, currently they are looking at a minimum of four stories of housing above the ground floor.

Q: How is this financed? A: In part through public housing vouchers. Even though families will only pay approximately 30% of their income for rent, the rest will be paid for through subsidies.

The ground floor could include a laundry for residents, a family room, a bike room, lounge, computer room, management and maintenance, a covered outdoor space, and a resident courtyard. The early childhood center could accommodate up to 80 children.

Q: Shannon Martin pointed out that waste management is always a challenge for developments like this. He offered to work with them with advice in this area.

Kelter opened it up for questions....he asked "What do you want us to think about?"

Comment: School bus routes, school services, etc. Is this something that has been thought about/considered?

Q: Will Home Forward continue to manage this project? A: Yes.

Q: Is HF managing other projects in the Metro area? A: Yes, HF is the largest affordable housing management organization in Oregon.

Q: Will there be any additional social services offered at the site?

Q: Has in-unit laundry been considered? A: Hook ups will be available in each unit, but it will be up to the resident to purchase their appliances.

Kelter said they will be reaching out to the Nwana this spring for their ENN.

We held our raffle: a \$10 gift card to Café Delirium and a \$10 gift card to Sugar Cubed.

A motion was made to approve the October 30, 2023 meeting minutes. The minutes were approved.

Board reports:

Land use: John said it has been pretty quiet. There isn't a lot going on with future projects that are in the works. He said he anticipates two new projects will be scheduled in the Civic area within the next year or two.

President's report: The park lost a lot of trees due to the recent storm. She said there are quite a few branches that need to be picked up and said that an Adopt-A-Park event will be announced soon so we can help pick up sticks. She also said the next general meeting will be held on May 6.

Treasurer's report: \$413.04 in the account.

The meeting was adjourned at 8:22 p.m.