

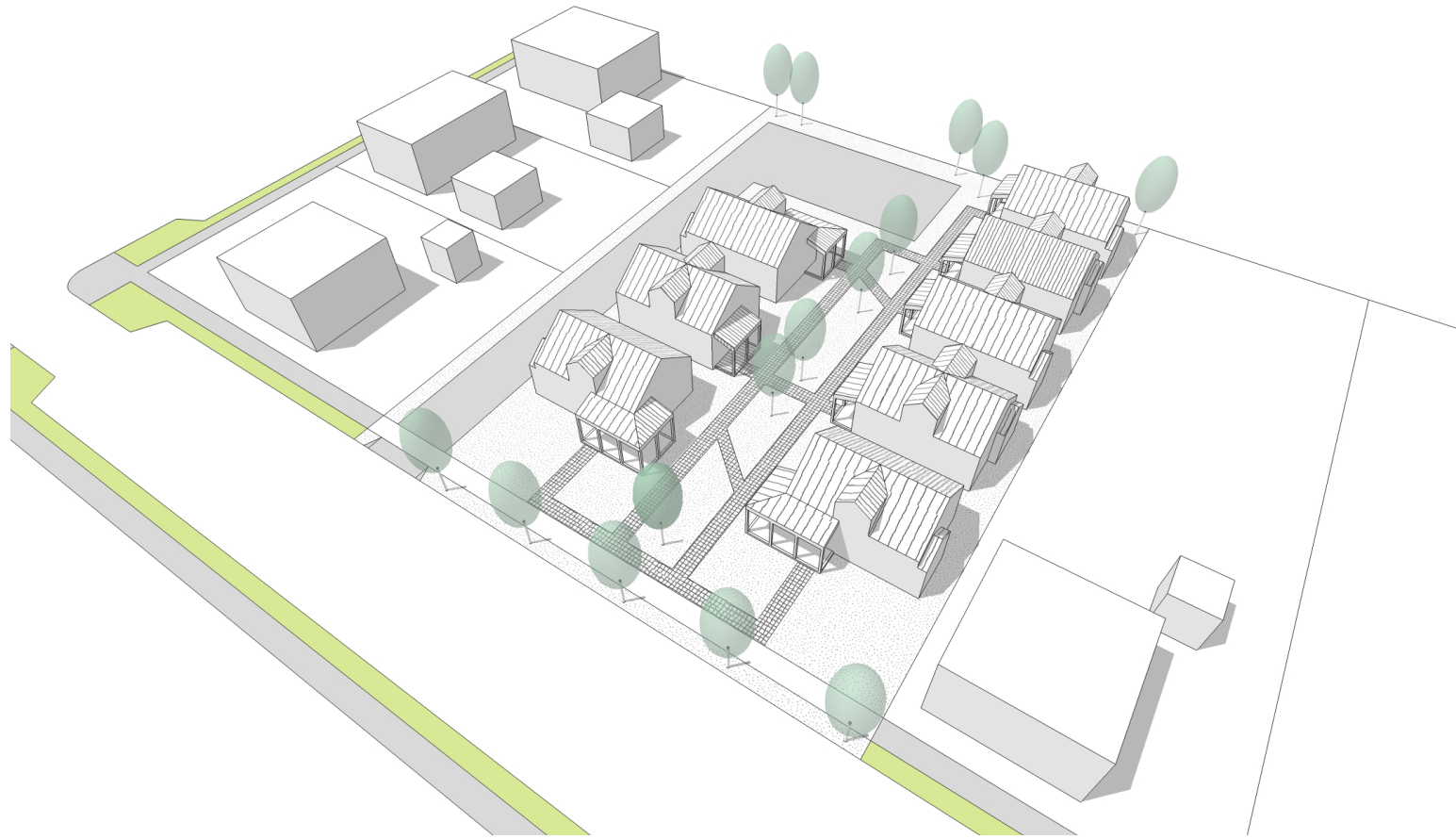
Welcome

CITY OF
GRESHAM
OREGON

Gresham Middle Housing Project

Virtual Open House

Wednesday December 16th, 5:30 – 7:30 PM



Agenda

- » Welcome/introductions (5 minutes)
- » Presentation/polls (50 minutes)
 - » Project introduction
 - » What is HB 2001
 - » Presentation of Middle Housing
- » Q & A (30 minutes)
- » Virtual office hours (30 minutes)

Introductions

- » Mary Phillips, Senior City Planner, City of Gresham
- » Marcy McInelly, AIA (Urbsworks, Inc.)
- » Brandy Steffen (JLA)

u r b s w o r k s

jla
Public Involvement

USING ZOOM

The image shows a Zoom toolbar with several icons. Red arrows point from text callouts below to specific icons: Unmute (mic with slash), Start Video (video camera with slash), Participants (hand icon), Chat (speech bubble), and Leave Meeting (text). The 'Participants' icon has a '3' next to it. Below the 'Unmute' callout are two microphone icons, one with a slash and one without. Below the 'Start Video' callout are two video camera icons, one with a slash and one without.

Unmute
unmute mic only when it's your turn to speak

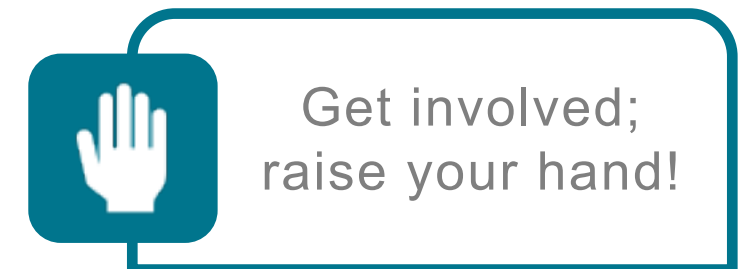
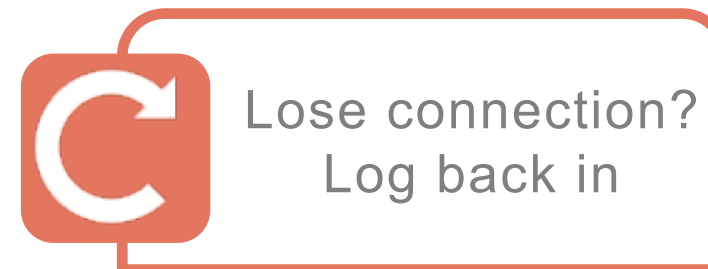
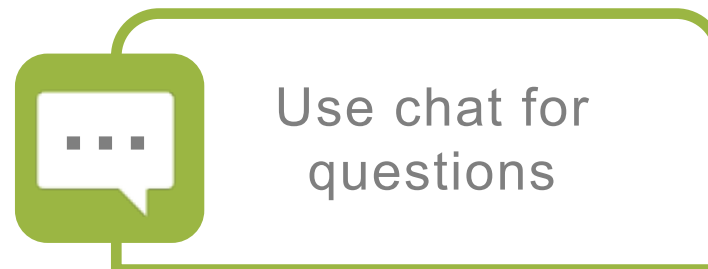
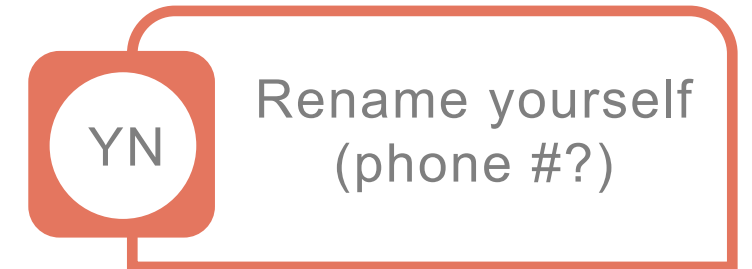
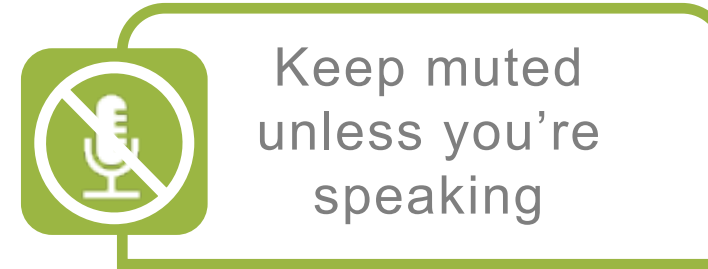
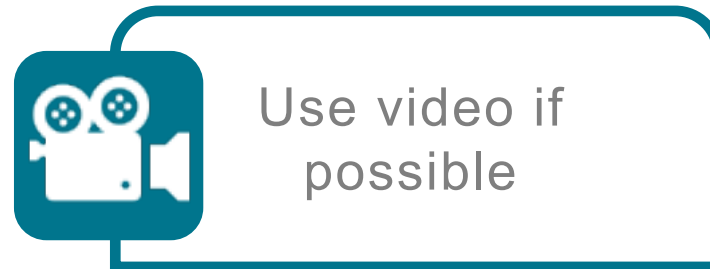
Start Video
turn webcam on/off

Participants
raise your hand or view who else is in the meeting

Chat
join the chat discussion or share links

Leave Meeting
leave the meeting at the end of class

TECH ETIQUETTE



GROUND RULES

01

Share the air;
Don't
interrupt

02

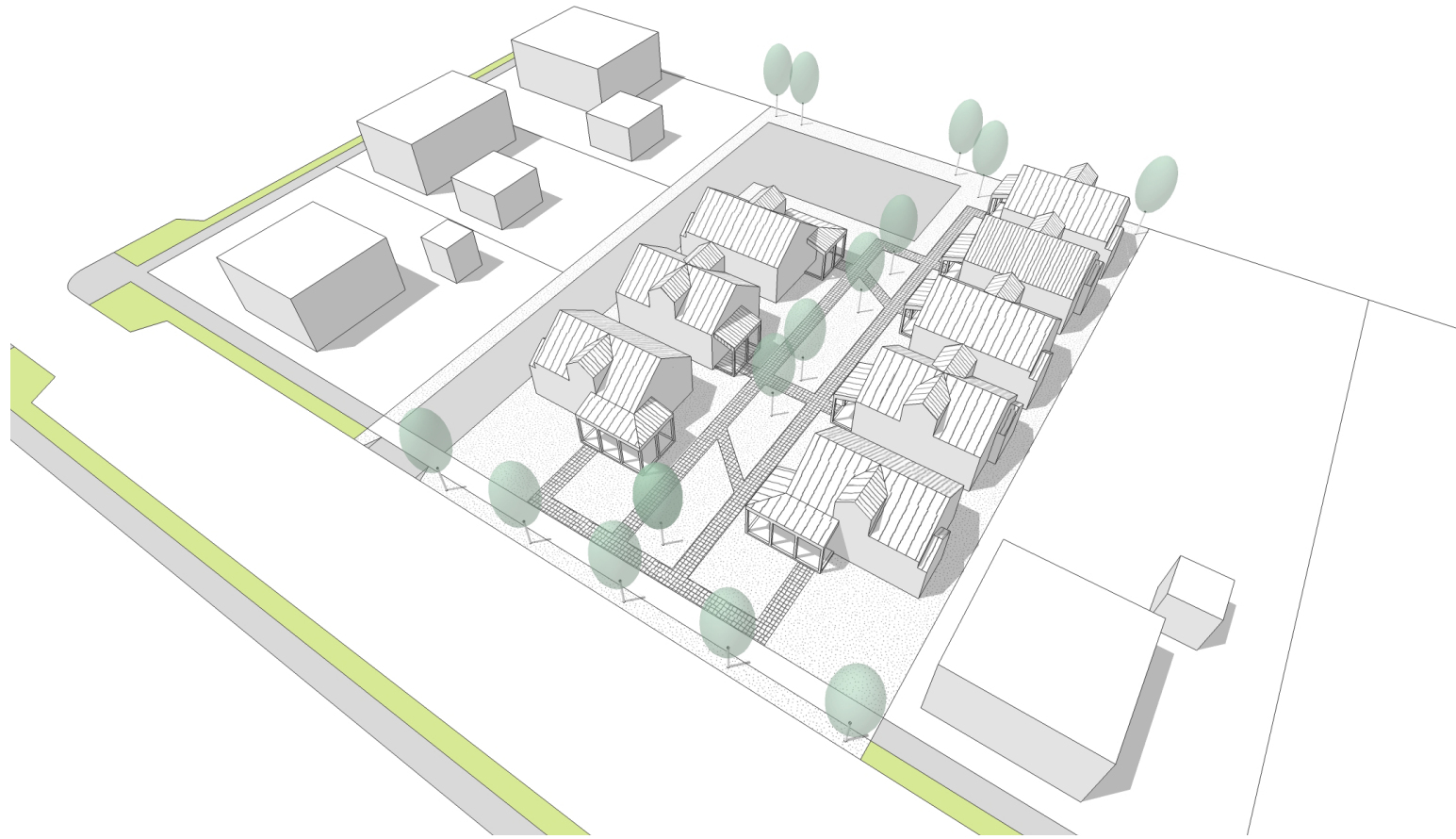
Be respectful

03

Differing
viewpoints
are
encouraged

04

Raise your
hand, wait to
be called on
or type in the
Q&A area



City's goals for the project

- » Update the city's comprehensive plan and development code
- » Comply with the provisions of **House Bill 2001** for middle housing
- » Ensure new housing standards and policies are **responsive to community's housing needs**

u r b s w o r k s

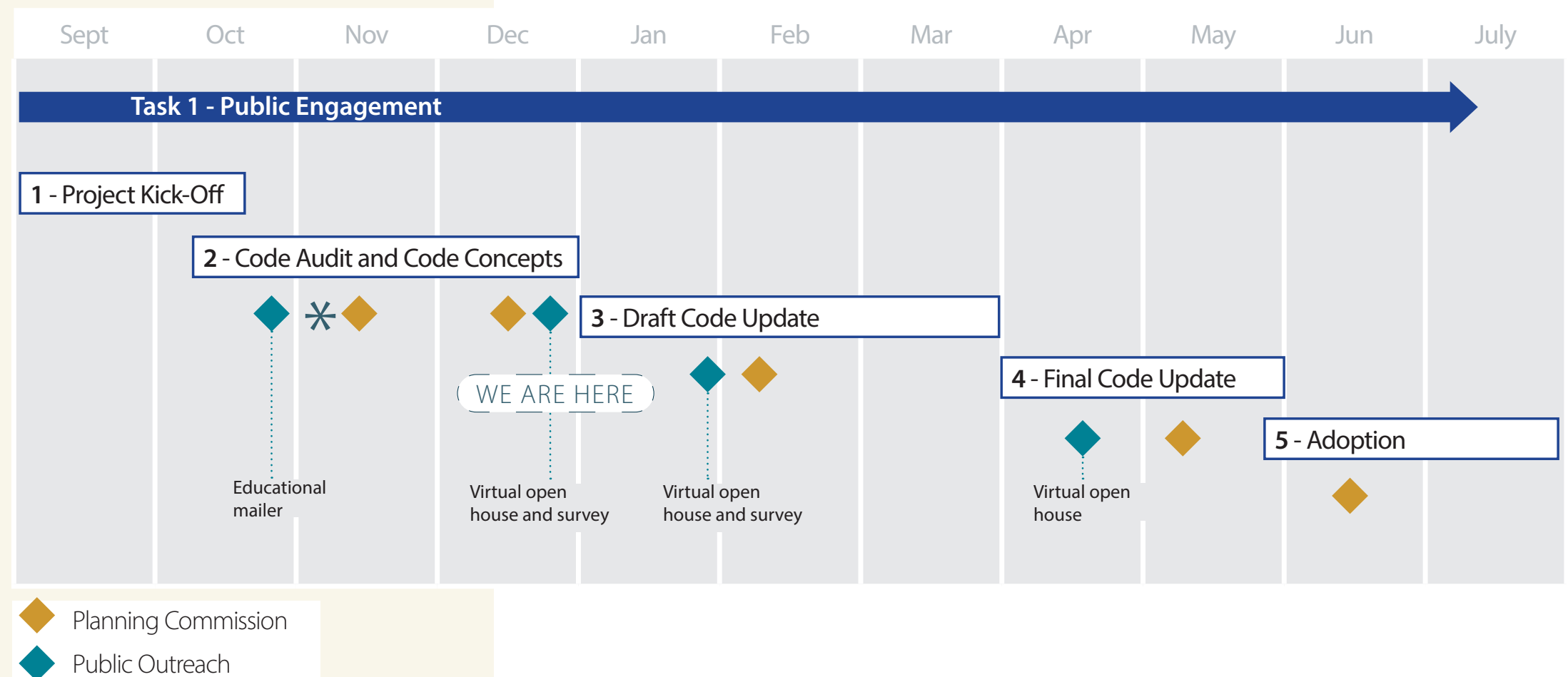
jla
Public Involvement

Overall project schedule

» Adoption targeted for **Summer 2021**

» **Four public engagement events** (virtual open houses and mailings)

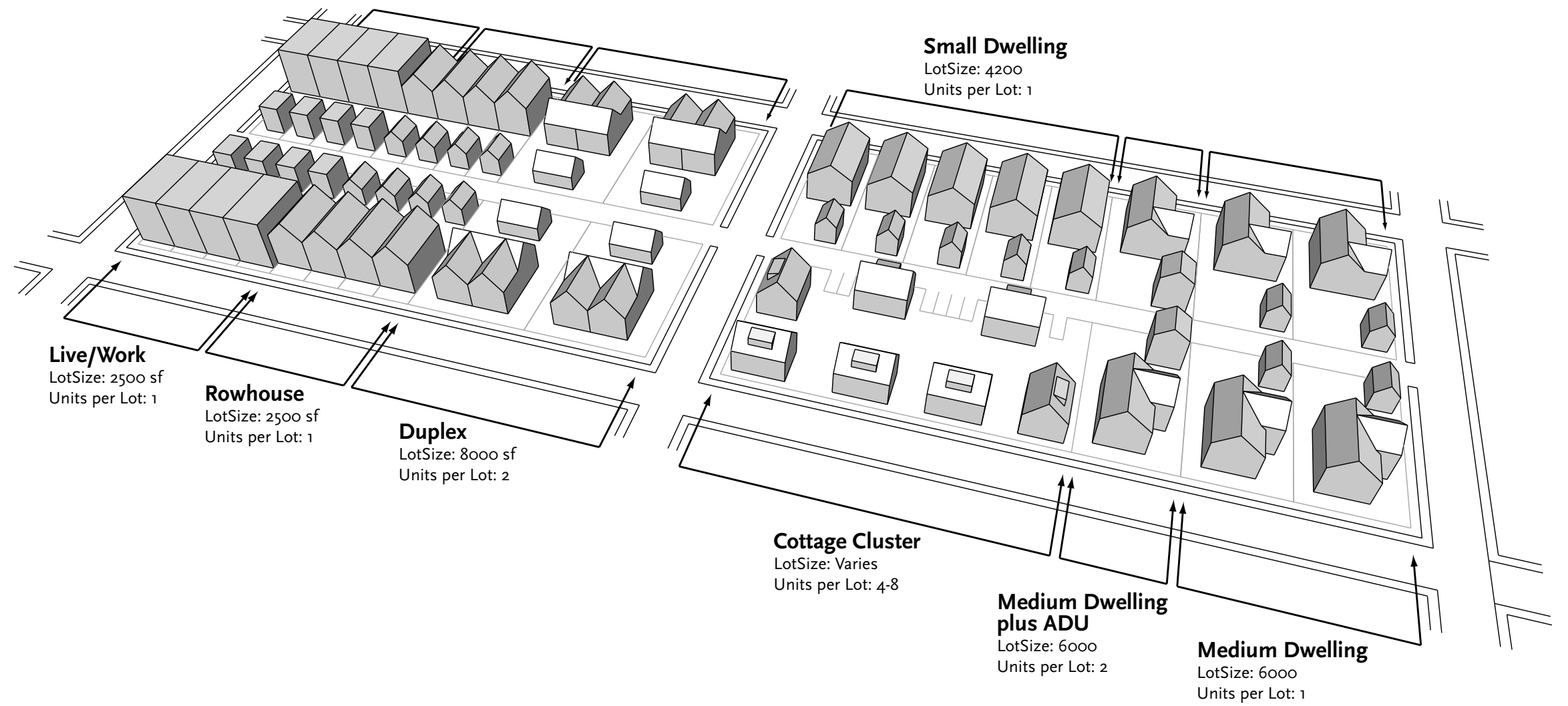
» The Planning Commission will be updated at **five meetings** throughout the project



House Bill 2001 Background

- » Two types of cities (medium/large)
- » Large cities have until **June 30, 2022 to comply**
- » For **large cities (Gresham)**:
 - » **Duplexes** allowed on any lot or parcel
 - » **Triplexes, Quadplexes, Townhouses, Cottage Clusters** allowed in areas that permit single detached dwellings
- » May regulate or limit Middle Housing to comply with statewide planning goals
 - » Goal-protected lands
 - » Master planned communities

MIDDLE HOUSING 101



WHO LIVES IN MIDDLE HOUSING

HAPPY AT HOME



“We raised our kids here. All of our friends are here. Why would we move somewhere where everyone has grey hair and plays bridge all day?”

UPSIDE DOWN



“We bought a big house when things were on the upswing, but those days are long gone. Our home is worth quite a bit less than we paid for it, so we can't afford to move or downsize.”

HAPPY AT HOME



“We've decided to invest in our property, build a unit out back for ourselves, and rent the house out to a young family with kids. We don't need all of that space anymore, but we don't want to leave the neighborhood. It's a win-win.”

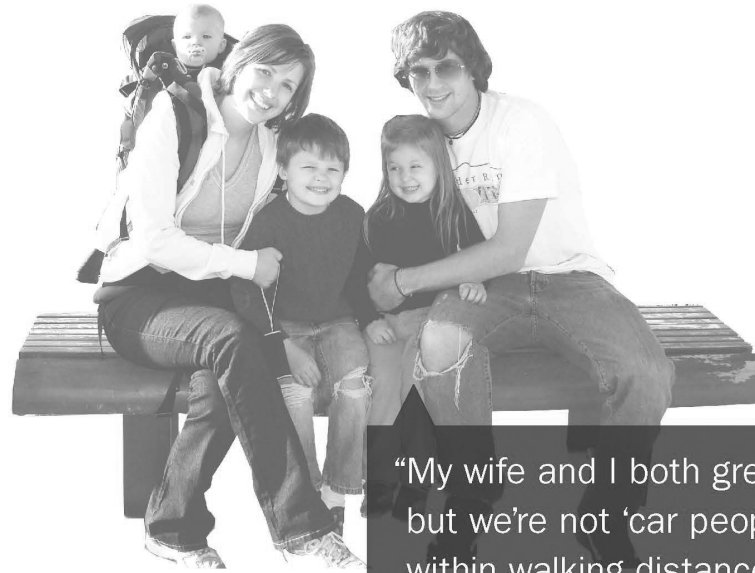
UPSIDE DOWN



“It would be nice if we could remodel the house and rent out a small unit to help pay the mortgage down. If our son can't find a job, he'll be back in the house, too. We're going to have to get creative to make it all work.”

WHO LIVES IN MIDDLE HOUSING

BUILDING COMMUNITY



"My wife and I both grew up in the suburbs, but we're not 'car people.' We like living within walking distance to the farmer's market, local shops, and a great Waldorf school. Our quality of life is important to us."

IT TAKES A COMMUNITY



"I wanted to be close to a good public school for my kids. It's important to me that we live somewhere with a sense of community where people watch out for each other."

BUILDING COMMUNITY



"I'm not sure we could have made it work if we weren't able to buy a house that was big enough for my mom to move in and help us with our newborn."

IT TAKES A COMMUNITY



"We could afford to buy small house here. I hate throwing money away on rent. I'm trying to build a good foundation for my kids so they feel secure."

WHO LIVES IN MIDDLE HOUSING

JUST RIGHT

“Neither of us have that ‘white picket fence’ fantasy. We don’t feel the need to own our own home, but we do need to feel like we’ve made a home for ourselves.”

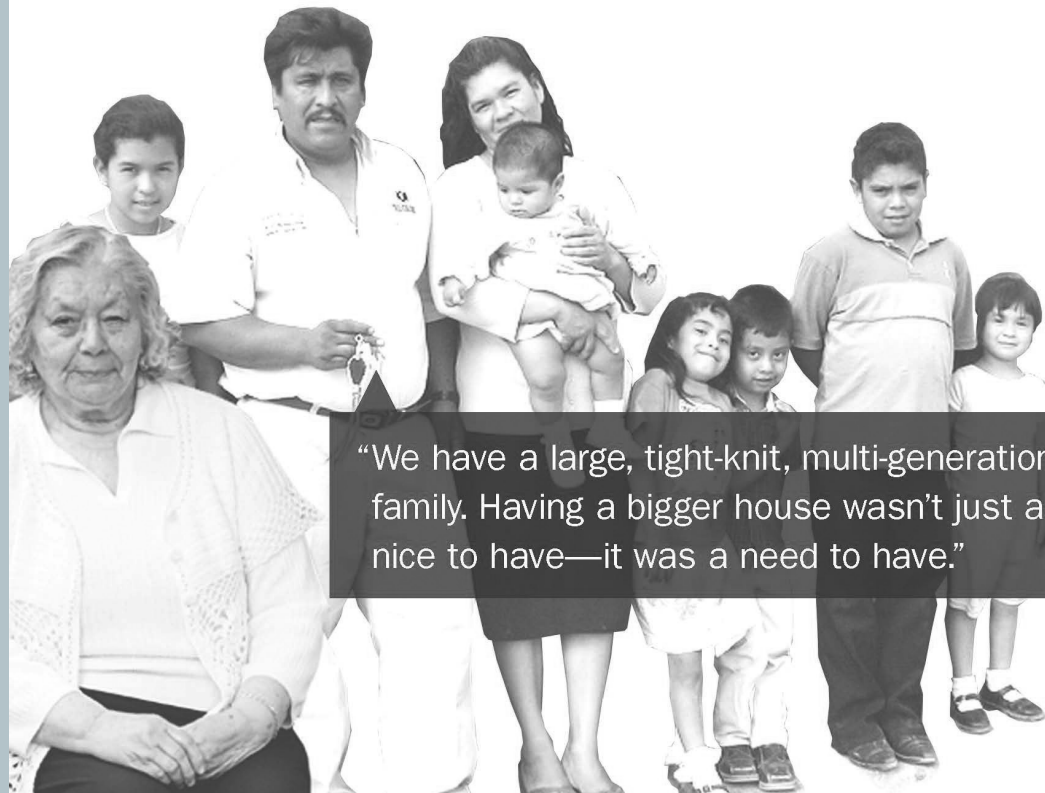


JUST RIGHT



“My partner works from home, and we have a dog, so we needed a bit more space than your typical apartment provides. It’s a little house with a little yard, but that’s all we need.”

GENERATIONS UNDER ONE ROOF



“We have a large, tight-knit, multi-generational family. Having a bigger house wasn’t just a nice to have—it was a need to have.”

GENERATIONS UNDER ONE ROOF



“We moved here because it was affordable and safe, with a pleasant small-town atmosphere. We hope to stay here because this is where so many of our friends are.”

WHO LIVES IN MIDDLE HOUSING

ASPIRE TO MORE



"I wish we could own a house, but that just doesn't seem like it's in the cards for us right now. Until we make that a reality, we rent an apartment near transit, so we can work our way up to where we want to be."

JUST STARTING OUT



"We're all about building community—we grow our own fruits and vegetables. My housemates and I work and study nearby and take the whole 'local' thing very seriously. One of them works at Dark Horse Comics right on Main Street. It's a short bike ride from the house—talk about a great commute."

ASPIRE TO MORE



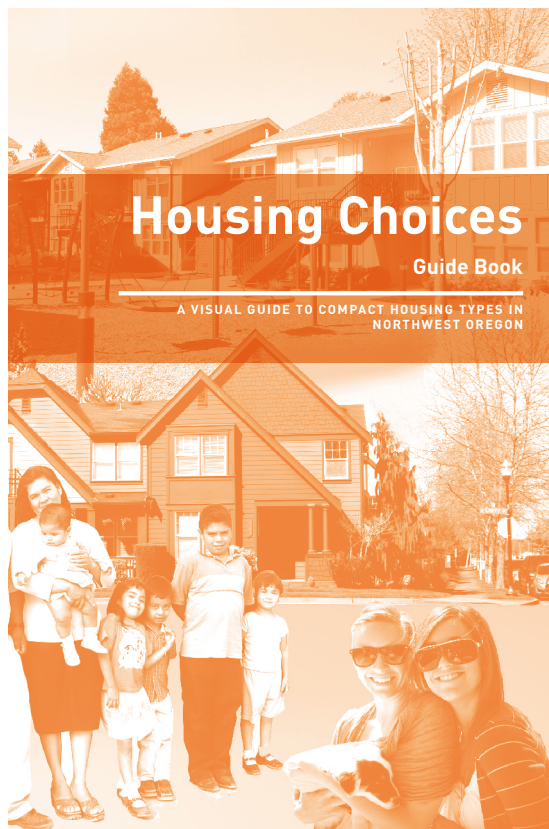
"Our parents weren't born here, but we feel just like everybody else. We are grateful for the opportunities we've been given, and we aspire to live the American dream."

JUST STARTING OUT

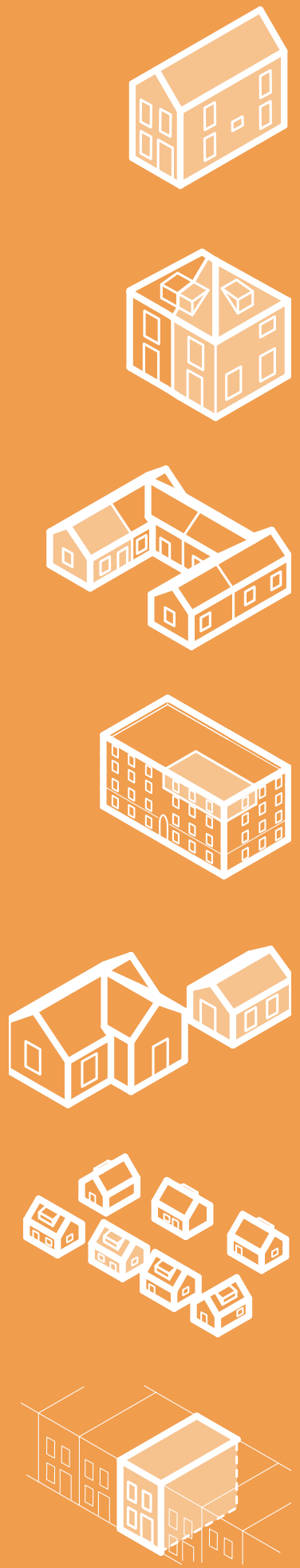


"Not being able to afford a place on our own was a blessing in disguise. Together, we can share a great house with a doable rent, and a huge garden where we grow a lot of our own food. There will be plenty of time later for families and mortgages."

Housing Types

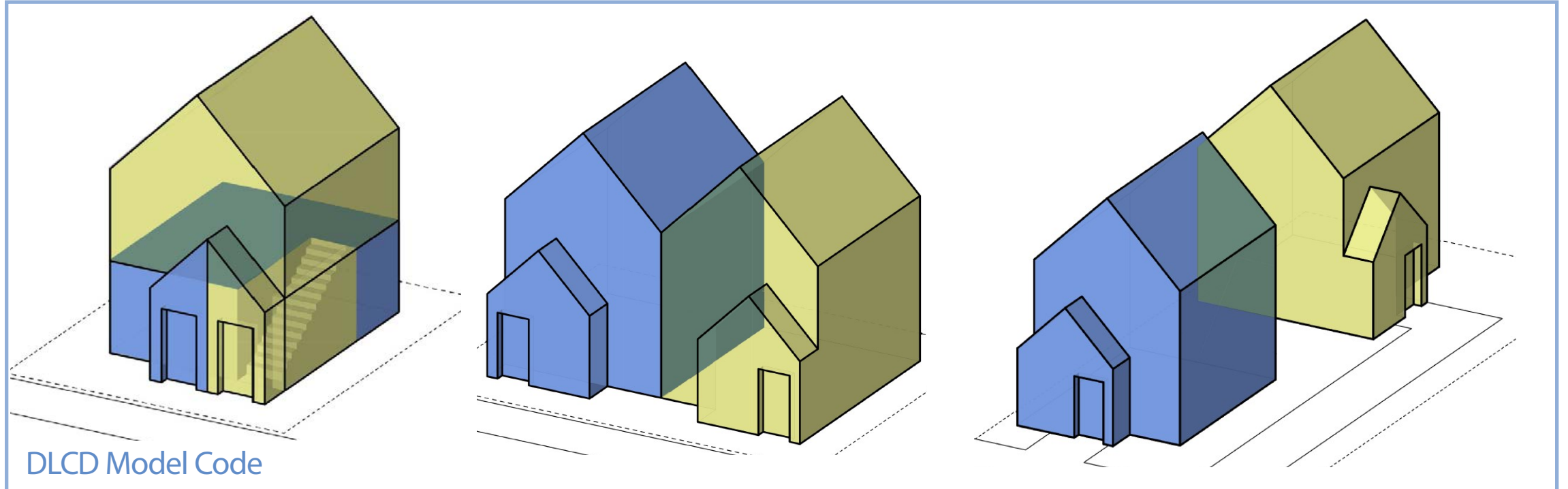


» **Link:** https://www.oregon.gov/lcd/Publications/Housing-Choices-Booklet_DIGITAL.pdf



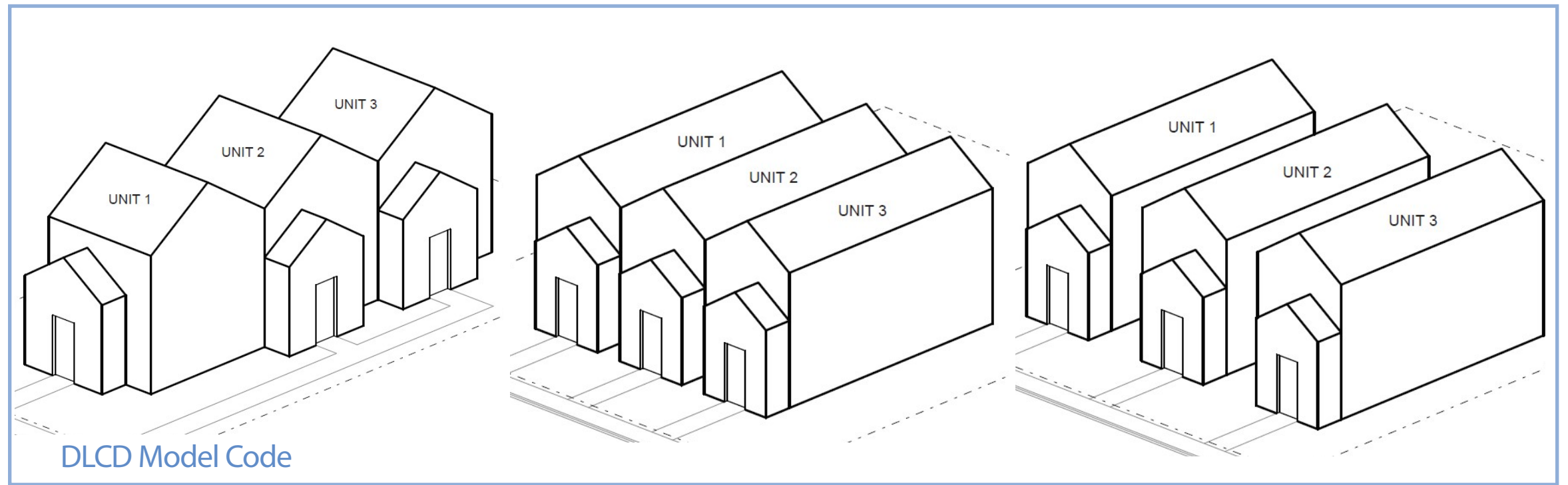
Duplex

- » 2 attached dwelling units on a Lot or Parcel.
- » A city may define a Duplex to include 2 detached dwelling units on a Lot or Parcel.



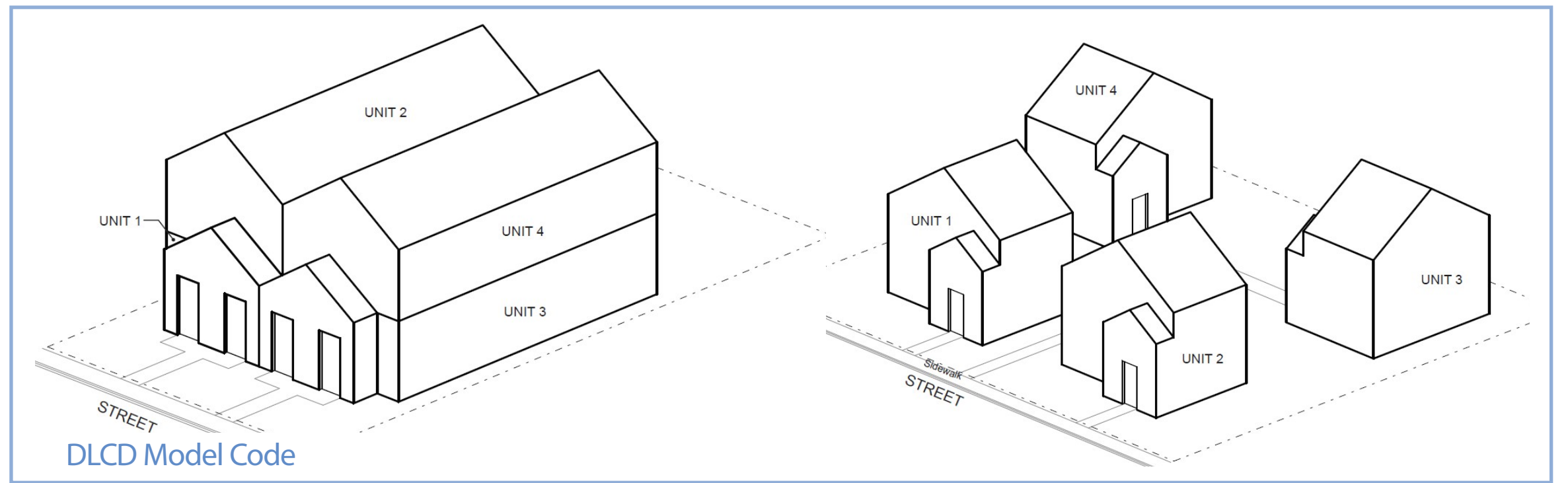
Triplex

- » 3 attached dwelling units on a Lot or Parcel.
- » A city may define a Triplex to include any configuration of 3 detached or attached dwelling units on one Lot or Parcel.



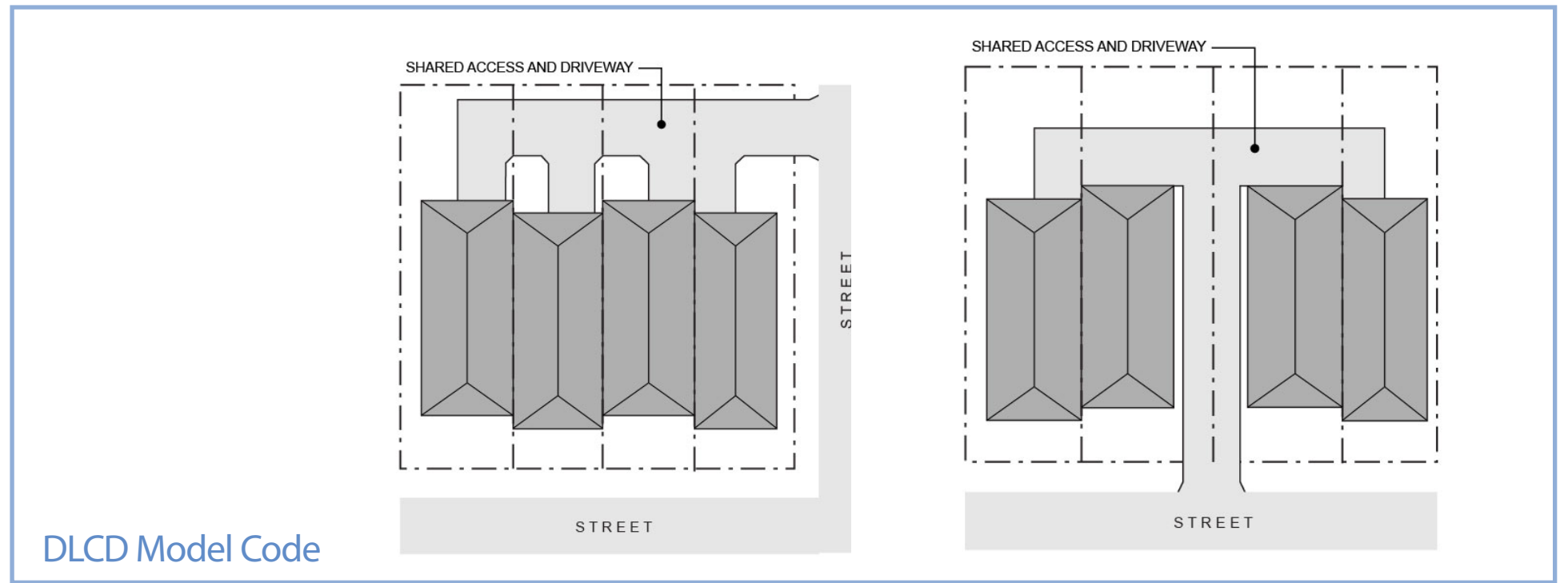
Quadplex

- » 4 attached dwelling units on a Lot or Parcel.
- » A city may define a Quadplex to include any configuration of 4 detached or attached dwelling units on one Lot or Parcel.



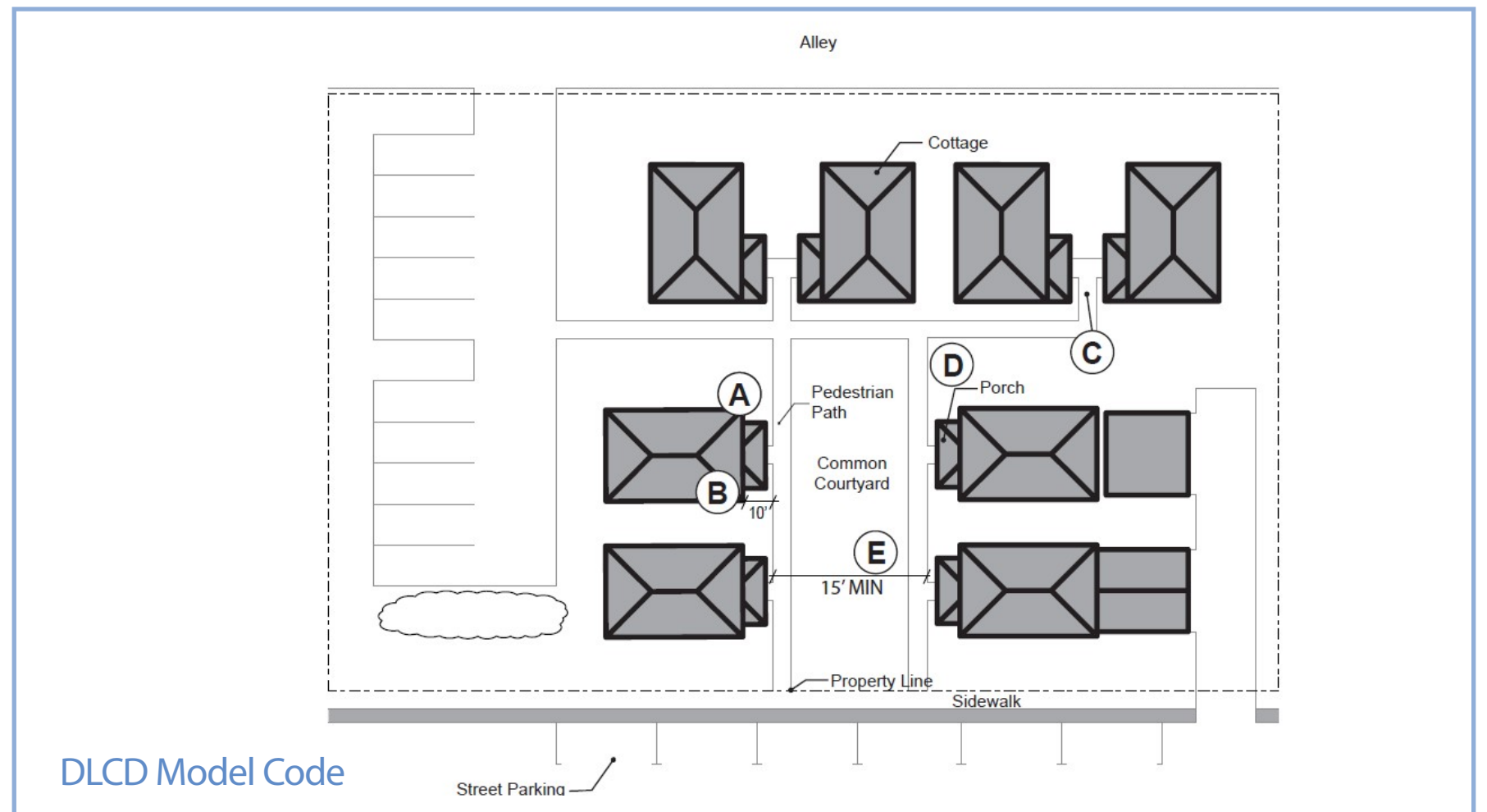
Townhouse

» A dwelling unit that is part of a row of 2+ attached units, where each unit is located on an individual Lot or Parcel and shares at least one common wall with an adjacent unit.



Cottage Cluster

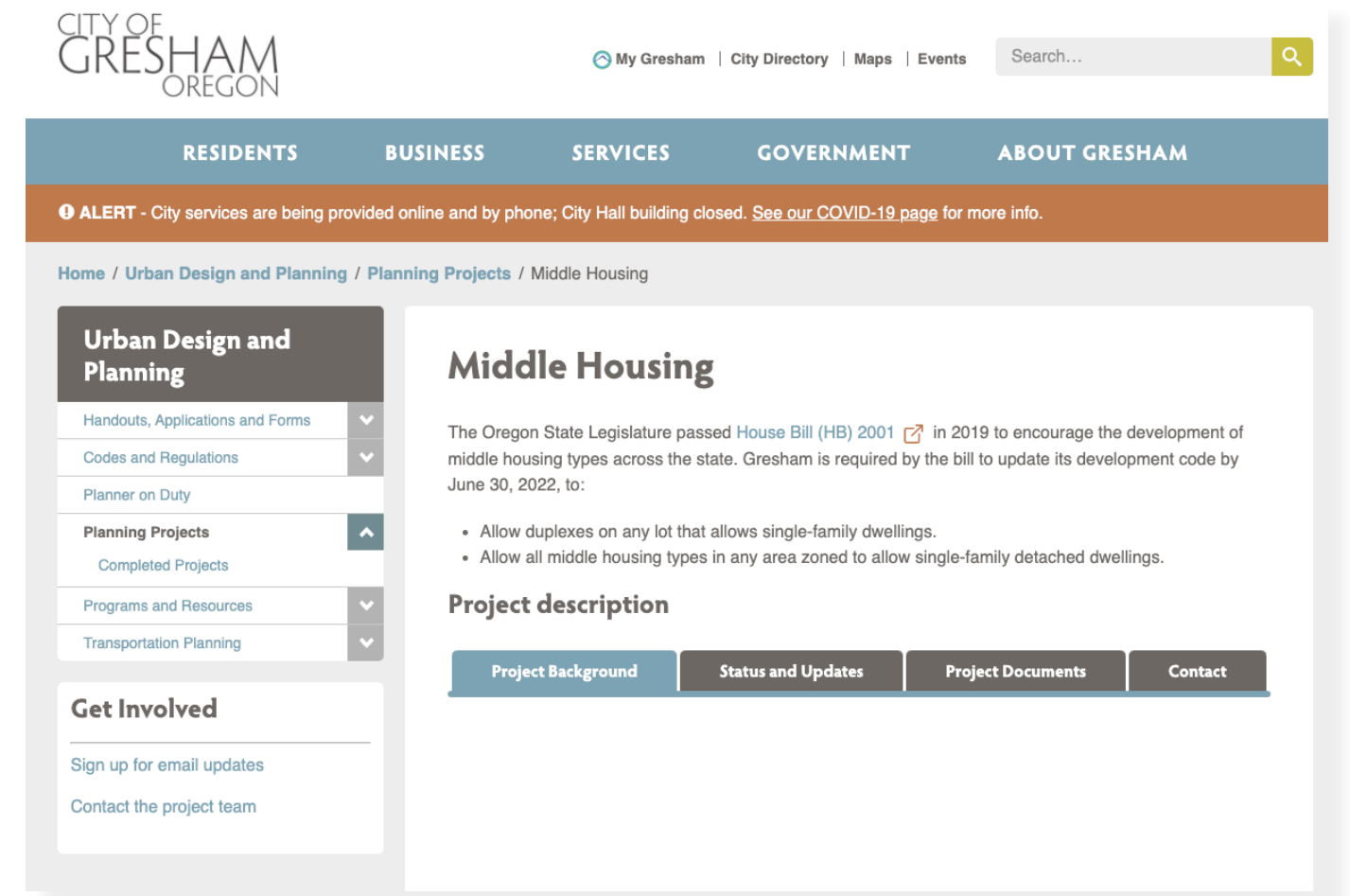
- » A grouping of no fewer than 4 detached dwelling units per acre with a footprint of less than 900 square feet each that includes a common courtyard.
- » A city may allow Cottage Cluster units to be located on a single Lot or Parcel, or on individual Lots or Parcels.



Public Engagement

Overall outreach strategy/purpose

- » **Connect** with a wide cross-section of Gresham residents, visitors, and businesses
- » **Educate and inform** people about middle housing
- » Collect information around these **key questions:**
 - » After learning about “middle housing” and the role it will play in the future of Gresham, **what are your thoughts and concerns?**
 - » How would you like to see your concerns/thoughts reflected or addressed in the development of the city’s approach to planning middle housing?
 - » **What types of housing do you want/need** to allow you to live where you want?



- » **Project website:** <https://greshamoregon.gov/middle-housing/>

Specific outreach: next two months

- »Flyer/poster in English and Spanish
- »Online survey, drop in between 11/30 -01/01/21
- »Tonight's online open house (12/16) 5:30 - 7:30 PM
- »On-going advertising and project updates in several **City newsletters/emails** since fall 2020
- »Next open house/survey will focus on a visual preference survey (February)



Gresham's Middle Housing Project has begun. The project includes code changes that mean more choices in the types of housing you may live in during every phase of your life. Today you typically pick your housing based on its price and the needs of your household, but you may not have much choice in its location since different types of housing are not available throughout all of Gresham.



What is middle housing?

Middle housing refers to housing types that fill the gap between apartments and detached single dwellings including duplexes, triplexes, quadplexes, townhomes, and cottage clusters.

- **Housing should be adaptable.** Household sizes are changing and evolving as their members pass through different phases of life.
- **There is a housing crisis.** Not just in Oregon but nationwide. There is not enough housing or enough types of housing to meet people's needs.
- **Homes are more than just a place to live.** Especially during COVID-19. They serve as our workplaces, our schools, and how we take care of our families and friends.

What will the Middle Housing Project do?

In 2019, the Oregon State Legislature passed House Bill 2001 to help increase the amount and types of housing available to Oregonians. The bill requires Gresham to update its development code by June 30, 2022 to:

- Allow duplexes on any lot that allows detached single dwelling; and
- Allow all middle housing types in any area zoned to allow detached single dwellings.

These changes will create more opportunities for renters and homeownership across multiple price levels, and greater variety in housing options for a wide range of household structures.

За переводом этого документа обращайтесь к Alex Logue по адресу Translations@GreshamOregon.gov или по телефону 503-618-3214.

لترجمة هذا Translations@GreshamOregon.gov أو هاتف رقم 503-618-3214 المستند، يرجى الاتصال ب أليكس لوغ على البريد الإلكتروني

Stay Involved

Online open house
Wed., Dec. 16, 2020
5:30-7:30 p.m.
Ask questions, talk with City staff. Register at <https://bit.ly/2JJ8VGR>

Online survey
Visit the project website
Nov. 30-Dec. 20, 2020

Get project updates and take the survey
GreshamOregon.gov/Middle-Housing



Above: Rowhouses In Fairview
Above, Left: Salish Ponds Cottage Cluster in Fairview



Above: Duplex Cluster In Sheridan
Below: Triplex In Salem



CITY OF GRESHAM

1333 NW Eastman Parkway
Gresham, OR 97030

MARY PHILLIPS
503-618-2610
Mary.Phillips@GreshamOregon.gov
GreshamOregon.gov/Middle-Housing

» Project flyer/poster

Next Steps

- » Take the survey (online/postcard)
- » Team prepares code audit and preliminary code concepts to identify how to increase housing choice in Gresham

Thank you



Gresham Middle Housing Project

Project Contact: Mary Phillips

Senior City Planner | 503-618-2610
mary.phillips@greshamoregon.com