

Welcome

CITY OF
GRESHAM
OREGON

Gresham Middle Housing Project

Virtual Open House #2

Thursday, March 4th, 6:00 – 8:00 PM



Agenda

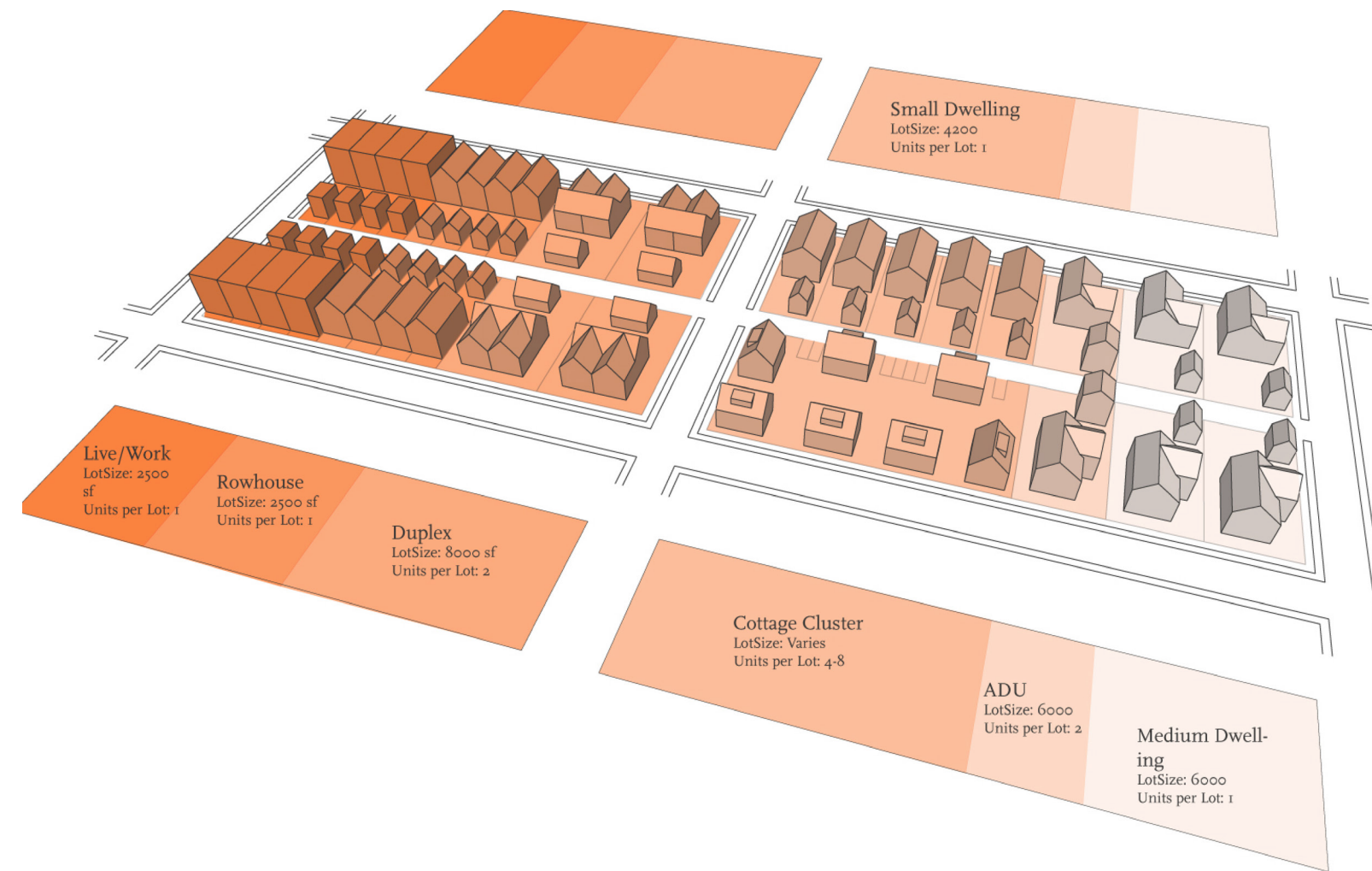
- » Welcome/introductions
- » Presentation
- » Next steps
- » Q & A
- » Office hours (optional)

Introductions

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

u r b s w o r k s

jla
Public Involvement



Introduction

- » The goal of the project is to **update the city's comprehensive plan and development code** to comply with **House Bill 2001** for middle housing
- » Above all it's about **providing more housing choice** in Gresham and ensuring new housing standards and policies are **responsive to community housing needs**

HB 2001 intent

- » Increase the amount and type of housing available
- » Create more opportunities for renters and homeownership across multiple price levels
- » Respond to statewide housing shortage
- » Incremental change, widespread and over time



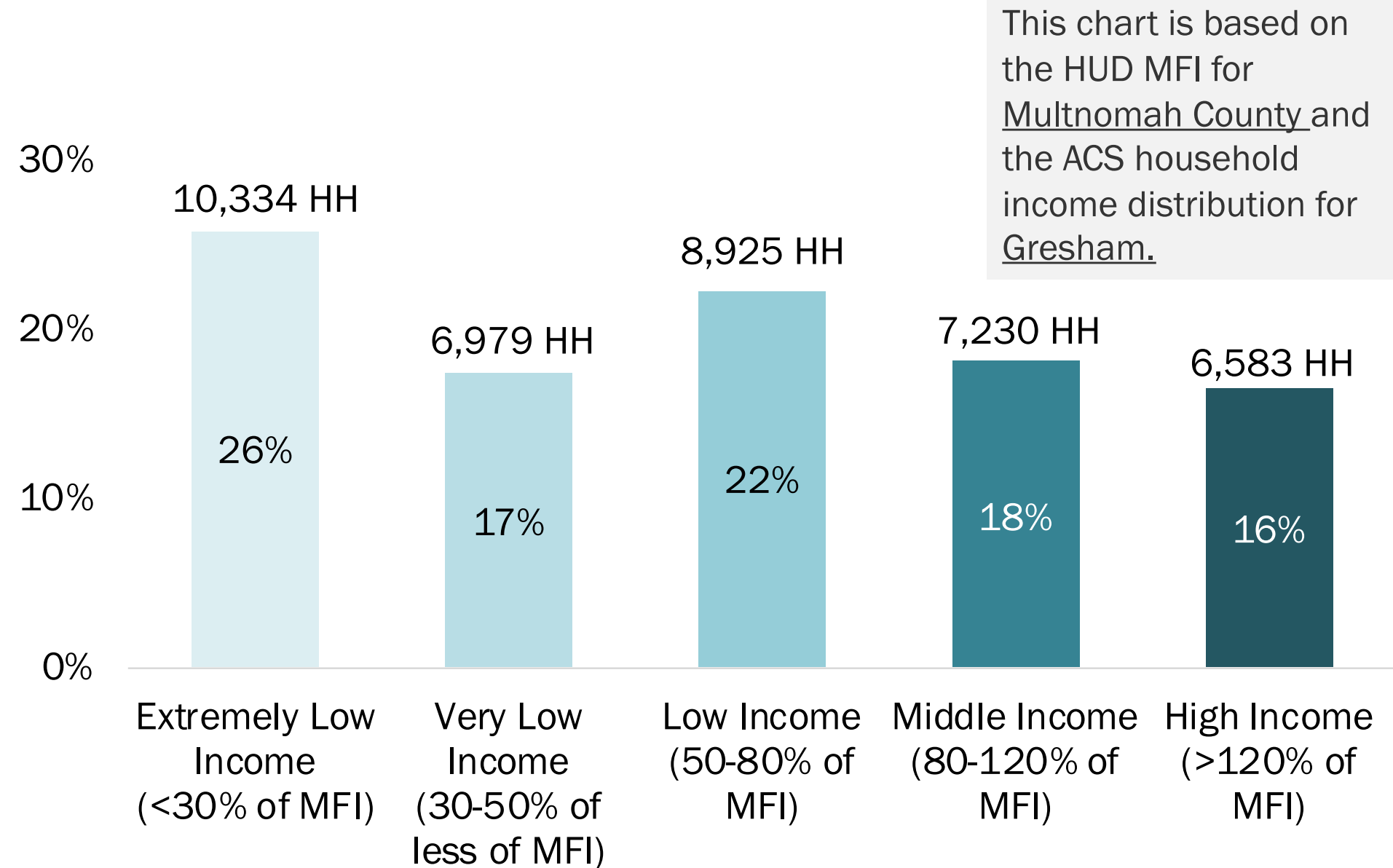
Today we want to...

- » Hear about what you think middle housing should look like in your neighborhood
- » Identify your priorities for site and design standards
- » Discuss the project timeline and prepare for the next meeting

Share of Households by Income Level

HNA Recap

» **43%** of households in Gresham are **extremely low income or very low income**



Source: U.S. Census Bureau, ACS 2014-2018, Table B19001; HUD, FY 2020 MFI.

39

Housing Forecast

- » There is a need for a **wider range of housing types** for ownership and rental
- » Preliminary forecast: **6,220 new households** by 2041

Implications for Housing Needs

- Regional and local affordability problems will drive need for more affordable housing, especially rental housing.
 - **44%** of households struggle to afford housing;
64% of renter households struggle to afford housing
- Demographic trends suggest increases in demand for a wider range of housing types, for ownership and rental

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."

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."

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."

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."

Poll #1

Were you familiar with “middle housing” concept before participating in the online survey and/or this event?

- » Yes
- » Sort of
- » No

Survey #1: General Responses



129 people took the survey

20%

Are very or somewhat **dissatisfied** with availability Gresham's housing

68%

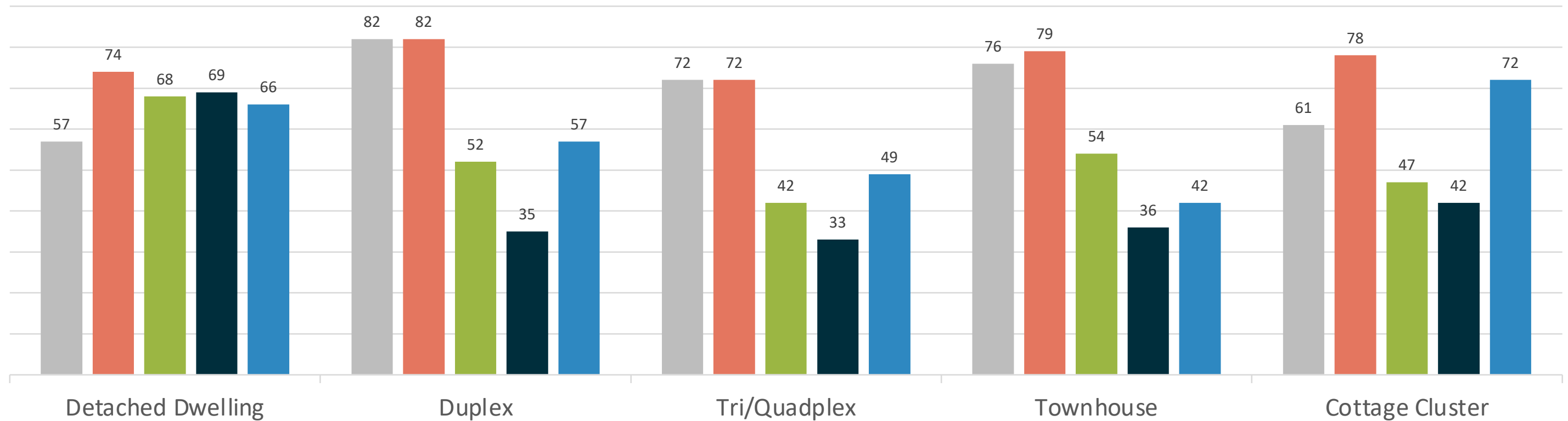
Said rent/ownership is **too expensive**

50%

Feel very or somewhat **positive** to expanding housing options in Gresham

Survey #1: Housing Types + Life Phases

- Single young adult: lives with roommate(s) or alone
- Adult couple with no kids living at home
- Adult(s) with kids living at home
- Extended family (adults, kids, and senior adults)
- Senior adult(s) with no kids present (60+ years old)



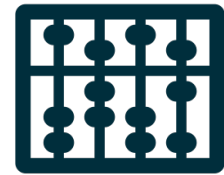
All life phases

Young adult w/ roommates or alone / couple w/o kids

Senior / couple w/o kids

Event #1: Responses/Concerns

Concerns



from Q&A

- Parking
- Services to meet density
- Geographic distribution
- Fears of low-income rentals in neighborhoods

69%



Familiar or
"sort of"
familiar with
middle
housing

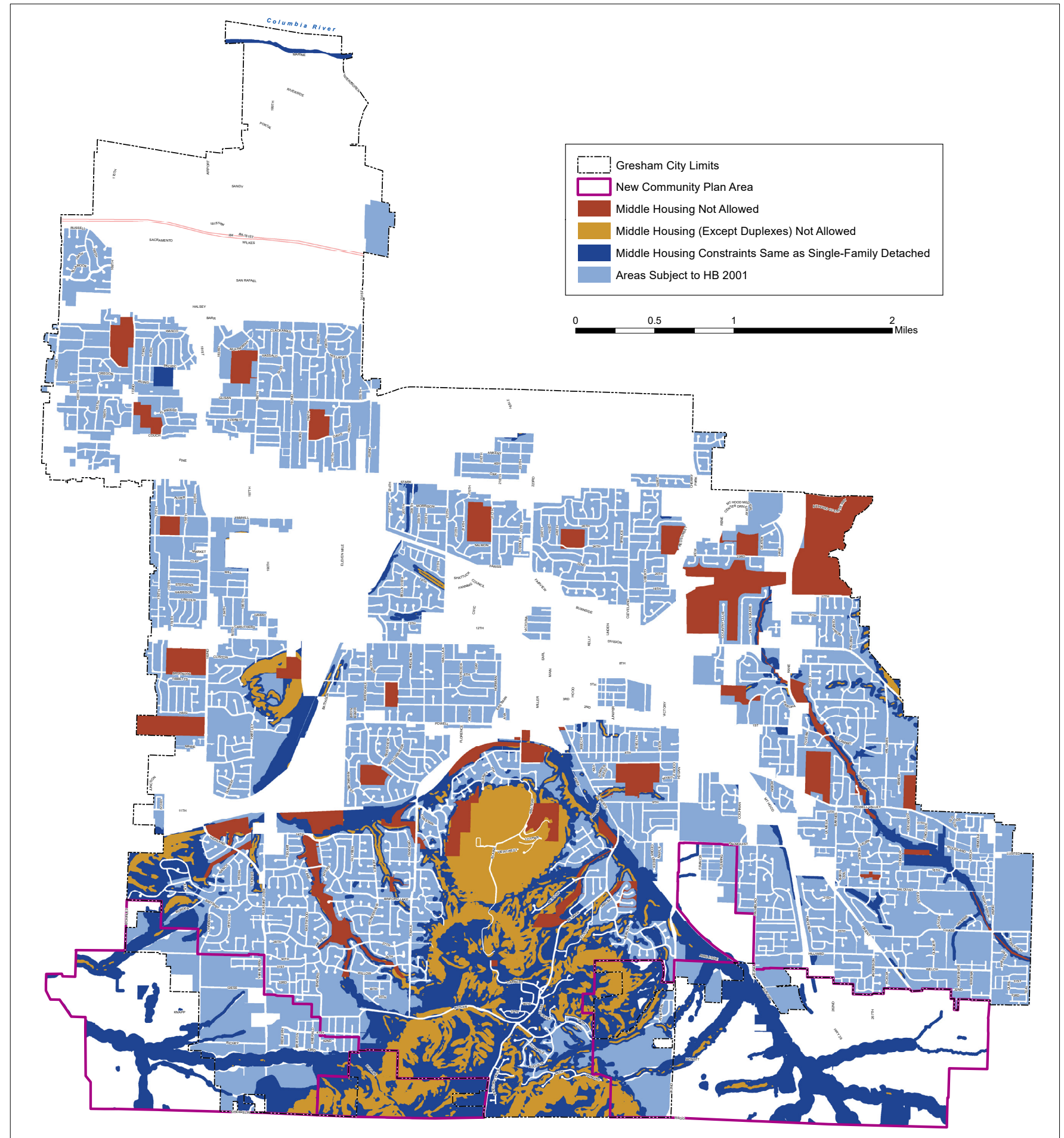
53%



Support
offering
residents
more
choices

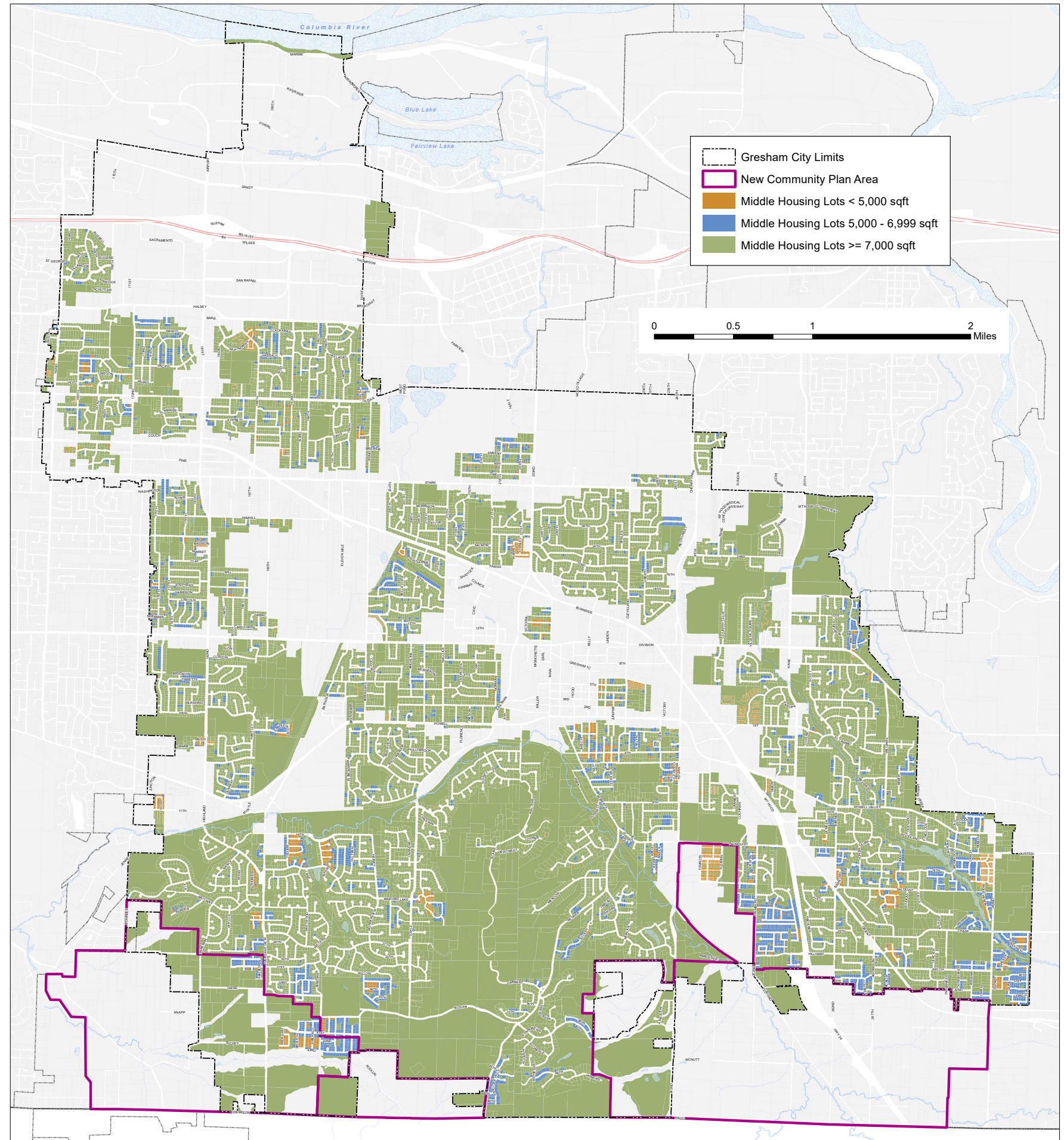
Where in Gresham?

» Some limits for middle housing in Goal-protected areas and master planned communities



Where in Gresham?

- » Middle housing permitted based on minimum lot size
- » Majority of lots are 7,000 square feet or greater (green), many already developed
- » Smaller amount of lots 5,000 - 6,999 square feet (blue)
- » Minimal lots less than 5,000 square feet (orange)
- » Change will be gradual



“How” in Gresham

- » The “where” is set by state legislation
- » The “how” is **regulations that address site and design standards**
- » Understanding the tools we have to address issues around impacts (parking, height, massing, trees, etc)
- » Already have **standards for these design topics currently applied to multi-family housing** in Gresham

Topic #1: Garage Width

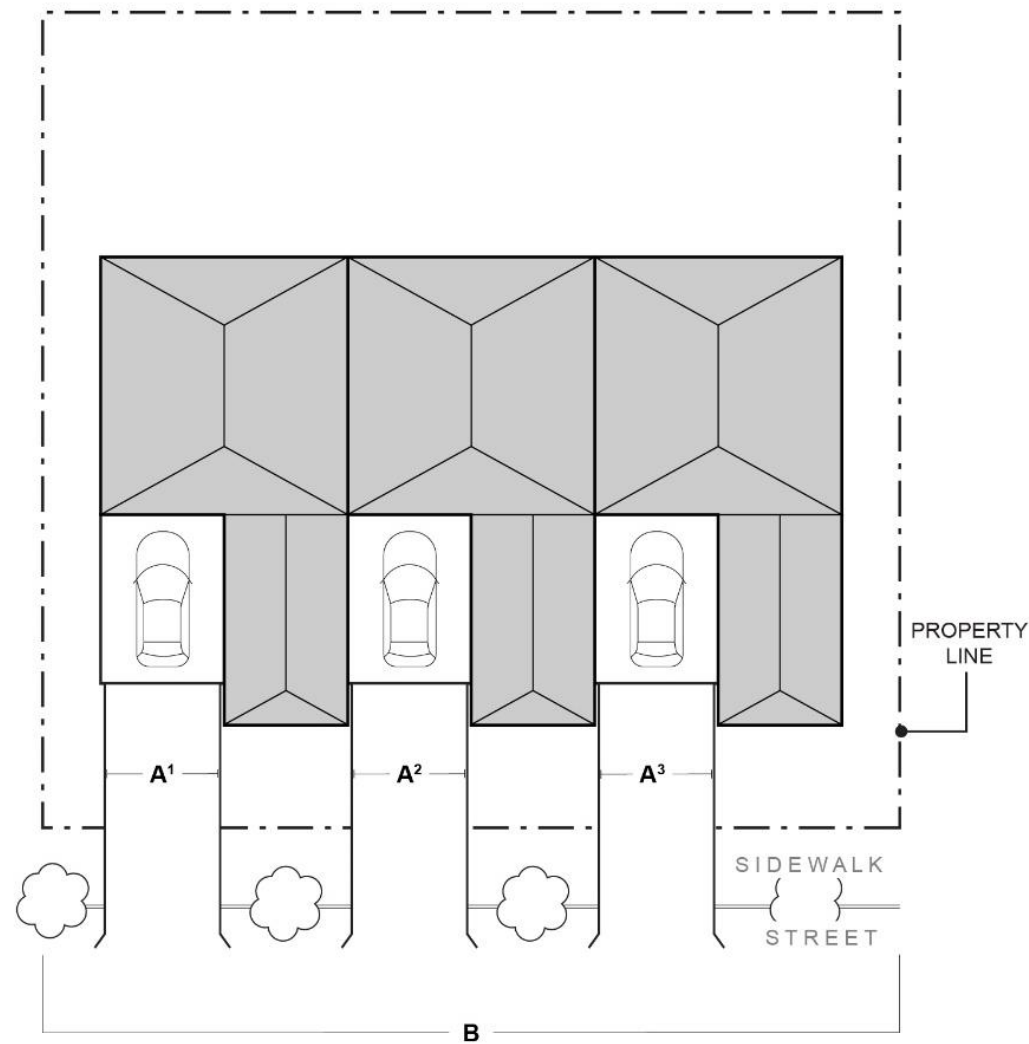
- » Standard to address impact of garage on surrounding neighborhood and the street
- » Street presence: how people walking in the neighborhood experience the front of the dwelling
- » Garage width translates to width of driveway and impacts curb cuts, sidewalk character, parking strip, and street trees



Topic #1: Garage Width

Apply the Division 46 standards	Apply the Model Code standards	Utilize a different standard	Do not regulate
<p>This approach is best used when:</p> <ul style="list-style-type: none"> » Division 46 includes a standard that must be complied with (such as minimum lot size) 	<p>This approach is best used when:</p> <ul style="list-style-type: none"> » Division 46 does not address the topic 	<p>This approach is best used when:</p> <ul style="list-style-type: none"> » Division 46 and the Model Code do not address the topic » The topic is also desired to be addressed for single detached units 	<p>This approach is best used when:</p> <ul style="list-style-type: none"> » Applying the standards of Division 46 are not required » Applying the standards of Division 46 or the Model Code would result in regulations which are not appropriate for the Gresham context or which are undesirable for another reason

Topic #1: Garage Width



Option 1: Use Model Code

- » City uses Model Code standard, applies to middle housing types
- » Combined width of garages and outdoor on-site parking and maneuvering areas not to exceed 50% of street frontage



Option 2: Use Existing Standard

- » City uses existing standard, applies to all housing types (including single detached)
- » Existing multi-family standard maximum garage width of 50% of overall building width

Site and Design Topics to Address

» Which issues are critical to regulate in Gresham?

Site Standards	Design Standards
» Setbacks	» Entry orientation
» FAR	» Window coverage
» Lot coverage	» Garage/parking location
» Height	» Driveways
» Attached or attached and detached in definitions of 2/3/4plexes	» Townhouse unit definition
» Cottage Clusters on individual lots	» Cottage cluster building separation
» Count new on street parking towards minimum?	» Cottage cluster orientation
» Numerical standards	» Cottage cluster courtyard design
» Townhouse street frontage	» Landscaping

Poll #2

When thinking about these design features, **what is most important to you?**

- » Private yard (front or back)
- » Door/entry facing or visible from the street
- » Having windows on the front of the home

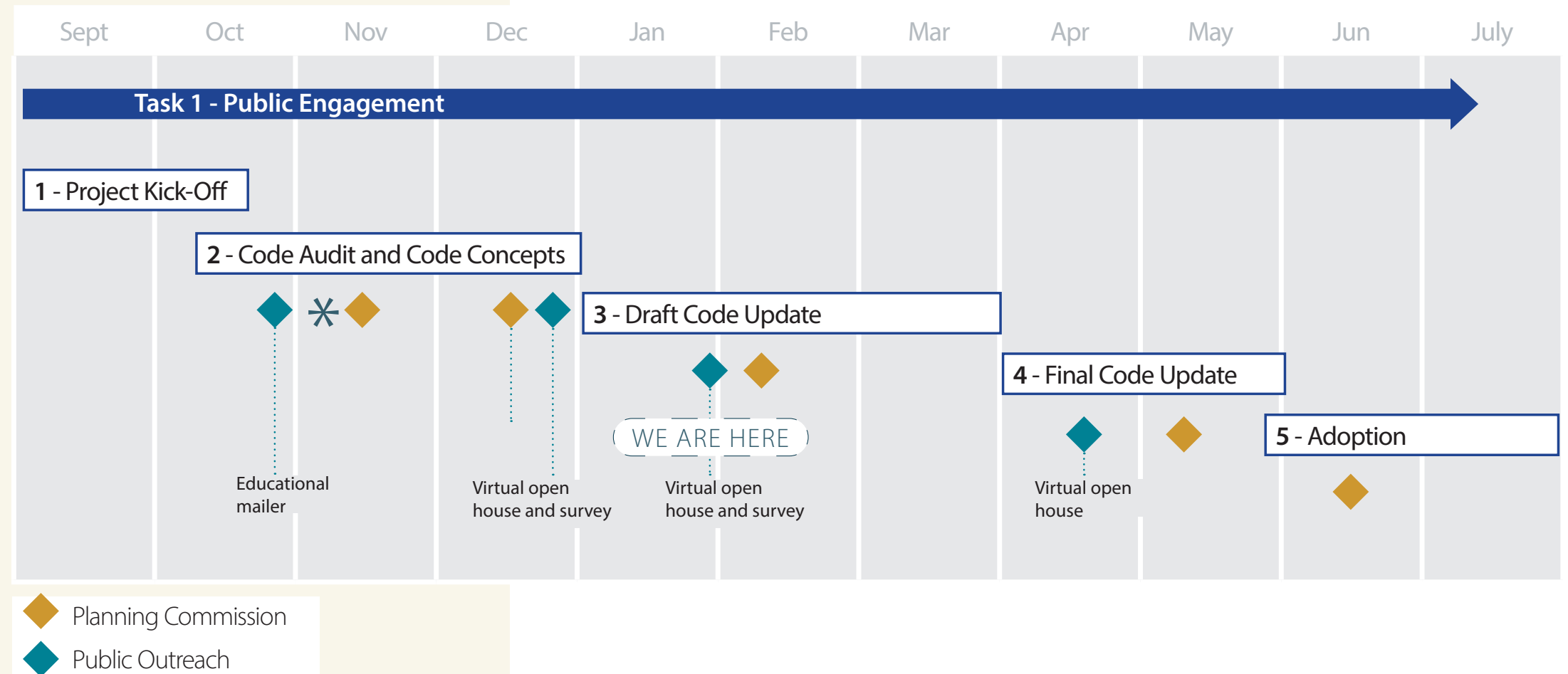
Poll #3

What are the most important goals for new regulations to address in middle housing in Gresham?

- » Maintain mature trees
- » Provide private and/or shared open spaces
- » Building sizes maintain a neighborhood feel
- » Provide a wide variety of housing choices throughout the city
- » Provide ample parking spaces on site
- » Minimize appearance of parking
- » Support opportunities for homeownership
- » Expand rental options

Current project schedule / next steps

- » Adoption targeted for **late Summer 2021**
- » **Online survey**, drop in between 02/15 - 03/08
- » **Online open house**, live 3/02, 6:00 - 8:00 PM



Poll #4

How do you feel toward middle housing in Gresham, now that you've been provided more information?

- » Support offering residents more choice
- » Interested but want to learn more
- » Unsure about how middle housing will look in Gresham

Questions?