

Housing Production Strategy

Community Engagement & Outreach

April 2023



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Summary

The City of Gresham is invested in **Housing for All** as a strategic plan priority. The City is taking a multipronged approach to housing action measures. One of these steps (or actions) is developing a Housing Production Strategy, a six-year plan that sets policy to support housing development, with a focus on middle and low-income housing. As part of this project the City is proposing changes to the City's Community Development Plan (Comprehensive Plan) to coordinate with the Housing for All Goal:

Everyone in Gresham can live in a secure and reliable place they call home, and no one experiences housing uncertainty. All Gresham community members can access housing that meets their changing needs and wants.

Early outreach was centered on finding out what people want from their housing, what barriers they have faced finding appropriate housing, and what they want the City to do to help reduce those barriers. Later outreach was to confirm staff's understanding of the issues and to hear suggestions for refinement.



Comments and questions from the public, interested parties, and the Planning Commission have been assessed, evaluated, and where appropriate incorporated into the proposed comprehensive plan update.

Key Issues Heard

- **People throughout the community find cost a barrier to housing.**
- **Different communities have different barriers to housing.** Some people face language challenges, some find the down payment or credit score requirements a problem, others need more bedrooms than they can find. Not all landlords know about fair housing laws.
- **Different communities have different housing priorities.** While parks and open spaces are important to a lot of people, being close to family or grocery stores are more significant to others. There is a lack of small housing and units accessible to people in the disability communities.
- **The community wants the City to be part of the housing conversation.** Residents want the City to help connect people looking for housing with providers, advocates, and non-profits. There is support for the City to encourage neighborhoods with a mix of places to live, work, and play and people would like to see a greater variety of housing types in neighborhoods.
- **There are regulatory barriers to development of certain types of housing.** Housing affordable to people making up to the average family income faces challenges including zoning and certain design review requirements.



Wynne Watts Commons: An example of affordable and inclusive net zero housing development.

Timeline

Meetings	Engagement Opportunities	Communication
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	2021	2022				2023	
	4 th Quarter	1 st Quarter	2 nd Quarter	3 rd Quarter	4 th Quarter	1 st Quarter	2 nd Quarter
Website							
Advisory Group							
GRESHAM							
Neighborhood Connections							
Interested Parties Mailing							
Focus Groups							
Interview							
Facebook							
Instagram							
Virtual Open House							
Community Events							
Neighborhood Coalition							
Developer Advisory Group							
City Council							
Planning Commission							

Media
 Public Body Meetings
 Interested Party Contact

Public Outreach

Project specific outreach has run alongside and been combined with other City of Gresham public engagement. In early 2022, the City engaged in “Imagine Gresham”, a large public engagement and strategic planning effort. The project went into public spaces to capture information as well as asking the community to come to the City (both physically or virtually). Thousands of data points came straight from residents, owners, and others invested in Gresham’s community. Community members were asked to “Dream Big” and say what they imagined for the Gresham of the future. The City received more than 3,300 ideas and interactions came from community events, classroom visits, business displays, and online discussions. The information gathered was put into a survey to allow the public to confirm the themes and priorities. The Mayor and Council used this input as a foundation and worked with consultants and staff to create the 2022-2025 Gresham Strategic Plan.

One of the 5 strategic priorities is **Housing for All**. The objectives listed under the Housing for All Goal are:

- Provide resources to those experiencing homelessness or housing insecurity through collaboration and partnership with other government agencies, nonprofits and the private sector.
- Promote and support housing development that is affordable to the Gresham community across all housing types.
- Serve as a community partner to support housing stability by providing access to tools and resources.

Housing Production Strategy Project outreach was targeted to:

- Increase and broaden the City’s understanding of community needs and housing priorities; and
- Clarify the barriers to producing housing and providing housing related services that is affordable to and appropriate for members of the community that are currently underserved.
-

Types of Outreach



Public Body Meetings

The various parts of the project have been discussed at two City Council work sessions and two Planning Commission work sessions. The meetings were recorded and made available on-line through the City's website.

Interested Parties Discussions

To develop the HPS, the team consulted community members to learn about their priorities, needs, and challenges related to affording housing. The outreach process for the HPS was collaborative and included input from the following groups:

Advisory Group Meetings. City of Gresham staff and the project consultant (ECONorthwest) solicited input from the development community and service providers and created a seven-member project Advisory Group (AG).

Focus Groups. ECONorthwest and the City subcontracted the Community Engagement Liaison Services (CELS) program¹ to hold four focus groups with communities that have historically been underserved.

Interviews. ECONorthwest spoke with nine individuals representing eight service providers for vulnerable populations, affordable housing developers, and local builders and developers.

Virtual Open Houses

In the summer 2022 and winter of 2023, the project team held two Public Open Houses that included opportunities for community members to ask questions about the project, share their housing experiences, and suggest potential solutions. Details about these meetings are provided below and in Appendix 6 of this report.



Community Events

Staff tabled at three large community events and collected data regarding housing priorities, barriers the community faced in finding appropriate housing, and strategies the City could pursue to support housing production. As well as collecting prioritized data, staff had valuable and informative conversations with longtime residents, families with young children, people

¹ CELS is a community engagement and language interpretation program that assists city government, private entities and corporations to better achieve communication, and public engagement. This program helps integrating immigrant, BIPOC and refugee communities into the life of our communities.

transitioning from homelessness, housing advocates, and young people trying to live on their own for the first time.

Details about these meetings are provided below and in Appendix 5 of this report.



Project Interested Parties Emails

An opt-in mailing list was created and linked on the project webpage. Emails were sent to everyone on the mailing list at key points in the project. There are currently over 200 people on the list.

Project Webpage Updates

The web page has been live since October 1, 2021. There have been 467 unique visits. The key drivers to the site have been the social media posts.

The site is periodically updated and has current status, next steps, links to the series of public meetings and presentations, and the mailing list sign-up.

GRESHAM newsletter

Project updates and invitations to participate have been featured in two issues of the GRESHAM newspaper. The newspaper is mailed to all 51,000 household and business addresses in the city.

E-newsletters

The two Housing Production Strategy Public Open Houses were advertised in Neighborhood Connections (the general opt-in monthly emailed publication) which reaches about 13,000 individual email addresses.



Social Media

Invitations to both open houses were posted on the City’s Facebook and Instagram pages which have over 13,000 and 4,700 followers respectively.

Planning Commission.

The project team provided a mid-way update on the HPS project to the Planning Commission in the summer 2022, gathering their feedback and thoughts on potential policies. The project team then presented a draft of the Comprehensive Plan text amendments at a work session in early 2023 before the public hearings in Spring 2023.

City Council.

The project team presented to the City Council in September 2022 and December 2022, gathering their feedback and thoughts on potential strategies. The project

team will deliver the final HPS and presentation at the public hearing in Spring 2023.



affordability now and the escalating rate of cost increases.

- Participants in each focus group described that they faced non-cost related barriers to attaining housing. Barriers included social security number requirements, credit or rental history, the amount/complexity of paperwork, and written or spoken language barriers.

- Each focus groups discussed lack of availability of housing in terms of affordability or size or both.
- Participants in each focus group, except the focus group for immigrant residents, cited lack of privacy as a challenge. The participants in the focus group for immigrants was least likely to be living in multifamily housing.
- Immigrant, Latinx, and subsidized housing focus group participants stated that they would want/need assistance in finding housing and support through the process of applying for or buying it.
- The quality of housing was mentioned by Latinx and Black focus group participants; they described low quality construction leading to noise and lack of maintenance.
- Black and Latinx focus group participants stated that they faced discrimination in housing.
- Black focus group participants stated that the communities they live in lack diversity; therefore, are missing some services and activities appropriate for them.
- Immigrant focus group participants were concerned with safety and wanted to see more mixed income neighborhoods.

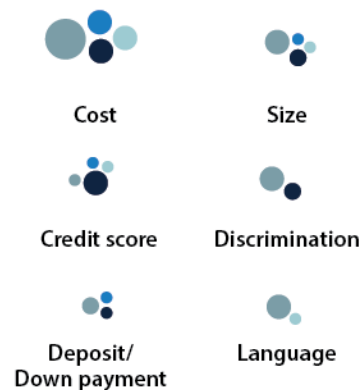
Who responded?

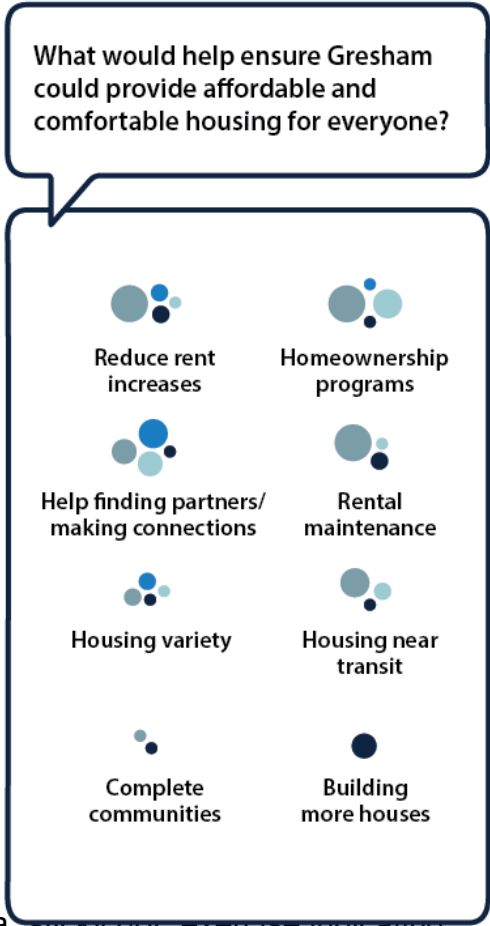


What is most important to you when looking for a place to live?



What barriers have you had when looking for housing?





Community Events

Over 90 community members engaged in a sticky dot exercise indicating prioritizing what they are looking for in housing, what barriers they have faced in finding housing, and what types of strategies they want the City to explore. The project team learned:

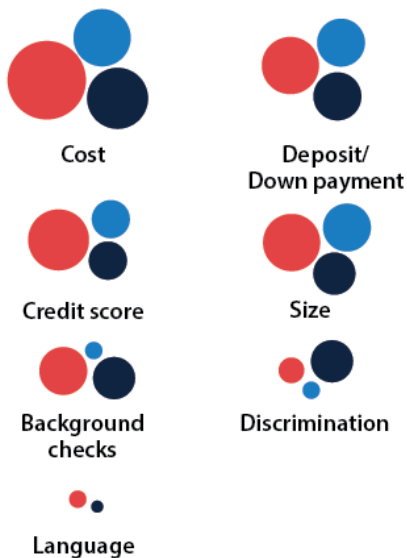
- Cost is overwhelmingly the most important factor people consider when looking at housing and also the number one barrier to attaining housing appropriate for a household’s needs.
- Different communities have different barriers to housing some people face language challenges, some find the down payment or credit score requirements a problem, others need more bedrooms than they can find.

- Not all landlords know about fair housing laws.
- Different communities have different priorities in housing. While parks and open spaces are important to a lot of people, being close to family or grocery stores can be more significant to others.
- There is a lack of small housing and units accessible to people in the disability community.
- The community would like the City to be part of the housing conversation. Community members want the City to help connect people looking for housing with providers, advocates, and non-profits. There was also community support for encouraging neighborhoods with a mix of places to live, work and play, and a greater variety of housing types in neighborhoods.

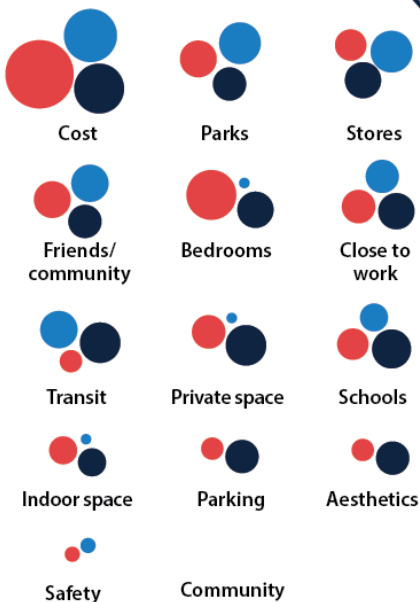
Which event?



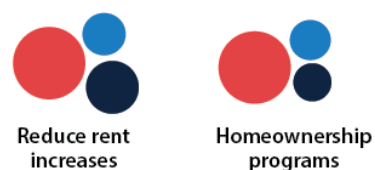
What barriers have you had when looking for housing?



What is most important to you when looking for a place to live?



What would help ensure Gresham could provide affordable and comfortable housing for everyone?



Interviews

The consultants on this HPS project (ECONorthwest) also interviewed service providers for vulnerable populations, affordable housing developers, local housing developers, and builders to discuss special population needs and barriers to housing in general as well as those specific to Gresham.



Challenges

- There is a lack of accessible units that are affordable for people with a range of disabilities.
- There are limited support services for people experiencing mental illness.
- There is a shortage of affordable units for caregivers of vulnerable populations.
- There is a need for flexible funding and financing.
- There are regulatory barriers for affordable housing development including:
 - parking requirements,
 - ground floor use requirements, and
 - design regulations.
- There are regulatory barriers for market rate development:
 - too many zoning districts,
 - extensive landscaping requirements, and
 - outdated design review requirements and processes.

Opportunities

- Preserving affordable housing and providing support to update/retrofit housing can be vital in preventing displacement for vulnerable populations.
- The City could help with acquiring properties for affordable homeownership (such as through land banking) as well as preserving naturally occurring affordable housing.
- Market rate developers indicated that allowing/incentivizing density as well as tax abatements and other financial incentives can help get affordable, multifamily developments to pencil.

Open Houses

In the first Open House, participants echoed all other groups in listing cost as the biggest barrier they faced when looking for housing. They also indicated they had challenges with down payments, deposits and quality of housing. Over half the participants suggested they had faced barriers beyond those in the poll. Cost was also the highest priority for participants when looking for a place to live, with proximity to or an easy commute to work coming in second. When asked which ideas would be most helpful in ensuring that Gresham had housing that is affordable and comfortable for people from different backgrounds, ages, races/ethnicities, incomes, and physical abilities contributors prioritized working with apartment owners to maintain housing and keep down rents, however significant support was also shown for supporting accessible housing and providing financial incentives to building in high opportunity areas.

Participants in the second open house prioritized reducing zoning barriers, streamlining permitting for multifamily housing, reducing barriers to homeownership, (within Urban Renewal District(s)) partnering in acquisition of low-cost market rate housing and providing rehabilitation grants.

More details and full poll results are shown in Appendix 6.

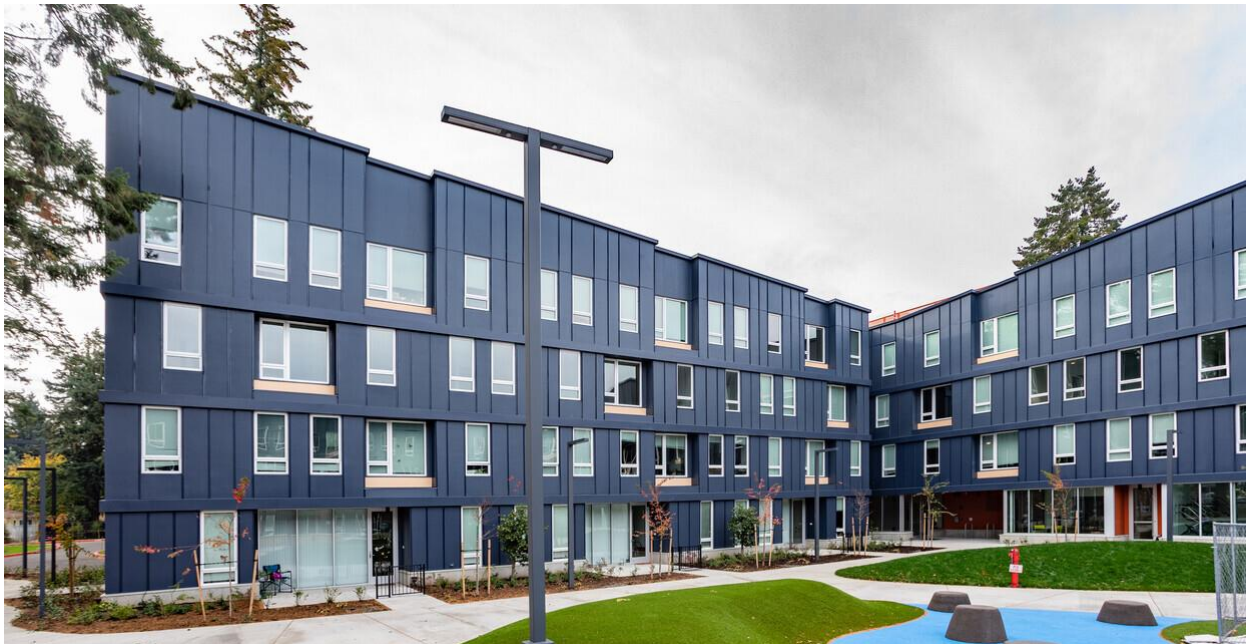


Appendices

Appendix 1 List of Outreach Activities by Date

Date	Event	Type
July 20, 2021	City Council Initiation	Public Meeting
October 5, 2021	Website Created	Webpage
March 11, 2022	Immigrant/Refugee Focus Group	Interested Party Discussion
March 16, 2022	Latinx Focus Group	Interested Party Discussion
March 24, 2022	Subsidized Housing Focus Group	Interested Party Discussion
March 30, 2022	Black Community Focus Group	Interested Party Discussion
April 14, 2022	Advisory Group 1	Interested Party Discussion
May 27, 2022	Emma	E-Mail
June 19, 2022	Juneteenth	Community Event
June 30, 2022	Advisory Group 2	Interested Party Discussion
July 16, 2022	Arts Festival	Community Event
July 22, 2022	Stakeholder Interviews	Interested Party Discussion
July 25, 2022	Planning Commission Work Session	Public Meeting
August 9, 2022	Neighborhood Coalition	E-Newsletter
August 15, 2022	Emma	E-Mail
August 16, 2022	Neighborhood Connections	E-Newsletter
August 22, 2022	Facebook	Social Media
August 22, 2022	Instagram	Social Media
August 24, 2022	Nextdoor	Social Media
August 28, 2022	I Heart Rockwood	Community Event
August 30, 2022	Open House 1	Virtual Open House
September 6, 2022	City Council Work Session	Public Meeting
September 30, 2022	GRESHAM	Newsletter
October 17, 2022	Advisory Group 3	Interested Party Discussion
December 6, 2022	City Council Work Session	Public Meeting
December 16, 2022	GRESHAM	Newsletter
January 13, 2023	Emma	E-Mail
January 17, 2023	Neighborhood Connections	E-Newsletter

January 18, 2023	Instagram	Social Media
January 24, 2023	Open House 2	Virtual Open House
February 25, 2023	Emma	E-Mail
February 27, 2023	Planning Commission Work Session	Public Meeting
April 4, 2023	City Council Meeting	Public Meeting



Rockwood 10: An example of affordable housing with supportive services, built and managed through public private partnership

Appendix 2 Housing Advisory Group

Gresham and ECONorthwest solicited input from the Community Advisory Group (AG) to develop the HPS.

The AG had seven members composed of people from the development community and service providers.

- Eric Paine, Community Development Partners
- Josh Groesz, NAYA Family Center
- Katie Ullrich, Proud Ground
- Hai Nguyen, Rockwood Community Development Corporation
- Jeff Carr, Albertina Kerr (former)
- Stephen Brooks, Pilot Management Resources, LLC
- Jay Fetherston, Schnitzer Properties

The project relied on the AG to review draft deliverables and provide input at key points.

Meeting 1: Summary of housing need (April 14, 2022)

Meeting 2: Gaps in actions and strategies to fill gaps (June 30, 2022)

Meeting 3: Draft of selected strategies (October 17, 2022)

Meeting 4: Will be scheduled to review the adopted HPS.

Appendix 3. Focus Groups

To better understand the housing needs in Gresham, ECONorthwest and the City subcontracted the Community Engagement Liaison Services (CELS) program to hold four 90-minute focus groups in March 2022 with communities that have historically been underserved. The goal of these focus groups was to

Identify barriers to needed housing and develop an understanding of community housing needs

Understand housing preferences including satisfaction with current housing and hopes for the future

Identify strategies the City could pursue to alleviate those challenges.:

Latino community members, with a strong preference for those with household incomes below \$75,000 – six participants (held in Spanish)

Black and African American community members, with a strong preference for those with household incomes below \$75,000 – three participants

People living in subsidized housing – three participants

People from the immigrant/refugee communities – four participants

Appendix 4. Interviews

The consultants on this HPS project (ECONorthwest) interviewed:

- **Service providers for vulnerable populations** to better understand the range of unmet housing needs, particularly for people experiencing disabilities, mental illness, and/or discrimination.
 - **Affordable housing developers** to better understand the specific challenges to developing income-restricted housing affordable to low-income households.
 - **Local housing developers and builders** to understand the unique challenges in developing market-rate housing and identify policies and actions that could help support market-rate housing development affordable to middle-income households.
- | | |
|---|--|
| <ul style="list-style-type: none"> • Carly Harrison, Edlen and Co. • Chris Nelson, Capstone Partners • Eric Paine, Community Development Partners • Jeff Carr, Albertina Kerr | <ul style="list-style-type: none"> • Jenny Jenkins, Level NW • Katie Ullrich, Proud Ground • Roy Kim, North Bethany • Ryan Winterberg-Lipp and Dan Eddie, Our Just Future (formerly Human Solutions) |
|---|--|

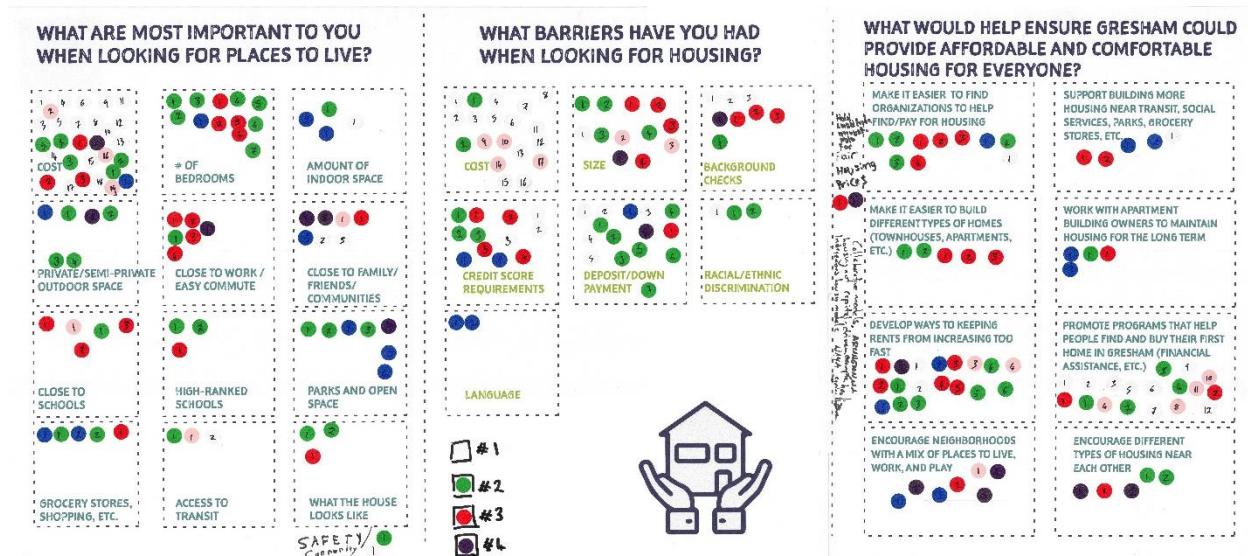
Appendix 5. Community Conversations

Staff had booths at three community events during summer 2022:

- June 19: Juneteenth Celebration at Vance Park. Beyond Black/Play, Grow, Learn event. City Sponsor
- July 16: Gresham Arts Festival at the Arts Plaza. City event.
- August 28: I Heart Rockwood Festival at Downtown Rockwood Plaza. Independent event. City Sponsor



Community members were invited to participate in dot exercises. Each participant was given four dots for every question. Each color dot was given a ranking: orange - 1, green - 2, red - 3, blue - 4. Participants could choose where to place their dots (including placing all the dots on the same answer or only using one or two of their dots). Participants who mentioned other answers were encouraged to write them onto the papers and give them the appropriate colored dot. The score for each issue (based on the number and color of dots) is included in the tables below.



Example of how data was collected
(This sheet is from I Heart Rockwood)

What barriers have you had when looking for housing?

Barrier	Juneteenth	Arts Fest	I Heart Rockwood	Total
Cost	51	42	74	116
Size	12	25	33	58
Background checks	16	5	22	27
Deposits/downpayment	29	30	32	62
Credit score	13	8	45	53
Discrimination	21	4	10	14
Language	2	0	2	2

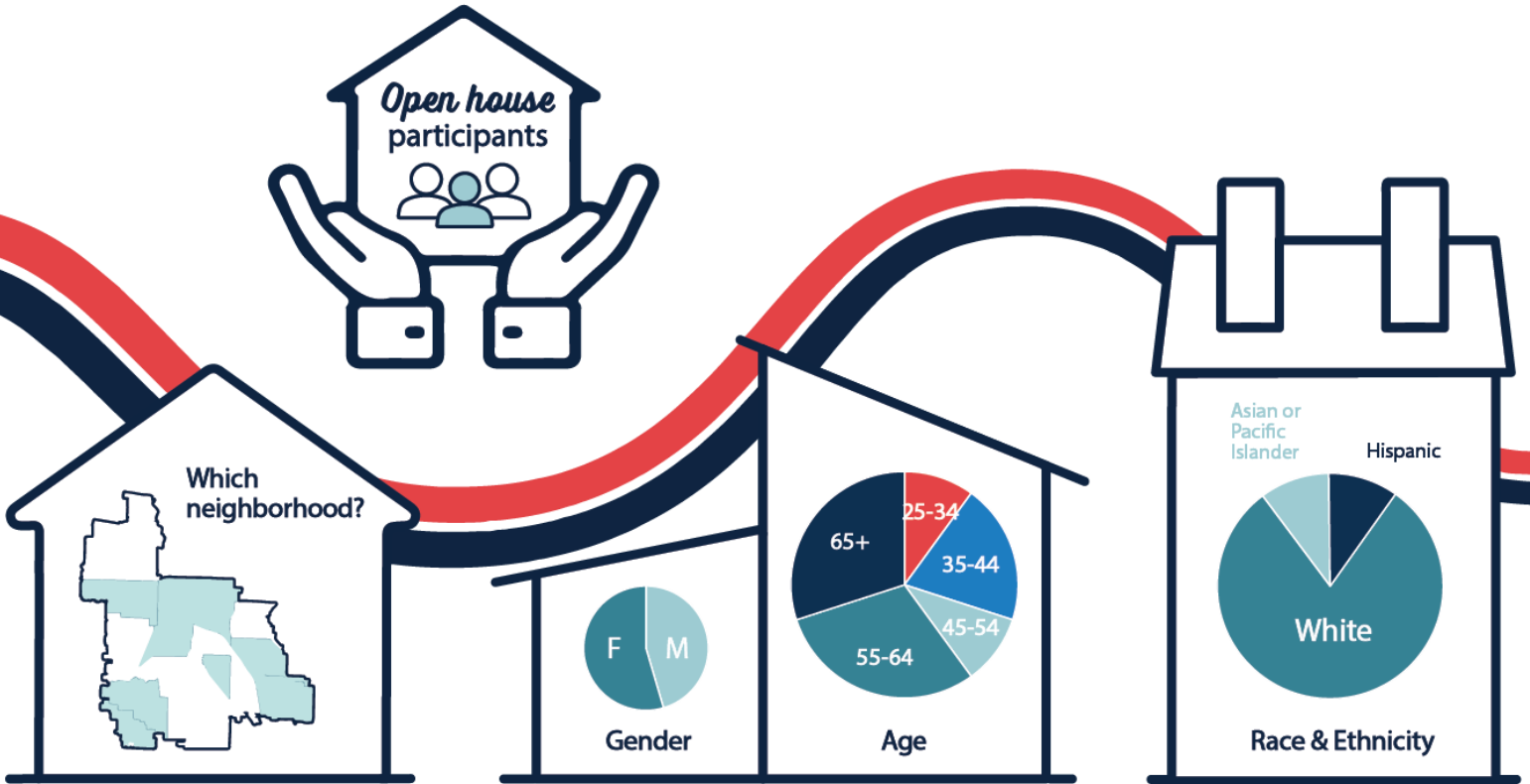
What is most important to you when looking for a place to live?

Factor	Juneteenth	Arts Fest	I Heart Rockwood	Total
Cost	47	50	98	148
Bedrooms	17	3	30	33
Indoor space	9	1	9	10
Private space	21	3	14	17
Commute	18	10	12	22
Close to community	20	17	18	35
Schools	11	1	13	14
High ranked schools	9	4	8	12
Parks	24	29	13	42
Stores	19	28	10	38
Transit	25	13	11	24
Aesthetics	15	0	8	8
Parking	14	0	0	0
ADDED Arts	0	0	0	0
ADDED Sense of community	0	0	0	0
ADDED Safety	0	8	7	15
ADDED future planning	0	2	0	2

What would help ensure Gresham could provide affordable and comfortable housing for everyone?

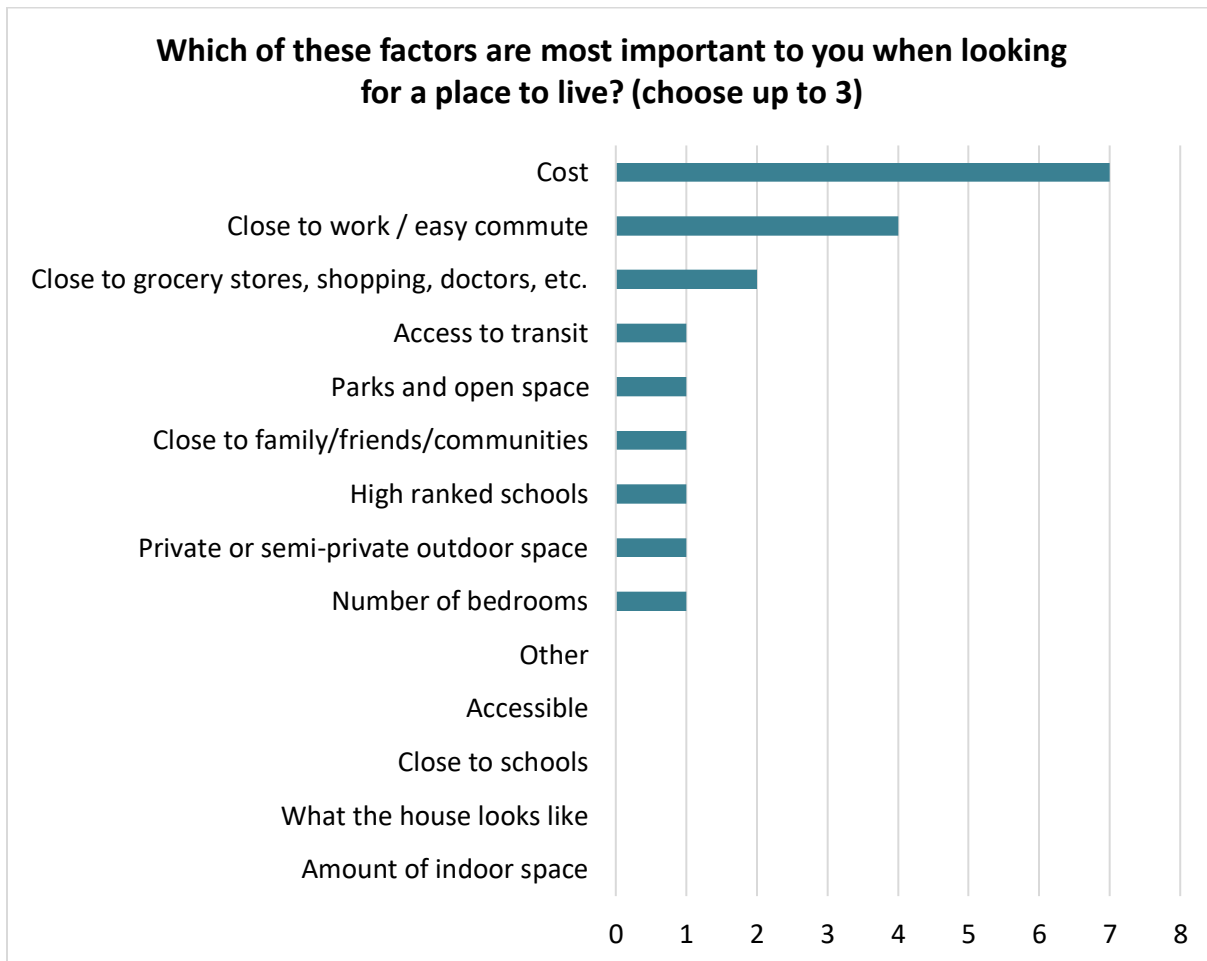
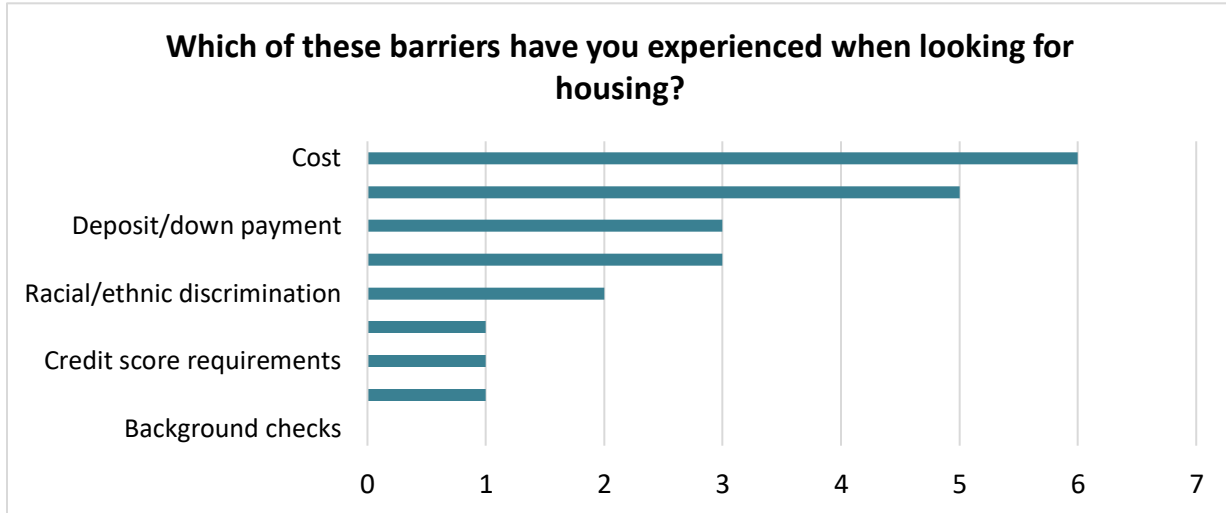
Strategy	Juneteenth	Arts Fest	I Heart Rockwood	Total
Make connections	19	5	25	30
Housing near transit	11	32	10	42
Building different housing types	10	23	12	35
Apartment maintenance	11	5	7	12
Help reduce rent increases	44	23	47	70
First time homeowner assist	19	19	64	83
Complete neighborhood	20	28	13	41
Housing variety	12	28	10	38
ADDED Hold landlords accountable to fair housing practices	3	3	3	6
ADDED: Allow/Encourage Collaborative models	0	0	0	0

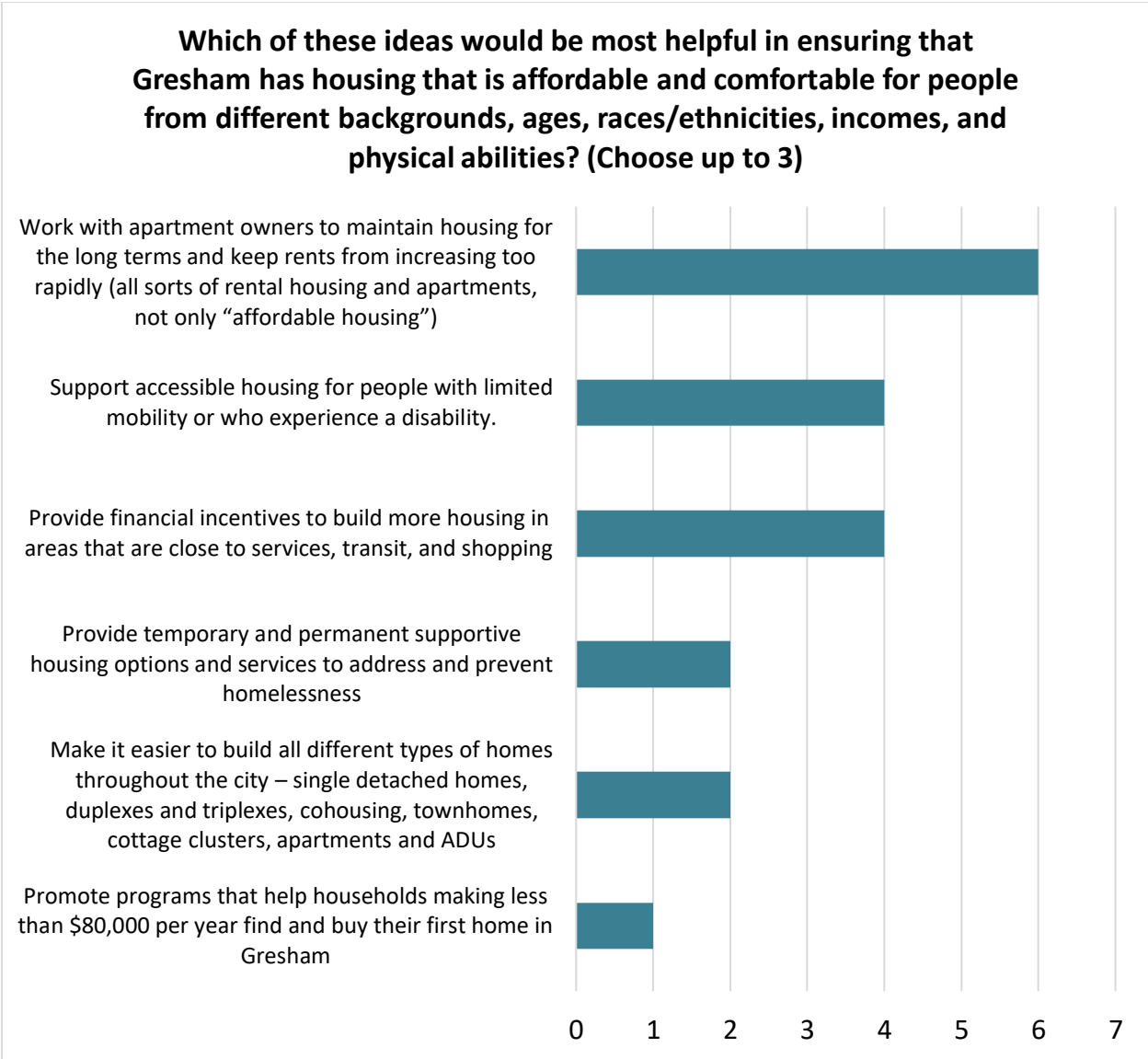
Appendix 6. Open House Data



August 16, 2022

An introductory virtual Open House was held with nine interested parties attending. The open house included poll questions and voluntary demographic information collection.





Demographic Information	
Willing to give demographic information	4
Neighborhoods	Powell Valley (1) Historic Southeast, (1) Northwest (1) Gresham Pleasant Valley (1)
Gender	Men (1) Women (3)
Race/Ethnicity	White (4)
Age	35-44 (1) 45-54 (1) 55-64 (1)

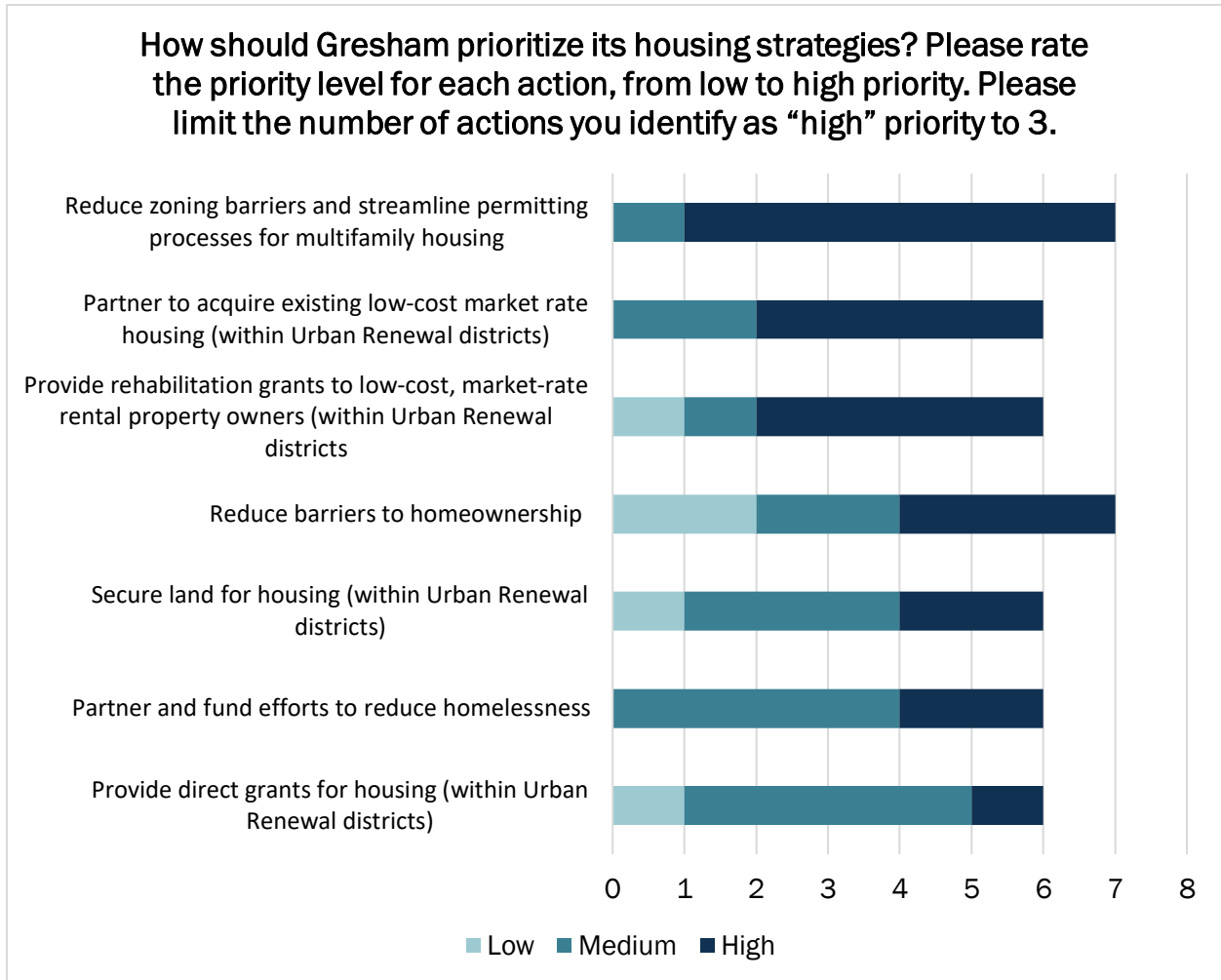
Meeting Chat

Participant Names have been removed for privacy.

Participant	Chat
Participant F	Other - Questions don't seem geared toward senior citizen or disabled challenges
Participant B	Source of income discrimination
Participant F	Undocumented or no SSN
Participant E	other - low equity makes selling and moving in current market
Participant E	difficult
Participant A	Housing orientation for passive solar, space for garden, single story house harder to find
Participant C	I'd like to see a focus on reducing city policy barriers
Participant C	Design review, code standards, etc
Participant E	explore land trusts for limited income home ownership
Participant E	thank you
Participant A	I have a question to ask verbally.
Participant C	I would advocate for us to consider climate impact, and the benefits of multi-family housing on climate impact, when considering our strategy. I'd also advocate Re: design review and code, I'd like to advocate for staff to go through a process that analyzes our current requirements to highlight those which are mandated (e.g., state safety standards, etc.) versus those which are policy choices that Council could make. That would help frame the policy choices a bit.
Participant C	Thanks. Appreciate your work!

January 24, 2023

An introductory virtual Open House was held with 10 interested parties attending. The open house included a poll and voluntary demographic information collection.



Demographic Information	
Willing to give demographic information	7
Neighborhoods	North Central (1) Kelly Creek (2) Rockwood, (1) Southwest (1) Outside City (2)
Gender	Men (4) Women (3)
Race/Ethnicity	White (4) Hispanic (1) Asian or Pacific Islander (1)
Age	25-24 (1) 35-44 (1) 55-64 (2) 65+ (3)

Meeting Chat

Participant Names have been removed for privacy.

Participant	Chat
Participant A	Are there limitations on sites for non-multifamily housing (e.g., middle housing and single family housing) or only for multifamily sites? How do you overcome rents that are too low to attract developers when rents are already too high for many residents?
Participant B	We need more housing for the disabled. Is the City looking for more senior and wheelchair accessible housing?
Participant C	I'm very supportive of reducing regulatory barriers. I'm very supportive of the strategy. In particular, removing regulatory barriers to development of homes. For example, streamlining permitting for middle and multi-family. I am certainly not an expert (I've never developed a property myself), but have some observations in this area. My first observations came about when I looked into the possibility of adding an ADU to my own property (after hearing that it became easier following some state laws). I thought I would be a good candidate for that -- I have an older home (built in 1949) and over 1/3 of an acre lot. I thought that I might be able to replace an my external garage with an ADU, but learned that was not a possibility because of the setback requirements. And I also have plenty of land in my front yard, but learned the city code does not allow ADUs in a front yard. Both of those seem like unnecessary barriers to housing.

Participant	Chat
	<p>Also when I was looking at ADU options, I talked to a company that was operating in Portland called Dweller, which installs pre-fabricated ADU units that they just install on the site. I learned that they do not operate in Gresham, because the city code wasn't as open to that relative to Portland.</p> <p>Beyond my own property, as an observer of city hall, I've seen a few examples of processes that just slow things down and are unnecessary. First is the expectation for developers to provide notification and host meetings for neighborhood associations. I find that to be just unnecessary, and invites opposition to housing that is necessary.</p> <p>Similarly, I'd encourage the city council to disband the design sub-committee. It applies a layer of subjectivity to development that is a luxury when we are in a crisis.</p>
Participant D	<p>As an affordable housing developer, I would recommend elimination of SDC fees for regulated affordable housing projects. I would also recommend that the city provides assistance to developers to help pay or at least coordinate with other jurisdictions to defer the SDCs for other jurisdictions too (i.e. County, CWS, etc.). This would help reduce interest carry costs in a time when rates are extremely high.</p>
Participant E	<p>I am an owner of 2 properties which can be developed further (into smaller buildable lots). I agree with Participant C in that I would be supportive of reducing regulatory barriers, also. In fact, that is going to need to happen in some cases, in order to achieve these goals, in my opinion.</p>
Participant D	<p>It would also help to have a development liaison on staff at the city to be the primary point of contact for developers for any questions, processes, permitting applications, land use, etc. This liaison would coordinate with all relevant divisions in the city (i.e. building, planning, engineering) to gather information on requirements, SDC estimates, etc. It would be extremely helpful to developers to streamline communications during predevelopment. The City of Beaverton did something like this back in 2018-2019. Thanks!</p>
Participant G	<p>I think you did mention parking space requirement in the zoning earlier, I think it's an important part of reducing zoning requirement to facilitate/encourage property owners to build multifamily. There shouldn't be a requirement of 4 parking space for a fourplex on a previously single-family zoning.</p>

Participant	Chat
Participant C	I agree with Participant G. I know that the state recently removed some of the parking mandates in the city center (near transit lines, as I recall). But in the areas where the state still allows parking minimums, I'd advocate for the removal of city code that places arbitrary requirements for minimum parking — not everybody wants/needs the same amount of parking, and subsidizing cars over people's homes isn't right. Let developers build parking to satisfy the market, rather than requiring it from them.
Participant A	I would caution against further reducing parking requirements (esp. with new state limitations) for areas of town without adequate transit or access to services.
Participant G	Perhaps that's a role the city will play to work with TRIMET for better public transit at the same time? More housing must come with more access to multimodal transportation, especially buses.
Participant A	The city next to the UGB is unlikely to justify sufficient transit services, esp. compared to needs in more dense areas that are surrounded by urban areas.
Participant G	Hmm so we are just building more housing in areas already over density? That will also place a lot of pressure on infrastructure to accommodate high density areas.
Participant A	Participant G - No, there will be a lot of middle housing in the SE corner of the city because it has a larger amount of vacant land. Is there a timeline on the next round of Development Code changes?
Staff	Participant A - They are working that out right now. There are a lot of potential projects and limited capacity.
Participant A	Is there state or federal energy efficiency money that could help with rehabilitation of older housing stock?
Participant C	Are there any mobile home communities in Gresham which may be eligible for preservation and conversion to ownership by the occupants?
Participant G	On that topic of vacant land, we should encourage faith-based organizations that have available/vacant lands in their property to build affordable housing. Definitely the conditional use review can be done to facilitate that and also taking away high fees of conditional use review, and system development charges for those.
Participant C	I agree with Participant G, again! :) I live in NW Gresham near the Gresham United Methodist campus, which recently sold 2 of the parcels that they owned, which are being developed into single-family homes. I was surprised that they didn't work with a developer to build something multifamily there — it is a large site, with plenty of infrastructure.

Participant	Chat
Participant A	Will there be help for planting trees to help affordable housing reap all the benefits they provide since trees often get a lower priority with all the constraints in development?
Participant C	It's a good plan. Thank you for being aggressive with getting housing supply to meet the needs of the community!
Participant F	The recently passed Federal Infrastructure Act has tax credits for energy improvements including solar and energy saving appliances.