

5. 2029 COMMUNITY INVESTMENT FRAMEWORK: PRIORITIES AND PROJECT SCREENING

Brian Monberg, Gresham Redevelopment Commission Executive to present the presentation. (PowerPoint presentation attached as Exhibit A.)

Mr. Moustafa asked if there's a pathway to remove some of the barriers so we can create more home ownership housing.

Mr. Monberg explained there hasn't been a formal project that would direct staff to proceed with that work, but we could come back to this Advisory Committee or recommend a project to the Commission. Housing has been an important need that our Urban Design & Planning staff has done a lot of work with analysis done citywide. There is an opportunity to build on all the good work that has already been done. Urban Renewal has the funds to either acquire or build capital and he believes it's an important discussion moving forward.

Commission Vice Chair DiNucci asked if investments into a medical training facility like there was in the original Downtown Market Hall plans, and will we use other locations to use for makers space such as the library?

Mr. Monberg believes those are great ideas to discuss when we make our list of priorities. If there is a way to leverage or expand what we already have established in other facilities, we can discuss ways to make it fit our priorities. What we've heard from the Neighborhood Association and others, is this idea of a maker space that may be more oriented around production of consumer goods or workshops that produce a metal product that could go out to market as a concept. These are the types of things that is good to have a conversation about.

Commission Vice Chair DiNucci asked if a community center was part of the presentation under community vibrancy?

Mr. Monberg suggested, we'll have to collectively discuss to what extent Urban Renewal could help deliver the term community center or facilities that would represent a community center. There was a feasibility plan made and a single community center would cost 3-4 times more in cost than what we have in the Urban Renewal funds. He does believe there's opportunities to explore elements of community and recreation facilities that would be respective of those concepts.

Mr. Moustafa asked about sustainability within Rockwood. He gave examples like solar power and on-site composting.

Mr. Monberg acknowledges we do have a climate strategy for the city and our environmental services team is exploring concepts like **Mr. Moustafa** suggested, and we can review some of those concepts. That's a recommendation our committee can present moving forward.

Mr. Moustafa asked if there's a mechanism in place to help ensure that those benefiting from the public funding we're talking about are actually going towards residents, individual families and low-income families.

Mr. Monberg explained there are ways to build mechanisms into the design of the project going forward and frame the program for housing to have a budgetary set aside for it. He acknowledged; we have some strong community partners the city has effectively partnered with organizations like Proud Ground and Habitat for Humanity.

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Chair Hollis brought up the idea of having discussions around each topic that was presented in the slide show.

Gregory Schroeder noted he drove down Yamhill from 197th down to Rockwood Central and he had some questions about the bike lanes sharing with the parked cars, and what would go into turning Yamhill into a collector's street?

Mr. Monberg said our transportation engineering team have certain standards that they use as a baseline when they scope out a street. He explained, the term collector is regarding a certain design type. He could have a member of the transportation engineering team speak about those topics more formally. Typically, they take a standard cross section and develop a concept that fits within the right of way constraints. We could have the transportation team develop a proposal to address some of the safety issues. He noted, there's some core elements without stepping over what is already in the works that could be incorporated.

HOUSING:

Chair Hollis agreed with **Mr. Moustafa** about ensuring the money Urban Renewal invested is helping residents get housing instead of helping developers build more houses to sell for exorbitant prices.

Mr. Moustafa believes Rockwood is the most rent burdened city in the county. He doesn't want to see more developers create properties and charge rent to more people when we want opportunities to own houses.

Chair Hollis said we should keep that in mind and look at ways to add layers to make sure the people who are benefiting from the assistance are going to residents and not developers.

Mr. Moustafa said condos would be a good fit for the downtown Rockwood area with all the cool stuff that's going there. It would be an attractive option for a lot of young first-time homeowners who maybe can't afford a 3-bedroom, 2-bathroom house in this market. We would love to see those opportunities explored more, especially in the urban areas that aren't necessarily zoned for single family ranch style houses. He asked if the city has certain criteria when looking at development partners, while meeting the needs of the area and making it financially feasible for the developer.

Mr. Monberg explained there's a significant financial constraint in Oregon right now. The state laws regarding construction, manufactured defects specific to condominiums. It creates significant liability for any new developer for new construction around condominiums.

Mr. Hollis brought up the idea of non-standard construction like tiny homes or other avenues to get people into home ownership beyond the standard route. He believes the standard route is not fulfilling all the needs of our residents right now.

Commission Vice Chair DiNucci said there's been discussions around middle housing where people can build on their properties now and could be a win for everyone if property owners in the Rockwood community who may be rent burden in their homes could potentially add incentives to help with cost.

Mr. Monberg believes we can incorporate those ideas into this housing discussion and it's an exciting time for city government to get creative around housing. The housing program with Urban Renewal has a unique opportunity with capitol funds to invest and implement some of the concepts around best practices and innovation.

Chair Hollis explains this could be a good opportunity because we're always looking at ways to tie multiple goals together. A workshop with the focus on building tiny homes could bring in community vibrancy and economic opportunity for personal use and resale.

COMMUNITY SAFETY:

Chair Hollis asked about the feedback regarding the fire station and fire response times.

Mr. Monberg summarized some of the challenges and feedback he's gotten regarding Fire and safety.

1. Challenging times with operational and capital needs within the Gresham Fire Department. Significant discussion about emergency services.
2. Facility assessments have been done by Gresham Fire with a significant need for capital upgrades across the system. One of the fire stations in need of capital upgrades is within the Urban Renewal area.

Commission Vice Chair DiNucci explained as a City Counselor, they have had deep discussions about fire stations and public safety. She noted, most of our fire stations are very old and don't meet common standards anymore, including safety standards.

Mr. Monberg said financing a full fire station project would exceed our total capacity for the remaining funds in Urban Renewal. We can find ways to contribute to the capital funding for upgrades.

Chair Hollis said we can focus on contributions for repairs or upgrades. If we make contributions, it could benefit us for safety training, cultural wellness that the fire station can provide for beneficial services for the community.

Mr. Monberg noted one of the opportunities could include things like street lighting or some changes that would impact community safety. There could be other elements we could partner with the design team and Gresham Police that could make a material difference to safety.

Chair Hollis explained, we can slightly change our buildings to make the area safer. Putting some outside lights around buildings or adding safety features to all our future projects. Even if we're not specifically having a safety project, we could have our projects working towards safety.

Commission Vice Chair DiNucci said she gets contacted regularly from people around the Yamhill area who want speed bumps because of the accidents they almost get into just by pulling out of their homes. When the school gets out around Yamhill and 190th, you can watch how many buses empty out at the intersection and you can understand how many children are at risk in that area.

ECONOMIC OPPORTUNITY:

Mr. Moustafa asked if a grant program for store front improvements were to take place, how do you then prevent the property owner from raising rent for the tenants?

Mr. Monberg noted we can incorporate those criteria into the grant program.

TRANSPORTATION:

Chair Hollis talked about ideas that were brought up about walkability and bike ability of Yamhill. He explained how most people think of cars in terms of transportation, but we need to keep in mind alternative modes of transportation and when we expand roads, more cars will fill up the roads as well.

Mr. Monberg noted there's a lot of pedestrians because you have a lot of families and kids everywhere. The Yamhill area was designated as a lower car volume and low speed pathway. He said, there's been a lot of work and analysis done that we could leverage as part of a transportation investment.

Mr. Moustafa noted Yamhill Street has a many multigenerational families in a dense and small area. When we were looking at the studies, he asked if we're considering, you have 4 to 5 cars for a 1-3-bedroom house or apartment.

Mr. Monberg understands we need to find the right balance and design solution for the stretch of road.

Chair Hollis explained, one of the biggest impacts we could make is if a household could downsize the number of cars they have. We can focus on walking trails leading up to transportation to limit the number of cars in the area.

Mr. Monberg noted one of the things we could pursue is a parking assessment as part of the transportation improvements. There's been a balance between some of the state priorities and laws to reduce car use with the reality that there is still a need for car use. These policies are ongoing discussions statewide.

Commission Vice Chair DiNucci agrees with developing parking analysis or study.

COMMUNITY VIBRANCY:

Chair Hollis thought the idea of a maker space was kind of interesting and acknowledges the library has one. Instead of building one, we could help finance expansion to save on cost.

Commission Vice Chair DiNucci explained she saw the grant for the maker space in the library but noted they might have toned it down. That could be an area we explore in the future.

Mr. Monberg likes the idea and is open to further dialogue and having more broad discussions around stem education and opportunities. He agreed with **Chair Jack** about not duplicating a service or investment but finding ways to expand or leverage existing resources.

6. MEETING MINUTES:

Chair Hollis announced that it's time to approve the minutes of July 12, 2023. Members who were not in attendance at the meetings being voted on should abstain from voting on those minutes. Additionally, for each meeting being voted on, a majority of members in attendance at that meeting must be in attendance tonight in order to be able to take a vote on those minutes or the vote will be tabled to the next meeting. Therefore, we will vote on the minutes for each meeting separately.

JULY 12, 2023 MINUTES

Motion was made by Jack Hollis and seconded by Marissa Clarke **TO APPROVE THE MINUTES OF July 12, 2023**. The motion passed as follows:

Marissa Clarke	YES
Jack Hollis	YES
Ibrahim Moustafa	YES
Gregory Schroeder	YES
Dimitrios Zourkos	YES

9. GOOD TO THE ORDER:

Chair Hollis addressed the committee about his new role as chair and explained, he's a mediator and he runs our style of meetings all the time. He's president of the Oregon Mediation Association and he's familiar with the way committee meetings work. He asked if there's ways to help our process and meeting go along.

Commission Vice Chair DiNucci said Wallace Medical is having a community health fair at the Rockwood Market Hall Plaza on Thursday. The flea market is happening at the Market Hall.

Chair Hollis asked about a previous email he sent regarding gathering items for public engagement events.

Mr. Monberg appreciated the thoughts and ideas, and he also notified the committee about the Rock the Block event in downtown Rockwood on August 26th. We plan to have a table there and they'll be all day music, face painting, and free backpacks and haircuts.

Mr. Ivory will send out an email to keep the information on everyone's radar.

Mr. Monberg let the committee know about the property at 188th and Burnside Street, formally the Asia Kitchen and the Sunrise Center has been a liability in its current state. Staff did move forward with a contract for a company to decommission and remove the buildings. Construction will be happening over the month of September and we're working with the communications team to send wider knowledge out to the public. In the future, he hopes to explore creative opportunities on the site for temporary uses be construction. In closing, he told the committee about an opportunistic opportunity presented to staff in spring around a property acquisition on 184th and Burnside Street. This will be a topic of future commission and committee discussions. For now, is to let the property operate the way it has been over the last years but probably in 4–5-year timeline we could potentially redevelop or there could be opportunities as we move forward with the rest of the 2029 plan to leverage that property with other sites. We definitely want to be strategic about opportunities right in the heart of Rockwood.

Ms. Clarke asked about the Top Out event at the new Aviva Apartments.

Chair Hollis said the views from the top were amazing and they got to go up to the 5rd floor.

B. ADJOURNMENT OF MEETING

Hearing no further business, **Chair Hollis** adjourned the meeting at 8:00 p.m.

Respectfully submitted,

/s/ Johntae Ivory

Johntae Ivory
Recording Secretary