

GLADSTONE PLANNING COMMISSION WORK SESSION MINUTES of December 18, 2018

Meeting was called to order at approximately 6:30 P.M.

ROLL CALL:

Commissioner Andriel Langston, Commissioner Natalie Smith, Commissioner Malachi de AElfweald, Commissioner Les Poole, Commissioner Libby Wentz, Commissioner Patrick Smith, Chairman Randy Rowlette

ABSENT:

None

STAFF:

Jacque Betz, City Administrator; Tami Bannick, City Recorder; Melissa Ahrens, Senior Planner; Tammy Stempel, Mayor; Councilor Milch; Councilor Mersereau; Councilor Tracy

SEVERELY RENT BURDENED POPULATION DISCUSSION:

Ms. Betz said she received a letter a couple of months ago that said people can't afford to live in Gladstone. She realized other cities in Oregon received that letter as well. She is referring to House Bill 4006, which designated Gladstone as being a severely rent burdened population. Gladstone is going to be doing their own housing audit so they will know where the issues are and where we need to focus. Cities with populations over 10,000 where greater than 25% of renter households pay more than 50% of monthly income on rent must hold one public meeting to discuss rent burden causes and potential solutions, they must report meeting minutes and the attendees, and complete and submit a survey. Gladstone did partially submit a survey and the other questions they are going to be asked tonight will help them report the remainder of the questions on the survey. The intent of HB4006 was to increase local awareness of rent burdened causes and potential solutions in an effort to encourage local jurisdictions to take steps or to communicate support on how we should be addressing severely rent burdened populations in our community. They also need to collect housing related information. There is funding available to assist cities in housing planning efforts. Ms. Betz went over the requirements for invitations to the public meeting and the items that will be discussed.

Ms. Ahrens said there are two projects that are funded from the State grant associated with the housing information/outreach effort. One is the County-wide housing needs analysis – the intent is to gather data to help inform policy making for alleviating barriers to housing. The results of the analysis are expected in June of next year. Another effort is the code audit to identify where it could be improved, streamlined, etc. to help facilitate housing in the City. A consultant was selected by the State - Siegel Planning Services. There will be two public stakeholder meetings as well as advisory committee meetings. There will be Planning Commission and City Council work sessions in April/May of 2019. She said if anyone is interested in being involved in the public stakeholder process or advisory committee contact her and she can put you in touch with the consultant.

Ms. Betz said that audience members have been given electronic voting “clickers” to use during the meeting. They were asked to rate their level of agreement or disagreement with the following statements relative to their perceptions of the housing needs in Gladstone:

- 1) There is a lack of market rate rental units.
- 2) There is a lack of regulated affordable rental units.
- 3) There is a lack of market rate rental units that are family-sized.
- 4) There is a lack of regulated affordable rental units that are family-sized.
- 5) There is a lack of units that are manufactured homes.

- 6) There is a lack of emergency shelters for the homeless.
- 7) Concentrated poverty is a problem.

In the next series of questions people were asked to indicate the extent to which they perceive the following to be a barrier to reducing rent burden in Gladstone:

- 1) Lack of economic opportunity (wages are too low and too few jobs to support housing costs).
- 2) Lack of affordable housing units.
- 3) Lack of funding for development of new affordable housing units.
- 4) Lack of affordable housing development in high opportunity areas.
- 5) Lack of housing vouchers.
- 6) Lack of family-sized affordable housing units.
- 7) Increasing demand for affordable housing units.

Trell Anderson, Executive Director from Northwest Housing Alternatives and Clayton Crowhurst, a Housing Developer gave an overview of their operation. They have been operating out of their Milwaukie campus since 1982 – they were founded in Clackamas County by former Clackamas County employees and community members to address affordable housing issues and to operate the Annie Ross House. The whole campus is under redevelopment/construction right now. They will have a new Annie Ross House that will serve eight families at a time, 28 units of family-sized affordable housing, and their new headquarters all in one campus. They expect to move back this time next year. They have approximately 1,800 units around the state in their portfolio, primarily serving seniors and families. They also have a portfolio of group homes around the State for people with developmental disabilities. In addition to the Annie Ross House they also run homeless prevention programs and rapid rehousing programs. There was discussion regarding homeless kids in the schools and the reasons behind it – there are 58 of them in Gladstone schools.

Mr. Crowhurst said that most of their work is spent gathering funding sources to make projects happen. It took two years to secure funding for the rehab project at the River Glen Apartments. There was discussion regarding building energy efficient housing. There was discussion regarding acquiring existing properties and constructing housing.

Julie Garver, Housing Development Director from Innovative Housing, Inc., said they have approximately 890 units in the metro area – they will be adding 150 more units this year. They build and redevelop properties and own them for the long-term. They provide resident services – staff is on-site at the apartment complexes and are working with families to provide housing stability. Affordable housing is regulated and people have to income qualify to live there – it is regulated to make sure that people earning lower incomes can access those lower rents. It is subsidized by the Federal, State, and local government. She shared information regarding where their housing units are located across the state. She showed some examples of ADU's. She showed slides of their Albany project. She spoke about funding options through Clackamas County (grants/tax credits).

Councilor Milch feels that what's missing in Gladstone is an R-2.4 zone where a 5,000 sq. ft. lot could be divided into two smaller homes or two lots together could be a cluster of cottages surrounding a central shared yard for the people who want to live in a smaller home. He would like to us replace large older homes that are going to be torn down with multiple homes.

Mayor Stempel feels there needs to be a conversation about those people who are severely rent burdened today and could potentially be homeless if they lost their jobs. Commissioner Pat Smith asked how many affordable housing units we currently have in Gladstone – that will be determined as part of the housing needs analysis. Ms. Betz said that Gladstone hasn't done that kind of inventory before. The County Commissioners just allocated 1.2 million dollars toward an affordable housing and services fund.

Commissioner Natalie Smith said this needs to be a three tiered approach to needs: immediate, intermediate, and long-term.

There was discussion regarding for-profit private developers versus non-profit developers. Commissioner de AElfweald asked how we find out who the rent burdened people are in Gladstone. Ms. Betz did not have an answer for that, and said that she wasn't sure we need to know who they are, but she feels that a lot of that will be flushed out through the housing needs analysis that will be done in June of 2019. Ms. Ahrens said that the consultant will cover ADU's, parking requirements for ADU's, size limitations for ADU's, etc. as part of the code revisions. She said that community involvement is key because it can be a controversial issue.

Commissioner Poole said we need to be very careful with what we do with ADU's because we're talking about the environment and infill. He agrees that community input/education is important.

Bill Osburn wonders why we don't differentiate between affordable housing and low income housing. Ms. Crowhurst said the legal affordable definition is people who are 80% of area median income or below. Most of their properties are serving 60% or even 30% of area median income. Commissioner de AElfweald recommends that they use the HUD definition in future discussions so there is no confusion. Commissioner Natalie Smith asked if affordable housing is the same as Section 8. Ms. Crowhurst said that is not the case at all. Section 8 is just a subsidy form. Commissioner Natalie Smith feels that it's important that affordable housing is related with all the services that can help people too. Commissioner Patrick Smith asked if there are any other organizations that should have a seat at the table during these conversations such as Habitat for Humanity. Other suggestions were: Proud Ground. During the RFP process other organizations will be invited to be at the table.

There was further discussion regarding private developers and incentives. Ms. Ahrens said that this was discussed during the LCD planning conference – they showed stats/data from communities that had reduced SDC fees to accommodate ADU development and they showed that it really didn't help that much. Commissioner de AElfweald said that when they come before the Planning Commission the SDC's are never something they complain about – it's setbacks, the amount of landscaping, parking, etc.

Bob Stewart, Superintendent from Gladstone School District, said the number of kids entering first grade has declined by 15% in the last 30 months. The most common reason they hear from families is that it's about housing costs. The number of resident kindergartners went from an average of 120-140 in 2013/14 to 84 this year. He said the label "homeless" in relation to kids in the schools is given when staff knows they are in a situation where the student is "couch surfing", when two families are living in one residence, etc.

Ms. Betz thanked everyone for their input. She said that Gladstone is ahead of a lot of cities in this process because six months ago they entered into the contract to do the housing needs analysis and code audit. Commissioner Natalie Smith asked what the next step will be after the study is completed. Ms. Betz said that the study will be presented to the City Council. Ms. Ahrens said that there will be a final code audit, proposed code update schedule, and an implementation plan. The LDC staff have explained that they anticipate another round of grant funding available for an actual code update. Ms. Betz said that at the January 8th Council meeting the Clackamas County Health, Housing, and Human Services will be presenting a "State of Homelessness in Clackamas County". In February they will come back to discuss what is next with the Metro housing bond fund.

There was discussion regarding what the consultants will do.

ADJOURN:

Meeting adjourned at approximately 8:31 P.M.

Minutes approved by the Planning Commission this 15 day of JANUARY, 2019.



Randy Rowlette, Chair