



Oak Grove Community Council

Regular Council Business Meeting Minutes August 28, 2019

What: Regular Council Business Meeting - Oak Grove Community Council

When: August 28, 2019 - 7:00 p.m. to 9:00 p.m.

Where: Performing Arts Center at Rose Villa - 13505 SE River Road, Oak Grove

VOTING OGCC MEMBERS PRESENT: 28

Ann Aalund, Bob Bohannon, Patt Callender, Susan Cassuto, Kathleen Chapman, Valerie Chapman, Diane Chown, Sue Conachan, Dave Dobak, Jan Dobak, Joseph Edge, Gene Fifield, Lynn Fisher, Annette Guarriello, Joan Hamilton, Chips Janger, Leta Kriens, Ron Kriens, Jan Lindstrom, Jim Meyer, Gwion Miller, Jason Schreppel, Abby Smith, Fred Swingle, Mina Swingle, Baldwin van der Bijl, Greg Wenneson, Bob Zimmer

NON-VOTING OGCC MEMBERS PRESENT: 2

Anna Hoesly, Elaine Plaisance

VISITORS & GUESTS: 6

Patrick Harrison, Gene Zaharie, Larry North, Marji North, David Keifer, Sherry Grau

7:00 Welcome, Introductions and Officer Reports

Joseph introduced the board members. Greg Wenneson gave the treasurer's report in lieu of Treasurer Jane Civiletti, who could not attend tonight's meeting. Greg announced the previous OGCC bank account balance as \$2700.00 and added that we did not bring in any donations from the last meeting, because we didn't pass the basket. The new balance is thus \$2700.00. Greg then passed the basket.

Secretary Jan Lindstrom asked if there were any changes or additions to the July meeting meetings. There being none, the minutes were approved as posted.

7:10 Program:

- **Local Business: *Oak Grove Comedy Club, Patrick Harrison***

Patrick opened the Oak Grove Comedy Club two months ago in Historic Downtown Oak Grove. Originally from Pennsylvania, Patrick found his comedy passion while serving for six years in the Navy. While stationed in San Antonio, TX, he would go to open mic nights as often as he could. He served at Guantanamo Bay for seven months and even performed stand-up comedy there. It's a captive audience.

He lived in L.A. for a few years and finally ended up in Portland. He was looking for a comedy club location and Oak Grove Station building owner Bobbie Paredes really sold him on the area. He's had a great time since he's been here and the club has been great, too. It's open Thursday-Saturday, 8 pm until "everyone leaves." Patrick invited audience members to perform, acknowledging with a laugh that he'll "take anybody." They've had poets, musicians, even a pantomime beating up criminals with an ice skate, which he called "Michelle Kwan Do." He followed that with, "Don't take that as a quality of the club. We're much funnier than that." The club has 33 seats at the moment, but no tables. Check out the Oak Grove Comedy Club at 2130 SE Oak Grove Blvd.

- **Housing Affordability and Homelessness Efforts: *Clackamas County Health, Housing & Human Services; Vahid Brown, Housing Policy Coordinator***

Housing Policy Coordinator Vahid Brown works with all divisions within Clackamas County's Health, Housing & Human Services Dept. to serve people experiencing homelessness and provide them with services, including the development of affordable housing. Vahid described the current climate as "a declared emergency" at the County for the last three years. Every two years, the County performs a Point in Time Count of homeless residents. The most recent report found 1,116 homeless, up 9 percent from 2017. There was a 54% increase in people identified as chronically homeless and a 48% increase in single adults counted who are homeless. To see the full report, click [here](#). Additionally, a Clackamas County Children's Commission for Head Start Programs found that 410 of the 628 pre-school children enrolled, or 65%, were experiencing homelessness. That's a 65% increase from 2017.

The reasons for the crisis are numerous, but by far at the top of the list are: couldn't afford rent, unemployment, eviction, kicked out by family or friend, criminal history. During the

County's homelessness count, people are asked, "Where will you sleep tonight?" They'll try to determine what caused their homelessness and whether or not they have a disability. We do know that there has been a 9% increase in homelessness overall, 48% with single adults. The problem is largely local and largely chronic. People may be service-ready, but not service-connected. They're isolated from family, connected to their "street family." They want help, but don't know how to get a case worker. To counter that, they do coordinated access intakes around the County. Homelessness is an economic condition and for women, it's also intertwined with violence (domestic).

The Homeless Housing Programs Inventory is access by calling Coordinate Housing Access (CHA): 503-655-8575. They provide:

Emergency shelter: none

Domestic violence housing/shelter: 71 beds

Interim housing (*3-6 mos., families with children) 9 beds

Transitional housing (up to 2 mos.): 33 units

Rapid re-housing: 133 beds (program dollars and case management – book into hotel, short-term rent assistance)

Permanent supporting housing: 323 units – the most effective intervention for people who are chronically homeless

Total: 569

There are currently 2,400 people on the wait list.

Assessing the gap:

2,369 people waiting for placement in 569 program beds

401 non-chronic adult-only households waiting for 5 units

255 family households waiting for 99 units

115 youth waiting for 31 beds

Clackamas County just received a grant for 1.7 million to address youth homelessness and tackle the permanent supportive housing gap:

605 people, or 45 houseless, currently on wait lists

323 beds available

Turnover very slow

35 total new placements in 2017

15 into brand-new programs

By the current standards, housing is considered affordable when it costs 30% or less of total household income. By that measure, Clackamas County is a rent-burdened county. That means residents pay more than 1/3 of their income toward housing. Gladstone is the most rent-burdened community in Oregon.

Of 147,736 Clackamas County households:

The average household size is 2.56 people

Average family size: 3.04

Average rent: 2-bdrm rental + utilities = \$1400

Clackamas County has the highest median home value in the state

\$465,000 average home sale price

The Housing Affordability and Homelessness Task Force held its last meeting tonight. There's an Affordable Housing and Services Fund which receives \$1.2M annually from the County general fund. It's for the development or preservation of housing, safety off the street, resident services, houseless services. The County will receive \$116M from the Metro housing bond to spend on affordable housing.

A Frequent User Service Engagement (FUSE) program was designed to quantify the costs associated with the high utilization of their services. The goal is to target investment at those very vulnerable people to get them housed and save \$1.7M per year keeping people out of jails. They anticipate \$4 million a year in savings on services.

Other Housing Authority Developments include the opening of Rosewood Terrace; Clayton Moore Commons for homeless veterans, opening fall 2019; Veterans Village – 10 veterans have since moved on to permanent housing; Housing Authority re-development – 400 units in Oregon City and Milwaukie.

Related to Clackamas County's \$116 million from Metro to build affordable housing, the County has purchased a building in Gladstone to serve as an SRO (Single Room

Occupancy) residence for older people who need on-site services. They will begin releasing dollars in a competitive bidding process as soon as October. Metro dollars must be spent in the Metro area of the County. The plan is for 812 units to be developed housing 2,500 residents. At least 40% of the units must be for people with extremely low incomes. At least half of the units will be two bedrooms or larger.

The Safety Off the Streets program includes Veterans Village and the Law Enforcement Assisted Diversion program. It incorporates task force recommendations, such as the Safe Overnight Shelter Pilot Program. The County is unique in its approval of zoning changes to allow transitional shelter communities as a conditional use on light or general industrial land outside city limits that is owned by the county.

Other solutions under consideration include utilizing rest areas on property that might have a congregate tent, spaces for people to put up tents, some staff people, a port-a-potty. Eugene has launched a successful rest area program. Another solution is safe car camping, like the Safe Overnight Shelter Program put forward last year by the Planning Dept. It allows for a conditional use permit for up to three vehicles to stay overnight on the property and for people to sleep in those vehicles. One church has come forward, King of Kings, and has made application with Providence Milwaukie. It was approved but appealed. The land use hearing about that appeal will happen on Sept. 19. For additional info, click [here](#). To reach Vahid Brown: vbrown@clackamas.us.

Questions for Vahid from the audience:

Q. Are emergency services the County provides helping in some way to keep people out of emergency rooms?

A. Yes, and Kaiser is working on a significant contribution to the County. It's in process. We've been able to show Providence and Kaiser that failing to address these issues leads to continuous costs to their systems. They can help up front to save money down the line.

Q. Is there info on how rent-burdened Oak Grove is, since we're not incorporated as a city?

A. No, there's presently no way to isolate Oak Grove specifically from the data.

Q. Across the housing continuum, do you have an exhaustive list of those working on this issue?

A. Yes, but not on the website. Email ybrown@clackamascounty.us

Q. Are self-guided favelas (unregulated neighborhoods) popping up in our County?

A. No, because our region is spending more money on this than the federal government. We had 7,000 households housed last year. We're on the brink of ending veteran homelessness. We have a "Built for 0" system for ending chronic homelessness.

Q. Do you have data on whether or not people suffering from homelessness grew up here or came from somewhere else?

A. Yes, we do. In the Springwater Corridor survey, we asked, 'Do you consider yourself an Oregonian? That showed 87 percent are 10-year-or-more Oregonians. That was similarly backed up by another fact, that most people housed in Clackamas County were residents before they became homeless. There's a ton of data from Seattle to L.A. that shows most homeless people are local.

Q. Is there a home-share program to help people experiencing houselessness where an older individual with a second bedroom is willing to be a host family and someone can make a match? If so, are host families subsidized?

A. Yes, there's some rent assistance. This is slowly growing. It just got started last year.

- Land Use Application Review Team (LUART): *Joseph Edge*

Continuing Applications:

- Z0566-18 / Z0570-18 / Z0571-18 -- Temporary parking for Willamette View construction. Approved 8/23/19 with conditions.
- Z0174-19 King of Kings Overnight Safe Shelter -- Approved 8/7. Appealed already. Lots of new conditions. Hearing in September.
- Z0198-19 Oatfield house subdivision -- Approved. The trees are coming down because they couldn't find a configuration that worked with the minimum lot size.
- Z0254-19 / 1400 block of SE Maple Street, Seven-lot subdivision -- Approved with the normal conditions.
- Z0292-19 / 4250 SE Cardinal Street, Home Occupation Painting Business – Approved 8/5 with the condition that applicant ensure none of the businesses' vehicles park on the street.
- VR-2019-004 / 5111 SE Lake Rd., Milwaukie – Variance / Allow Home Occupation with four businesses on premises to add one more business – Approved 8/13 with conditions.

- A-2019-002 / Annexation of streets and subdivision, SE Lake Rd. and SE Kuehn Rd., to City of Milwaukie. Approved. Milwaukie already providing services, so it makes sense to annex these properties into the city.

New applications:

- Z033-19 / 5125 SE El Centro Way, two-lot partition. Approved.
- Z0335-19 / 17025 SE Oatfield Road, two-lot partition and variance. Zoned R-8.5. Status: pending. The issue is a zero-foot access from the driveway and related concern with stormwater management.

Question: How should we respond to this application? One neighboring homeowner said he spent \$15,000 in six months improving and keeping the hill at bay. He believes a single tree change could negatively impact the stormwater issues. He's petitioning the county to strongly oppose the variance. We have an opportunity to fix the stormwater management issues that came about prior to the new regulatory processes. When the applicant applies for development permits, Oak Lodge Water will require them to bring it up to standard. There's no basis to recommend denial now, but additional conditions are warranted. We could make a recommendation later.

- Chips Janger **MOVED** that we send a letter stating that without proper draining, this new house shouldn't be built. Jason Schreppel **SECONDED**.
- Annette Guariello suggested mediation to get the neighbors to work together on addressing the issues.
- **AMENDED MOTION:** We will communicate with the neighbors, draft a list of their concerns and communicate that in a letter. Valerie Chapman seconded. Joseph called for a vote by name due to the lower attendance at the meeting. The motion **PASSED** with 28 voting yes and 0 voting no.
 - Z0388-19 / 15015 SE McLoughlin. Status: design review.

8:00 **Committee updates:**

- **MAP-IT/Park Avenue Community Project** – Valerie Chapman
The Park Avenue Community Project is moving into Phase II. The Park Avenue Community Advisory Committee is meeting tomorrow from 6-8 p.m. in the Vista Room at Rose Villa. There's still room for members. They're especially looking for someone who lives in a multi-family apartment, a mobile home, business owners, but others are invited to

participate. For more information, click [here](#). The consultant search is closed. Only one proposal came in and is under review.

- **North Clackamas Watersheds Council** – Bob Bohanon

North Clackamas Watersheds Council has slated Volunteer Cleanup & Stewardship Day for September 14th. Volunteers will be pulling weeds and doing general clean-up. If you are interested in volunteering, meet at North Clackamas Park in Milwaukie, then head out to one of the five clean-up sites.

- **Pedestrian and Bikeway Advisory Committee** – Thelma Haggemiller

There's a trail count coming up. Volunteers stake out various locations on the trails and keep track of usage. There are several available slots on the Trolley Trail for anyone interested in volunteering. Counts take place Tuesday, Sept. 15 to Thursday, Sept. 17 from 5 to 7 p.m. and on Saturday and Sunday, Sept. 19-20, from 9 to 11 a.m. Click [here](#) (Metro) or [here](#) (NCPRD) to volunteer.

8:40 Announcements:

- **Clackamas County Advisory Boards and Commissions (ABCs) - Open Recruitments:**

- **Clackamas Workforce Partnership**

This board is actively recruiting for 2 members for a three-year term to serve on our Board of Directors, specifically (but not limited to) individuals representing Manufacturing and/or the Labor/Union fields in Clackamas County. The Clackamas Workforce Partnership (CWP) is a business-led workforce development organization dedicated to taking a leadership role in forging a strong and vital partnership between business and the workforce development community. The deadline for applications is **September 12**. For more information, email board@clackamasworkforce.org or 503-657-6644.

- **Community Health Council**

This council has one vacancy for a community member within Clackamas County. Each position carries a three-year term. This council is a group, made up mostly of patients, that helps to govern the county's community health centers. The council is in greatest need of representation by patients served by Clackamas County Community Health's primary care or behavioral health clinics. The deadline for applications is **August 29**. For more information, contact Jeanine Goodwin at 503-742-5926 or Jgoodwin@clackamas.us.

- **Vector Control District**

This board has one opening which carries a four-year term. Members serve in an advisory capacity to the Board of County Commissioners while acting as the policy-making body, managers of the business, and financial affairs of the County's Vector Control District. The District is responsible for the control of mosquitoes and flies, some of which are disease-carrying. The application deadline is **October 1**. For more information, please contact Theresa Micallef at tmicallef@clackamas.us or 503-655-8394.

- **NCPRD Bike Rack Survey – Annette Guariello**

Annette announced that NCPRD has a survey monkey on their website regarding where to put bike racks. Feel free to check out the survey. The OGCC follow-up email will have a link to the survey.

8:50 **Schedule review:**

- Future OGCC Meetings --
7 pm at Rose Villa - Performing Arts Center
Sep 25, Oct 23, Dec 4
- Future OGCC Board Meetings –
6:45 pm at Oak Lodge Fire Station
Sep 5, Oct 3, Nov 7

8:53 **Adjourn**