



CITY OF
GRESHAM

Best Practices Tour: Gresham

February 16, 2023
Gresham City Hall

CITY OF
GRESHAM

WELCOME



Travis Stovall

Mayor



Nina Vetter

City Manager



Eric Schmidt

Assistant City Manager



Shannon Stadey

Economic & Development
Services Director

Gresham at-a-Glance

 **113k**

Population
(4th largest city in Oregon)

 **23%**

Ethnically diverse

 **88+**

Languages spoken

 **2.5k**

Businesses

 **56%**

Owner Occupied
housing rate

 **\$66k**

Median household income





STRATEGIC PLAN

MISSION

To foster a safe, thriving, and welcoming community for all.

GUIDING PRINCIPLES

- Diversity, Equity, & Inclusion
- Stewardship of Resources
- Authentic Engagement:
- Innovative & Adaptive
- Trustworthy & Accountable

STRATEGIC PRIORITIES

- Financial Sustainability
- Community Safety
- Thriving Economy
- Housing for All
- Community Vibrancy



GRESHAM

Financial Road Map



JULY 2023-JUNE 2026

FINANCIAL ROAD MAP

DURATION

July 2023 - June 2026

FOCUS

General Fund

SERVICES INCLUDE

- Police
- Fire and Emergency
- Services
- Parks, Community
- Development and Livability

UPDATES

Revenue targets and financial forecast reviewed annually



Gresham Homeless Services Team

Kevin Dahlgren
Sr. Homeless Services Specialist

JP King
Homeless Services Specialist

Jessica Harper
Community Services Manager

Chris Perkins
Public Utility Worker

Willie Shaw
Homeless Services Specialist

Gresham Homeless Services

PROGRAM GOALS

1



Help people experiencing chronic homelessness by connecting them to the resources they need to be successful.

2



Ensure environmental health and overall livability by protecting Gresham's parks, trails and open spaces.

PROGRAM STRUCTURE


SERVICES

Gresham's program is a proven model that serves the unique needs of people experiencing homelessness and maintains community livability. It provides a comprehensive network of services including:

 **Shelter/
Housing Services**

 **Program/
Service Referral**

 **Transportation
Assistance**

 **Food, Clothing,
Hygiene Essentials**


 **ID Assistance +
Job Opportunities**

 **Phone Lending
Program**

APPROACH

Gresham's approach is centered on compassion, perseverance, and robust advocacy. Active follow-up and collaboration build trusting relationships between staff and clients for long-term support.

 **Daily on the
ground contact**

 **Consistency
to build trust**

 **In depth knowledge
of available
resources**

 **Timely access
to services**

 **Case
management**

 **Rapid clean up**

Accomplishments

Gresham's program serves hundreds of people annually and has contributed to a reduction in the number of people experiencing homelessness in Gresham. The number of individuals served exceeds the 2022 Point in Time Count due to the constant movement of the population experiencing homelessness in the region.



Stats



422

Sheltered/housed
since 2020



350

Individuals served
In FY 21/22



65% ↓

Overall reduction of
Gresham homeless
population since 2015

Point in Time Count



Community Impact

SHELTER CAPACITY GRANTS

In 2022, Gresham directed legislative funds to increase local shelter capacity & reserve shelter space for City-referred clients resulting in:



24 new congregate shelter beds, 4 reserved for City clients.



Upgraded hotel shelter rooms, 5 reserved for City clients.



Immediate client placement in shelter while working on long-term plan for housing stability.

MAKING A DIFFERENCE

Gresham's 2022 participation in Multnomah County's "Move in Multnomah" pilot program connected landlords/vacant units with people experiencing homelessness – providing rent guarantees for up to 12 months. In just two months, Gresham staff:



Housed 30 Adults/15 kids in their own apartments.



Connected those housed with jobs.



Provided 12 months of rent.



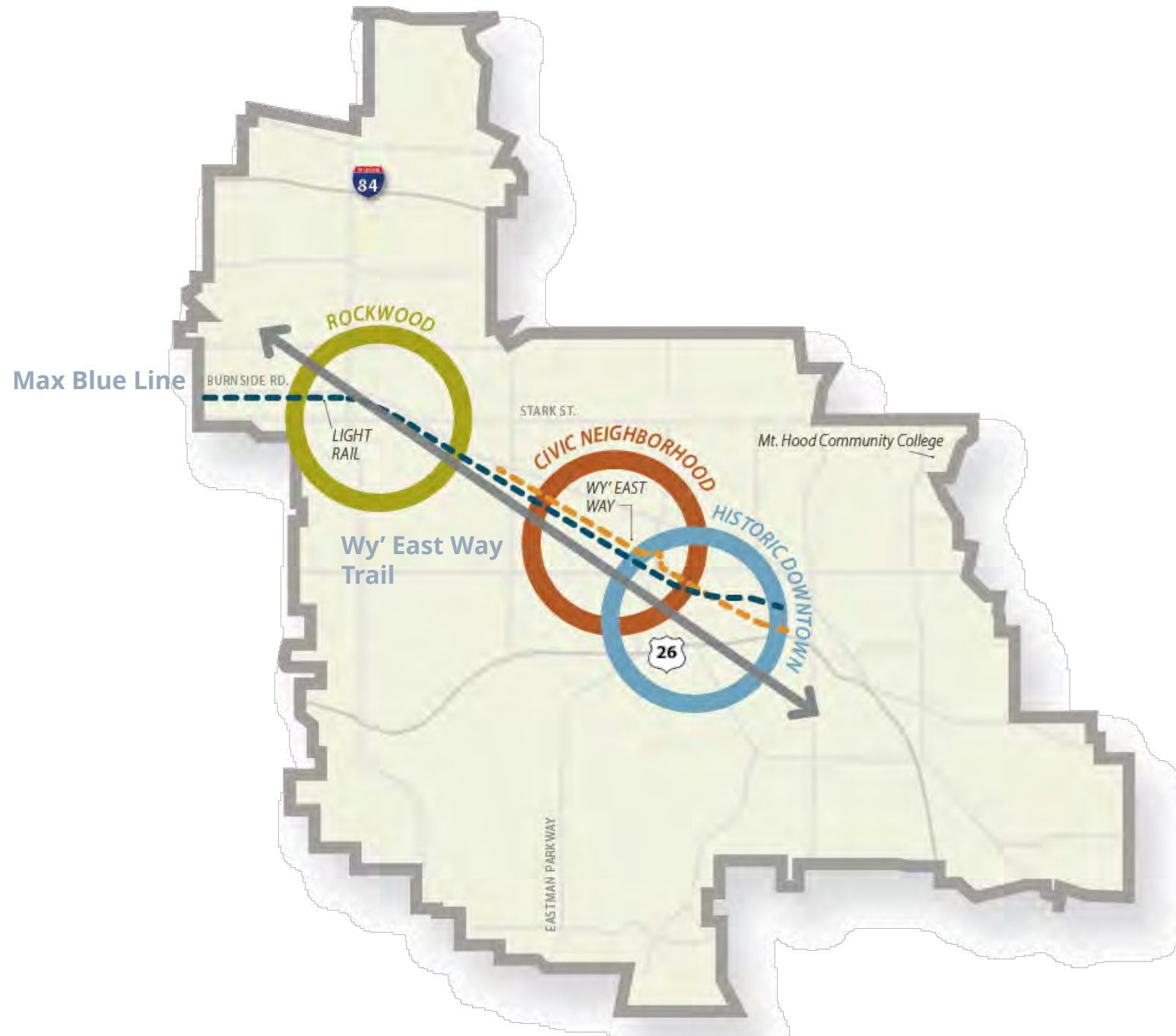
BREAK



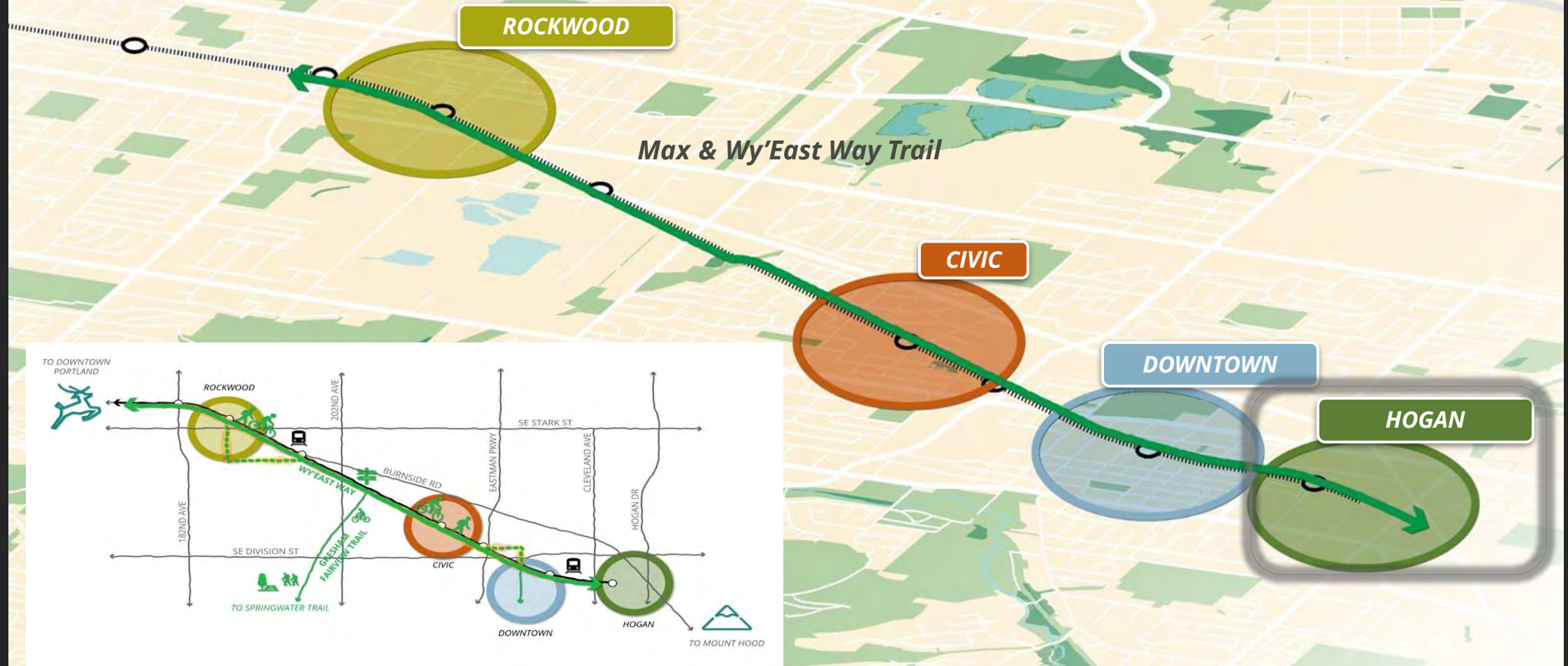


Three Hubs, ONE GRESHAM

One Gresham is our economic, urban redevelopment, and social strategy to strengthen and link our city's best assets — our three commercial centers: Rockwood, Civic, & Downtown.



The Human Connector





ROCKWOOD

Three Hubs, ONE GRESHAM



Downtown Rockwood

185 Ave. & Burnside St.

*108 MF apt. units, mixed-use:
services, education, food, plaza*



Rockwood Village

783 SE 185th Ave.

244 MF apartment units, public park



ROCKWOOD



Sunrise Development

19061 SE Stark St.

*79-unit MF apartments
(Ph 2- total 2-4 story buildings)*



La Plaza Esperanza

312 SE 165th Ave.

New Latino Network facility expansion



ROCKWOOD



ROCKWOOD

Vance Vision

A robust, inclusive vision for the future.

Area: Vance Park adjacent sites

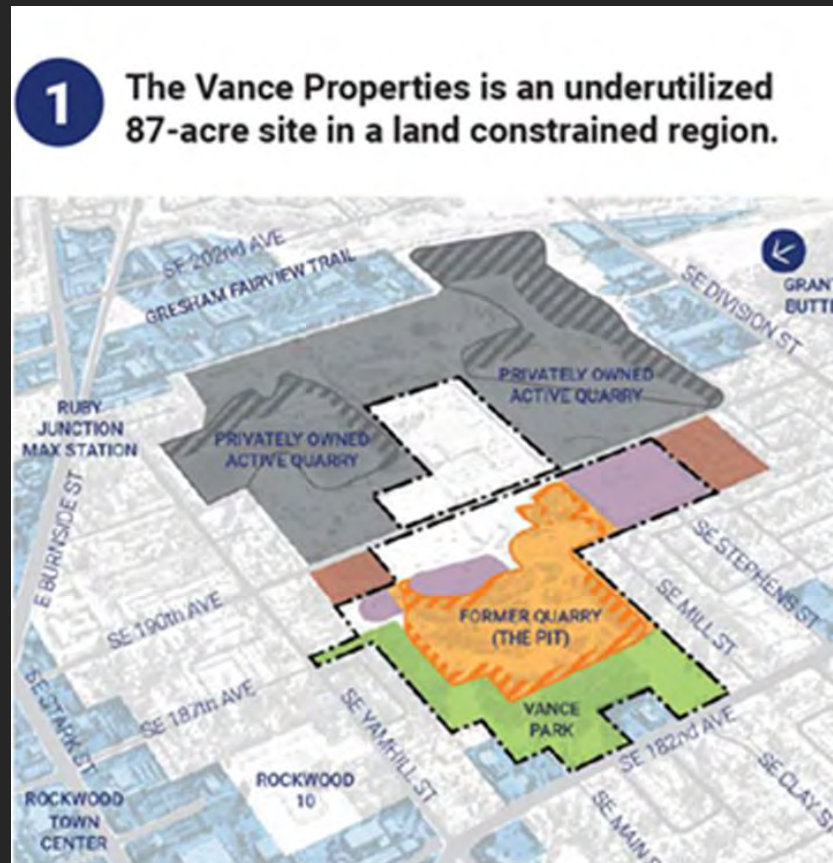
Owner: Multnomah County

Acres: ~90

2023 Goals:

- Community feedback
- Property entitlement and zoning analysis
- Siting analysis
- Parks/open space feasibility analysis & concept planning

Spring 2023: Open House





ROCKWOOD

Sunrise Center RFP

Size: 2-acres

Residential: 80 units

Commercial: 5,400 sq ft (Incubation and retail space),

Community HUB: 5,900 sq ft

Shared Community Space: 8,000 sq ft

POIC middle school: 29,400 sq ft

Public Plaza: 7,300 sf

HMS Development

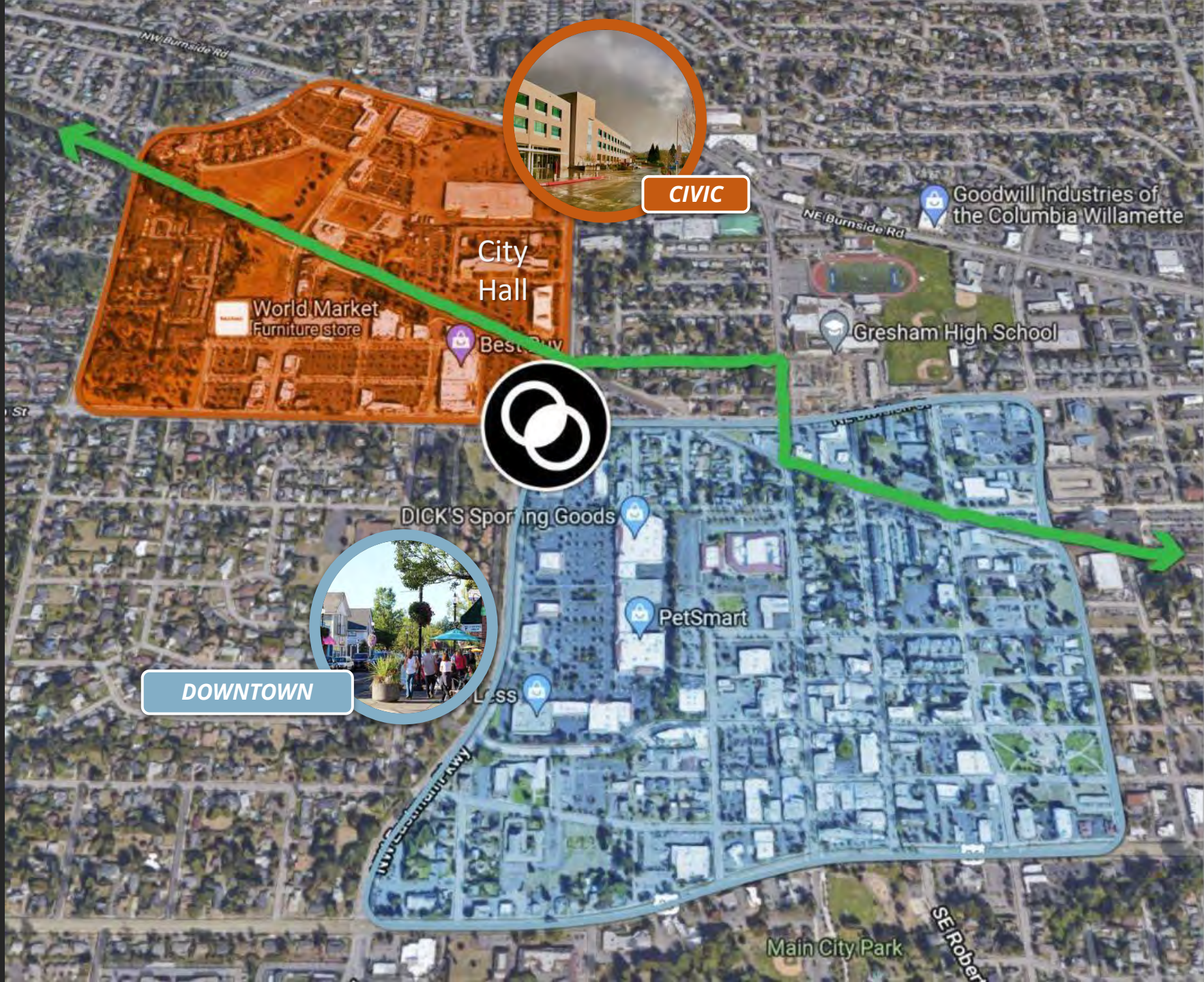
Building Massing and Use

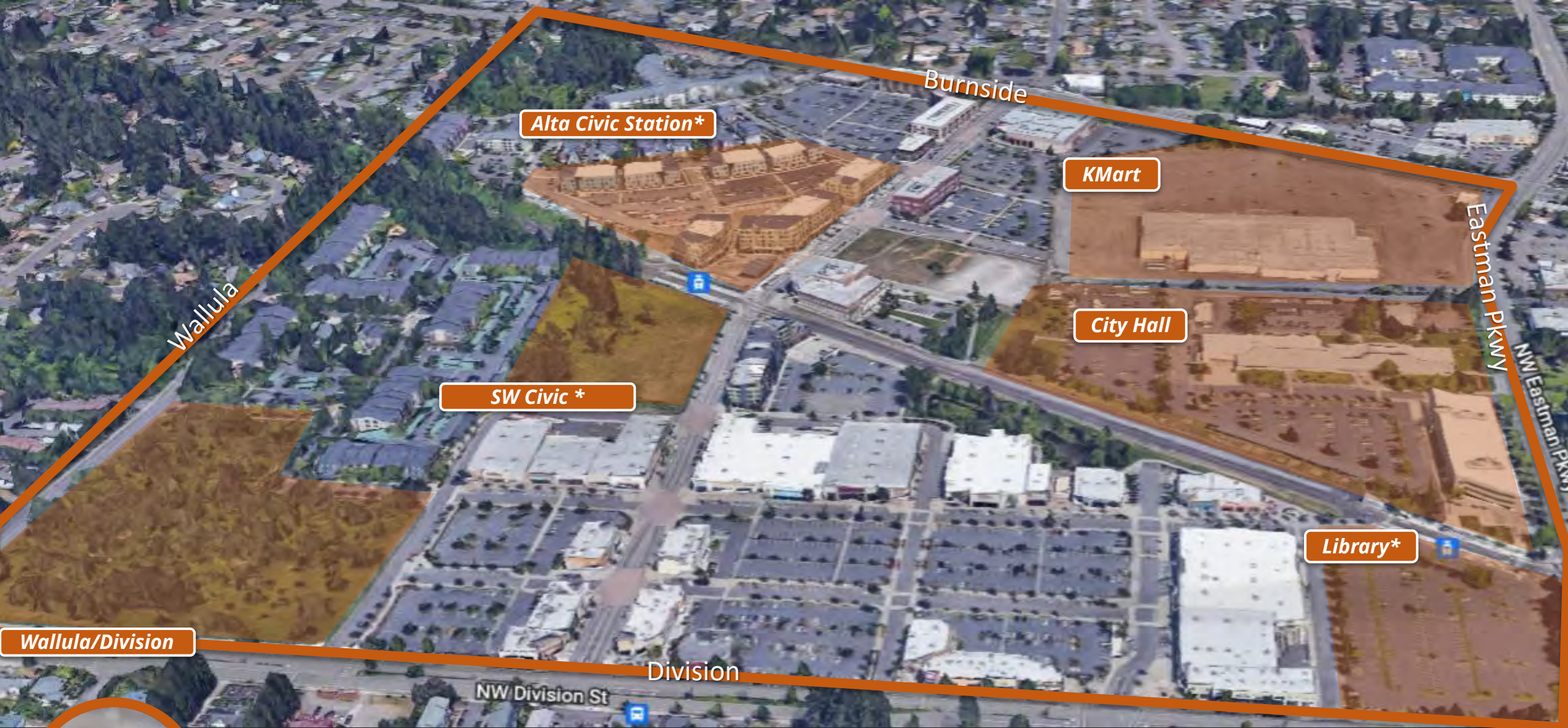
People Connections and High Quality Urban Design



CIVIC & DOWNTOWN

Three Hubs, ONE GRESHAM





CIVIC



Alta Civic Station

Civic/Council Drive

318 units mixed use apartments



Civic SW

Civic/Council Drive

438 units mixed use MF apartments



CIVIC



CIVIC

Library

Square Feet: ~95,000

Stories: 2

Parking: Below grade

Gathering spaces: Civic plaza / open space, auditorium

Estimated completion: Fall 2025

Preliminary Site Test Fit and Pre-Design Planning





EAST COUNTY LIBRARY

EAST COUNTY LIBRARY - CONCEPT RENDERINGS

ENTRY PLAZA AT NW DIVISION ST & NW AVE LN



EAST COUNTY LIBRARY - CONCEPT RENDERINGS

READING AND COMPUTER AREAS





Gresham
High School

Division

Eastman Pkwy

Cleveland

Transit
Center

3rd St. Apts.

3rd St.

Arts Plaza

Powell
Street Apts.

Arts Plaza Apts.

Powell

Main
City Park



DOWNTOWN



Arts Plaza Apartments

SW Corner of Kelly Ave. & 2nd St.

97 units mixed use apartments



3rd Street Apartments

Corner of 3rd & Beech St.

20 units mixed use apartments



Powell Steet Apartments

225 W Powell Blvd.

48 units mixed use apartments



DOWNTOWN



CITY OF
GRESHAM

Economic Development

Economic & Development Services

APPROACH

Economic development for all



- Customer service focused – for all businesses and development
- Stronger, more direct connection between employers, service providers and job seekers
- More intentional focus on incentive program criteria to better align with current workforce needs
- Better alignment (criteria) across all development incentives, where feasible

FULL-SERVICE

Entrepreneur -> globally traded



Industrial Traded Sector

Manufacturing + globally traded



Commercial Development

National chain + mixed-use



Local Small Business

*Commercial retail, food, and services
+ entrepreneurs*

Economic Development Toolbox



Rapid Response Team (RRT)

City team ready to assist with pre-development and permitting services from start to C of O.



66 Day Industrial Review Process

Codified land use review for qualifying projects – complete in 66 days or less.



Vertical Housing Development Zone

10-year property tax abatement for mixed-use with land tax abatement for affordable units.



CDBG/HOME

Federal and city subsidies for affordable housing projects and home ownership opportunities.



SDC Financing

City available financing of SDCs for development projects for up to 10 years.

Economic Development Toolbox



Enterprise Zone & Strategic Investment Zone

Property tax abatement tools to encourage industrial development and expansion.



Urban Renewal

Established in 2003, the 1,211-acres of UR area. Ballot on May 17 extended the urban renewal district for 6 years to 2029.



Garage to Storefront

Established in 2008 to support Small Business in Gresham by assisting through City permitting/licensing process, resources, and networking.



COVID Small Business Grants

Provided 4 rounds of grants to assist during COVID.

Gresham's Industrial Sector

PACWEST
MACHINERY

ECLAIRE FARM
Fun. Tasty.
Better Foods.

HENNINGSEN
COLD STORAGE CO.

Albertsons

D₆ Inc.

4PX
WORLDWIDE EXPRESS

SUBARU

GROCERY OUTLET
bargain market

pitney bowes

ON
ON Semiconductor

Cargill

LIPMAN
family farms

Christenson
ELECTRIC, INC.
ENERGY SERVICES CONTRACTOR

MIGRATION
M
BREWING CO.

CardinalHealth

Universal

MEDLINE

MICROCHIP

DATelineEXPORTS

AMERICAN DIRECT
Innovation at the door

GROCERY OUTLET
bargain market

PORTLAND
SPECIALTY
BAKING

Shamrock Foods
DELIVERING SATISFACTION

Eoff
Electric Supply
A Sonopar Company

Arnprior Aerospace Inc.
♦ ♦ Excellence

Teeny Foods

elementsix
a De Beers Group Company

Organically Grown Company
Employee and Grower Owned

BOEING

Recent Industrial Activity

NEW COMPANIES

- Element Six
- Chep Pallets
- Medline
- Samuel Metals
- Outside Van
- Cargill
- Eclair Farm

EXPANSIONS

- Teeny Foods
- Imperial Brown
- Subaru
- Imperial Yeast
- Celestica

CONSTRUCTION PROJECTS – Over 2.5 Million Square Feet

- Vista Logistics Park: 738,000 SF
- Glisan Corporate Park: 502,000 SF
- Portland Portal Industrial Center
 - ✓ Phase 1: 130,000 SF
 - ✓ Phase 2: 359,000 SF
- Big Eddy Corporate Park: 150,000 SF
- Blue Lake Corporate Park: 490,000
- Phalen Development
 - ✓ Phase 1: 137,400 SF
 - ✓ Phase 2: 110,500 SF
- Imperial Industrial Park 32,430 SF

Over 2.5 million square feet

Center

