

West Central Neighborhood Planning Minutes

August 5th 2010

Meeting Held At Native Project at 6:30pm

I. Welcomes and introductions

a. Please sign in: Tirrel Black, Andrew Worlock, Bonnie McInnis, Rose Matisse, Judith Gilmore, Brad Chinn, Jason Wheaton, Nancy McLaughlin, Kevin Brownlee, JoAnn Stewart, George Craig, Darren Griechen, Rob Zimburean, Jessica Ryan, Lauren Benson, Jenny Mele, Dr. Marcus DeWood. Toni Lodge, Dan Owens

II. Approval of July minutes and August Agenda:

JoAnn motioned to approve and George seconded, motion passed.

III. Land Use over the past 10 years

Presentation by: Jessica Ryan, Rob Zimburean, Tyler Troutman. 15 min.

This presentation is designed to look at the 9 years prior and 9 years since planning was started: Three phases: Phase 1: What has happened? What strategies and tools will aid in the success. The group took a look at housing patterns using the 2000 census. They discovered that the closer to the down town core, there lighter areas of home ownership. West Central has 47% rate of home ownership. Income is lighter in downtown core, West central sign lower rates and people living below poverty rate. This information helped city to write the Comprehensive Plan because they wanted to reverse the decline. GMA requires urban growth boundary. Horizons process which involved 1k people helped to develop goals. At that time the group chose to focus on centers and corridors. There are 3 in West Central, West Broadway, Maxwell and Elm.

Built during that time: single detached, single attached, apt building 2 unit, apt 3 to 4, 5 up apt. Studied permits from 1/1/00 to 6/30/10 88% of builds were apartments five or larger in west central. Used county assessors web page to find rental and owner information. Vast majority of multi-family 91% is rental. Building permits are being dominated by suburban growth while urban development is rather stagnant. It is trending towards rental units in urban neighborhoods. Home ownership has not increased in urban neighborhoods. At the next meeting we will be looking at why this happened.

Group Discussion

Back to ownership vs rental, what are the major issues? We are answering the questions with development data rather than home ownership and income information. It was discussed that permits show that there is just development, but there is no good source for income and data in the census. People who have money will go suburban. Does information include remodels (no), just new builds. Look at data from 1991 to 2001. Maybe we can look at property values.

The Comprehensive Plan has failed as growth is not urbanized, but suburbanized. Rentals are high everywhere. We want to reverse the trend and encourage ownership. Pockets in the neighborhood that were despicable 20 years ago that are still despicable. What can we do? We want data that will help us to combat these problems. More neighborhood amenities, yeah for Doyle's. We need to make slumlords accountable. Should go into rental inspections? Homeowner associations and reclaim the community, one block at a time. Houses clean and lawn mowed. Promise neighborhoods PUD ordinance. City is doing a lot to incentivize, ten year tax abatement, in the empowerment zone there cheaper water and sewer. Abatements are the same for renter builds and home builds. Once railroad pulled out 35 years ago, we ran down. We still have train tracks. Rentals in all areas are a problem. There is a correlation between out of area owners and rundown housing. Row houses are better than multi-units.

IV. Good Of The Order

V. Adjourn: 8:06