

Northwest Neighborhood Association General Meeting

January 26, 2026

The meeting was held at the Kyoudou Center at Gresham Main City Park. All of the members of the Nwana board were present, Chris Fast, Kat Todd, Mary McKenna, Barbara Adams, John Bildsoe, Alex Kampf, and Trisha Bootzin, along with guest speakers Oregon State Representative Ricki Ruiz and his chief of staff, Omar. Twenty-four neighbors attended in person, and eight individuals also joined the meeting via Zoom. Jason Hitzert, Gorsek's Chief of Staff, attended in the place of Oregon State Rep. Chris Gorsek.

The meeting was called to order at 7:10 p.m. We started with introductions.

Middle Housing

Kat began the discussion by inviting neighbors to ask questions or make comments about middle housing. Carol Rulla, Coalition president, explained what middle housing is. John said that when there is a "cottage cluster" there is a common area and was wondering if there would be an HOA (home owners association dues), and how the common area would be maintained. Carol said that there isn't an Early Neighborhood Notification meeting required when a developer chooses to tear down a house and build multiple houses on a lot.

Neighbors were upset about a "cottage cluster" currently under construction on Angeline, which includes five so-called cottages. Carol said that because of the 2019 law that passed regarding middle housing, developers are no longer required to include parking for each unit.

Trisha read a list of questions and concerns that the Nwana board came up with at our last board meeting.

1. There seems to be a lack of equity when it comes to where the middle housing developments are occurring, Gresham has a high number.
2. Decreased safety: there are no sidewalks in many of the neighborhoods that are being built, and there will be added street parking.
3. Health impact: taking out old, mature trees that add to the livability and health of neighbors. Quality of life: no shade, no privacy. Alex added that the city has tree codes, but the developers do not have to follow the existing code. Carol said the builder should not be allowed to take down perimeter trees.
4. Home owners moved into the neighborhood because of the livability of the area. In the name of "affordable housing" our neighbors, many who have lived in the neighborhood for decades, are being disrespected and disregarded.

Ricki Ruiz said he did receive the questions that Trisha read, and he forwarded them to the governor's office. He said he will be in session next week, and he will see if there is anything on the docket that is related. He said there was an issue related to parking that was brought up recently that might dovetail with the middle housing issue.

Jason said Gresham is one of the only areas that has met the target for density. He said it has put much of the high-density burden on our area.

A neighbor asked who is the architect for these projects? Because there is no planning, no architects, the neighbors are paying the price. Carol pointed out that there is a new law that limits cities from using architectural requirements.

A neighbor voiced concern about near future middle housing projects which could be in the works well before any legislation happens to improve the existing law.

Kat pointed out that for developers it has become lucrative to tear down an existing house and build numerous two-story "cottages" on that lot, without driveways, and with very small setbacks.

Kat pointed out that hundreds of single and multi-family units have been added to our neighborhood during the past ten years. She said Backyard Habitats and home orchards, which many residents enjoy, will not be able to exist and thrive if housing continues to become denser within our neighborhood.

The point was made that we are not against middle housing, but we have valid concerns about the way it's being implemented in Gresham.

Approval of minutes

The October 20, 2025, meeting minutes were approved (need to add the date to the minutes).

Adopt-a-Park

Kat said she is working on planning a Park Clean-up event soon. She said she noticed that one of the trees has been damaged by humans, and asked that people who walk regularly keep an eye out. A neighbor suggested an organized work party along the Gresham-Fairview Trail, which is a city managed trail. John suggested a work party with "Green and Clean," which happened on the trail about 10 years ago on the Gresham-Fairview Trail.

Other business

Treasurer's report: \$309.11 in the On-Point account.

Land-use: John said they have broken ground on Civic Drive near the Max stop, it's a Home Forward development.

Kat talked about Elizabeth Livingston, who passed away on January 1, 2026. Kat shared many thoughtful memories about Elizabeth's involvement in the Nwana. Her celebration of life will be held February 28 at the Center for the Arts Little Theater.

We passed the basket around for donations, and held a raffle for two Jazzy Bagel \$10 gift cards.

The meeting was adjourned at 8:41 p.m.