



# City of Lake Oswego 50-Plus Advisory Board

Thursday, October 12, 2006  
8:30 a.m.

## Members 2006-2007:

Janine Dunphy, Chair  
Elizabeth Marietta, Vice Chair  
Nanci Cummings  
Daniel Baer  
Barbara Heisler  
MaryLou Webb  
Caryl Lindemaier  
Ardis Stevenson  
Kathy Long Holland

Gay Graham, City Council Liaison  
Kim Gilmer, PR Director  
Brenda Suteu, ACC Manager  
Teresa O'Halloran, ACC Admin

## City Council Chambers

City Hall  
380 A Avenue

For Information: 503-675-6407

## Approved Minutes

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### I. Roll Call

Janine Dunphy called the meeting to order at 8:32 a.m.

Present: Janine Dunphy, Nanci Cummings, Daniel Baer, MaryLou Webb, Caryl Lindemaier, Ardis Stevenson, Kathy Long Holland, Councilor Gay Graham.

Guest: Stephen Lashbrook, Community Development Director

Staff: Brenda Suteu, ACC Manager, Teresa O'Halloran, ACC Admin

Excused: Barbara Heisler, Dan Baer, Elizabeth Marietta, Kim Gilmer, PR Director

### II. Approval of Minutes September 14, 2006.

Corrections:

- Councilor Graham noted she was present at the last meeting.
- Councilor Graham requested the removal of "working on the"; replaced with "anticipates" Sec. VI; Part B; Number 5.

Janine Dunphy asked for a motion to approve the minutes as corrected

Motion made by Nanci Cummings. Kathy Long Holland seconded the motion

Minutes approved as corrected

### III. Open Public Communications

### IV. Old Business

#### A. Committee reports on the 50+ Dialogue Report

**Meaningful Service:** MaryLou Webb and Ardis Stevenson would like to provide meaningful volunteer opportunities via a pilot project. The pilot project would be called LOVE (Lake Oswego Volunteer Enterprise) and would be an avenue for coordinating volunteer activities in Lake Oswego. Duties would include determining the needs that can be met by using volunteers and linking them to other organizations where there might be a fit. For example, colleges, health care organizations, transportation organizations, etc... This project could also form representatives from all independent groups in Lake Oswego that use volunteers to keep LOVE informed at all times of their volunteer needs. LOVE would establish a Volunteer Coordinator that would work with some type of inventory of needs in order to coordinate individuals to various volunteer opportunities. This Volunteer Coordinator position might become a paid position out of the city manager's office or maybe someone already on city staff has an interest in this type of work. MaryLou Webb stressed the need to build a database of all volunteers and the kinds of programs available in the community to be able to match jobs with skills and interests.

**Housing:** Kathy Long Holland highlights the fact that elders of all ages do better in their own homes versus those who are displaced. The group would like to focus on this goal by trying to come up with ways to keep elders in their homes. The first suggestion is to look into the City Council's criteria on allowing SDUs. Another suggestion is to educate more on the choices available in order to remain in ones home; for example, reverse mortgages.

**Maintaining Independence:** Barbara Heisler and Nanci Cummings suggested working on the Transportation Project which is already in process in the Planning Department. The goal would be to establish routes, staffing needs, vehicle availability and to have a pilot program up and running by spring 2007. Ardis Stevenson added that there is a software program that could be used by a coordinator to schedule volunteer hours, drivers, riders and schedules.

Janine Dunphy asked Ardis Stevenson and Councilor Graham if this transportation project was in fact a definite "go". Ardis Stevenson believed it has been approved to move forward according to Paul Espe. Janine Dunphy suggested that a few of the board members should meet again with Paul Espe to confirm the approval to move forward.

**Wellness:** Caryl Lindemaier and her group would like to develop a lecture series, which could occur once a month that deals with wellness and health prevention concepts. Speakers could be invited to speak on topics like: cancer, osteoporosis, brain, heart, aging, mental health, nutrition, weight control, etc...They would like to see marketing established and sponsorships developed that could support such a lecture series. Longer term classes could be created as a result of one of these lectures.

Janine Dunphy suggested a second option of having someone evaluate what is already in existence by having a Fitness Expo to be held once a year. The focus would be on healthy lifestyles; inviting the community fitness clubs, having health screenings for strokes, osteoporosis, and cholesterol, coordinating fitness demonstrations for yoga and tai chi, inviting various health associations, perhaps have demonstrations on nutrition and healthy cooking, and brain health. The ultimate goal is a community wide effort towards health and wellness in Lake Oswego.

**Comments:**

Councilor Graham suggested that this group focus on one project under each category and to consult with PRAB and the school district on partnering for a Wellness program. Councilor Graham reminded everyone that everything is tied together on these recommendations and if the group can present this connection to council and can show how these ideas domino together, then the package is more appealing to the council as a whole. She also suggested this board invite the newly elected councilors to the next 50+ meeting.

V. New Business

A. Overview of Affordable Housing Report

Janine Dunphy introduced Community Development Director, Stephen Lashbrook.

Mr. Lashbrook presented a summary on Affordable Housing in Lake Oswego. In April 2004, the City Council appointed a group to study affordable housing and to present back to Council their recommendations. The initial research concluded that Lake Oswego did have some affordable rental units and other affordable housing options remaining in the community. But since that time the situation has changed. The new findings now include such growing trends as the "tear down phenomena" and the conversion of apartments into condominiums. Additionally, the rising cost of land coupled with the reduction in federal funding all negatively impact the housing situation. Neighborhoods are being affected and people are being displaced. Additionally, there are communities within the metro jurisdiction where nearing every new housing unit is affordable, yet you look here in Lake Oswego and virtually none are.

After a series of public meetings, the group concluded that there were five areas of focus in the community needing attention. These five include first time buyers, including children and grandchildren of current residents, single parents, senior citizens, local employees and low income individuals with disabilities.

The group came up with a list of recommendations which included creating a trust fund for housing, looking at any changes that could be made to existing city policies or code standards about housing that would help to facilitate choices in housing i.e. SDU (Secondary Dwelling Unit), forming a board or a commission to manage affordable housing, working with any non-profit groups or organizations already engaging in this form of work, working towards a no net-loss of existing affordable housing units, and looking at work force housing. You can find the entire list of recommendations in the front portion of the Affordable Housing Executive Summary located on the City's website.

Nanci Cummings asked if the city can require a developer to make one or two of the units for single family dwellings. Mr. Lashbrook replied that it used to be possible; it is called "Inclusionary Zoning", however this is now against the law in Oregon for cities in Oregon to require affordable housing.

Ardis Stevenson inquired if there were any prospects of new additional urban renewal districts within the city. Mr. Lashbrook replied that there is by either expanding the current one out into the foothills area and on down to the river or potentially in other places. By state law the boundaries of a redevelopment are limited in terms of acreage and valuation.

There is another unexplored territory that has to do with annexing land into the city. If the city at some point in the near future is forced to plan for the Stafford area as an urban development area; which Mr. Lashbrook believes is likely, then there may be some leverage or flexibility there with people who want to come into the city.

Mr. Lashbrook said that there is a pending application for a HUD 202 grant for a piece of property on Oakridge St. in Lake Grove that was filed by Northwest Housing Alternatives. This is a group of people working with the Lake Grove Presbyterian Church. A decision is expected between now and December 15, 2006. This could lead to 40 new units for low income seniors or low income individuals with disabilities.

Mr. Lashbrook also shared with the group about Norma Heyser, a community senior who owns two lots in First Addition. She wants to develop some small cottages for seniors. Mrs. Heyser has hired some of the top attorneys and land development experts in the state working for her to achieve this goal.

- B. Develop a Process for Preparing the 2007 Work Plan  
Further develop within the four groups the plans presented to be able to all work on them at the next meeting to prepare to present to Council on December 12, 2006
- C. Set Next Meeting Date: November 9, 8:30 a.m.
- D. Adjourn

Announcements:

First presentation to council is Tuesday, December 12<sup>th</sup>

References:

50+ Meeting Minutes Draft 9/14  
Affordable Housing Report  
The Maturing of America Publication  
Updated 50+ Advisory Board Roster