

Housing Advisory Board of Clackamas County

Final Minutes

Wednesday, March 1, 2023 from 3:00 - 4:00 PM

- 1) Roll Call - Everyone (5 min)
- 2) Welcome/Introductions - Everyone (10 min)
  - a. Word on the street.
    - i. Rebecca shared the following links for the group to be discussed at a future meeting. <https://www.orcities.org/resources/communications/bulletin/governor-emergency-homelessness-affordable-housing>,  
<https://www.opb.org/article/2023/01/10/oregon-housing-crisis-homeless-population-governor-tina-kotek-executive-orders/>
  - b. <https://www.oregon.gov/gov/eo/eo-23-02.pdf>
  - c. Approval of meeting minutes
    - i. 1/4/23- approved with one typo correction, Joseph made a motion to approve.
- 3) Project Turnkey update - Claire Okeke (15 min)
  - *Clackamas County Transitional Housing Community-open to name ideas.*
  - *BCC voted to approve on 2/16, voted 3-2 for approval for the Turnkey project.*
  - *Property is 9717 SE Sunnyside, Quality Inn.*
  - *The first transitional short-term housing in Clackamas County. 3 Shelters are existing now and only for extreme weather. The County has one small domestic violence shelter and Veterans Village, but that's it. This project serves a great need.*
  - *Claire is very grateful for support and knowledge of this group.*
  - *Escrow closes on 3/23.*
  - *Provider solicitation that would provide services as a lead, and then others will provide specialty services as needed i.e. food, school district, etc should be coming out soon.*
  - *Asset Management Plan is being worked on to handle interim period. Security will be hired for the interim period as well.*
  - *Provider should be on in about 30-90 days.*
  - *AL asked about the nearest school, which is 1.8 miles away but no kids walk near the motel.*
  - *JB asked for property transfer date, which is March 23.*
  - *RS, thank you to Claire to making this very smooth and for making this possible for Clackamas County.*
  - *AS also shared her support and felt like residents really wanted to be heard. Asked about community input for Providers and for Programs that are offered to residents. Claire welcomes collaboration from this group to really make a successful project. AS is willing to help out and has a lot of connections in this area. Residents already struggling with crime in this area. AS happy to answer questions.*
  - *Good neighbor agreement with Kaiser and North Clackamas Chamber of Commerce.*
  - *DS: Lessons learned from McMinnville project, preemptively consider security needs, building upgrades, ways to eliminate nuisances, any preparation ahead of time works well and recommended doing so before project is up and running.*

- *WT: Length of Stay is flexible, but an average of 45 days, and goal is to get folks into more permanent housing.*

4) Lake Grove project/RFP updates - Devin Ellin (10 min)

- *Tri party effort, HACC, City of Lake Oswego, Metro. RFP out on the street. Site has been re-zoned and initial neighborhood and stakeholder outreach has occurred. Metro bonds and supportive housing services funding are supporting the project. Goal to produce at least 50 units- including 25 units that are 2 BD or more and 20 units affordable to households with incomes at or below 30 AMI. Developer info session last week. RFP closes 4/4/23.*

Solicitation can be found here: <https://www.opb.org/article/2023/01/10/oregon-housing-crisis-homeless-population-governor-tina-kotek-executive-orders/>

5) Metro Bond updates - Devin Ellin (5 min)

- *2 projects submitted for concept endorsement*
  - *1) Hillside Park-once this is approved the County will have exceeded our bond unit production goal of 812 units with ~300 more units projected with remaining bond funds.*
  - *2) Project Turnkey requesting ~\$4.16M which will help convert 20 units to Permanent Supportive Housing.*
- *In early 2022 the City of Wilsonville put out an RFQ seeking a developer to develop affordable housing on city owned property. Palindrome was selected. Since Wilsonville is one of the only cities in Clackamas County without a Metro Bond-funded project, the HAB voted to earmark ~\$8MM in bond funds to support the Wilsonville TOD project, which will consist of 121 units, including 79 units that are 2BD or larger.*
- *AL: Has Hillside Park been approved by HUD for disposition,*
  - *Not yet, but hopefully sometime this month.*
- *JS: Are there any AMI levels that are harder to lease up?*
  - *No AMI levels that are struggling, as wait list are full, but sometimes documentation. Rosewood Station has had to open the wait list a few times, which is 60% AMI. Perhaps parking is a challenge there.*
- *Fuller Rd Station Grand Opening is next week. Will send out invite.*

6) New business - Open forum (15 min)

- *Housing Authority is seeing an issue with over housing (larger units not being filled to capacity), HACC sees a need for more one bedrooms and studios*
- *Michelle offered info on SB 847, Omnibus affordable housing, Sections 15-19 are a bill that Michelle wrote to confirm preemption of affordable condominium builds. Stakeholders call this Friday. HB 3442 as well. Allows commercial zoning to be used for housing. Tax exemptions and credits as well.*

Next Meeting: Wednesday, April 5, 2023, from 3:00 - 4:00 PM (Zoom)  
Preview: Jessy Ledesma from Homework Development on Cottage Clusters