

Housing Advisory Board of Clackamas County

FINAL MEETING NOTES

Wednesday, May 3, 2023, from 3:00 - 4:00 PM

- 1) Roll Call - Everyone (5 min)
- 2) Welcome/Introductions - Everyone (10 min)
 - a. Legislative updates (attached)
 - b. Word on the street- RFP- Design concepts out now and due end of June for our Clackamas Heights project. Reach out to HACC (CHRedevInfo@clackamas.us) to request solicitation information.
 - c. Approval of meeting minutes
 - i. 4/5/23 Ann, approval, Andrea 2nd.
- 3) Guest Speaker: Diane Linn, Proud Ground, Homeownership programs. Diane gave a presentation about how Proud Ground works with lower income families, under a Community Land Trust model, to purchase homes. Founded in 1999, Proud Ground has been able to help over 500 families and has no foreclosures to date. Under a Community Land Trust Model Proud Ground retains ownership of the property to maintain affordability and the resident owns the improvements (home) allowing them to generate equity.

Q&A

D.E.-How much subsidy is needed? D.L. Generally 70-80K, but sometimes up to 200K, depending on the home, situation, and family.

J.B.-What is the biggest challenges in administering a Community Land Trust Program like this one, aside from financing? D.L Financing for sure, but some of the greater challenges have been lenders, particularly construction lenders.

R.S.-What support is there in Clackamas County for down payment assistance? D.E.-HACC has an Individual Development Accounts (IDA) program that supports low incomes families with down-payment assistance by providing matched savings opportunities, information about financial systems, and coaching that meets savers where they are at and supports their financial goals.

- 4) Summer (in person) meeting-Hillside Park- Most chosen time is Tuesday, July 18 from 4-5pm. Watch for invite and hope all can plan to attend.
- 5) New business - Open forum (10 min)
 - a. SDC, CET waiver discussion- Jessy brought up the concern that middle housing developers are not receiving these waivers which drives up the cost of development. Is the City of Milwaukie or others open to expanding outside of 60% AMI?
 - b. D.E. The Hillside Park Redevelopment would benefit from an SDC waiver program up to 60% AMI (currently proposed at 30% AMI). At what AMI level is the construction excise tax (CET) waived for affordable housing?

- c. J.B: CET-waiver codified as 80% and below in code. Open to examples or ideas of other waiver programs to support affordable housing. Exemption: CET – clear in code. SDC waiver – policy consideration/discussion with Council. Balancing between foregoing SDC fees completely or backfilling with CET \$. The City's CET funds are currently exhausted after recent award round (HSP awarded \$1.7MM) so we need to rebuild again for future funding requests.
- d. D.S: Could SDC waivers result in lost capacity to support City infrastructure and require residents to pay for infrastructure maintenance through increased taxes? J.B: yes, that is a risk of these policies.
- e. R.S. There are allies within the City of Milwaukie that support exploring changes to the SDC policy. CET is one that has already been exhausted and funds will have to be recouped. But open to ideas of ways to expand opportunities for waivers outside of that lower income range. How can we support these innovative workforce housing developers if these waivers are not granted?
- f. W.T: Are deferred payments an option?
- g. J.B: The Cities don't control all SDC's. County (WES, NCPRD) departments also charge significant SDC fees. Has anyone been successful in changing or reducing these to support affordable housing?
- h. Spencer shared a video link comparing housing issues in different cities: Why CA is worse than TX? Interesting comparison, shows that zoning is one of the largest barriers to affordable housing. <https://youtu.be/gcZhmUfDePE>

Next Meeting: Wednesday, June 7, 2023, from 3:00 - 4:00 PM (Zoom)
Preview: Housing Needs Analysis Presentation, Wendy Trapp