

Housing Advisory Board of Clackamas County

Meeting Minutes

Wednesday, February 7, 2024, from 3:00 - 4:00 PM
via Zoom

- 1) Roll Call
 - a. Introduced Gloria who is a new Housing Developer with HACC.
 - b. Introduced Chris who is the new Interim Executive Director at HACC. Chris was formerly the Executive Director at Do Good Multnomah.
- 2) Word on the Street
 - a. Rebecca Stavenjord: Milwaukee (SHS funding applications submitted).
 - i. Cooling center services at the library.
 - ii. Fully fund behavioral health specialist with Milwaukie police.
 - iii. Dedicated funding around short-term rent assistance (Clackamas Service Center) to dedicate some anti-displacement funds.
 - iv. Stabilization center - a trauma-informed model for having someone help as people exit.
 - v. Providence Milwaukie - Application for behavioral health supports, ideally having a psychiatrist/psychologist on staff for people having mental health crises (esp. unhoused community mental health crisis).
- 3) Year in Review & Celebration of Milestones
 - a. HAB Feedback
 - i. Joseph Briglio: Will the displacement cause a multiplier effect by providing vouchers and creating new housing?
 1. Devin Ellin: Exactly. The disposition will add vouchers to HACC's overall voucher pool. For the Scattered Sites, it will have a three-fold effect by: preserving units, providing new vouchers, and using the sale proceeds to build elsewhere.
 - ii. Devin Ellin: Any ideas for OCVM?
 1. Suggested workforce housing for County/HACC employees.
 - iii. Rebecca Stavenjord requested a list of the Scattered Sites locations.
 1. Q: Is there potential to transfer ownership or partnership with City of Milwaukie? Would also like to stop by and see the scale and design and tour completed bond projects.
 2. A: Send us an email and we will send you the GIS map.
- 4) Board of County Commissions Meeting Updates
 - a. Board supportive of endeavors.
 - b. Encouraged partnerships with home ownership groups.
- 5) 2024: HAB Goal Setting
 - a. HAB Feedback
 - i. Dan Snow: Entice developers to do more in Clackamas County. If public institutions donate land, it will create more opportunities for more housing.
 1. Q: How do you suggest we tap into this? By performing a Land analysis?

2. A: Yes, work with the big landowners and be proactive about it. Talk about it being a donation/tax write-off.
 - ii. Rebecca Stavenjord: Is there an opportunity with Legislature flow-downs and building in commercial/industrial spaces? Or the possibility for cities to expand UGB areas?
 1. Q: Would C-4 (forum of cities in Clackamas County) be a good place to discuss that?
 2. A: Might be. Could be helpful to have a panel of developers discussing recent land use changes.
 - iii. Joseph Briglio: Would the conversion of commercial/industrial into residential be an option?
 1. Dan Snow: Updating older properties to the current seismic code is expensive. Also changing the floorplan and redoing electrical and mechanical increases costs. I haven't been able to make a deal pencil yet.
 2. Chris Aiosa: Could we submit an RFI requesting submittals for groups with resources or interest in building in Clackamas County?
 - iv. Devin Ellin: Casey Baumann, what has been your experience as a developer in Oregon? Are developers leaving due to the current funding uncertainty and complexity?
 - a. Casey Baumann: A 4% developer, without volume cap, doesn't have many options. Will be meeting with OHCS regarding changes there. Rent increases in Oregon are tough; no one wants to raise rents, but it's a necessary reality to keep the company going.
 - i. Q: How does Oregon compare to other states?
 - ii. A: Rent increase cap; 7% + CPI. OHCS had a 5% cap.
- 6) Housekeeping
- a. HACC updates
 - b. Approval of meeting minutes
 - i. AL – motion to approve all
 1. JB
 - a. List of present members to forward
 - ii. 06-07-2023
 - iii. 09-06-2023
 - iv. 11-01-2023
 - v. 12-13-2023

Next Meeting: Wednesday, March 6, 2024, from 3:00 - 4:00 PM (Zoom)