

Housing Advisory Board of Clackamas County

MEETING MINUTES

Wednesday, November 1, 2023 from 3:00 - 4:00 PM
via Zoom

- 1) Roll Call
- 2) Welcome/Introductions
- 3) OHCS Update - Tanisha Rojas
 - a. Legislative Funding Update
 - i. Investments Snapshot
 - ii. ARH
 1. LIFT \$604M - all expected funding
 - iii. Housing Stabilization
 - iv. Homeownership
 1. \$604M of LIFT
 - v. Implementation
 1. Two main things in early session package (April/May) – move faster
 - a. Homeless early response (yellow moved out of door)
 - b. HB 2001 / 2889
 - i. Modular Housing Development Fund (April, funds received 7/1). Furthest ahead on this rather than other things. Individual engagements and modular specific engagements. OHSC in September.
 - ii. Friday, approval for OHSC; release request for applications to apply for grant. \$20M (2-5 different recipients). Technical advisory for related alerts.
 - b. Development Funding Offerings – Upcoming Engagement Sessions
 - i. SB 5011 – to make funding ready to go/closer to construction; easier and better for partners. Taken partner feedback on how to get funding out the door. Open funding source – initial conversation. Want to make it easier to access and get application in, and competitive application.
 - ii. Centralized funding opportunities. Lots of things in air.
 - c. Q & A
 - i. SD: Define modular housing? Any land incentives?
 1. Application – RFA released shortly. Modular vs. manufactured; essentially tied to foundation.
 - ii. DS: Following years conversation? Matching allocation? How much coordination done to meet 36k units a year – fair bit of collaboration or all independently done.
 1. Whether they keep up funding, question for legislature. Hope to justify with work, funding levels important to sustain.
- 4) Housekeeping .
 - a. HACC updates

- i. GSV – grand opening on Monday. Hope all can join. Spencer around when originally voted, really cool to see doors opening. Can forward; 930 – 11
- ii. Metro Projects – exceeding Bond goals with \$21M available (HSP phase 2; CH redevelopment)
 - 1. Clackamas Heights – HB 2001, Cluster Cottage model. Feel like nice fit in the community rather than denser multifamily. Walsh and Brawner prelim financing, not too far off and can make model work. Engagement next step in January. Resident Advisory Board. Redevelop site with up to 200-250 sites. OCVM will then have replacement housing.
 - 2. PNAs – OCVM and CH: obsolescence process, Section 18 disposition.
- b. Word on the street
 - i. Joseph Briglio
 - 1. SB 8 nonprofit properties can leverage additional height. A few church properties adding/including AH regardless of zoning. Connect them to partners?
 - a. SD: Innovative Housing
 - 2. SD: Barbara Blvd. Came out 1.5 years ago. SD, four levels to avoid BOLI. Grade, how to get approved/displayed. Zoning confirmation request/letter. Portland, first firm to ask about this. Game changer. Waiting to hear, shouldn't be a problem. What do you say in documents? Go up to 72'; zone is 45 – project wants 48'-49'. Barbers by Safeway. Going to City Attorney to ensure ok. IHI really loves location given all the amenities.
 - 3. DE: Dan hear about this?
 - a. Strategy among few, smaller nonprofits, NHA, etc – all looking for ways to find land to do stuff; SB 8 huge for opening other doors. Church communities interesting, depending on how land controlled/Boards. Schools and churches land rich. Finding right people.
- c. Approval of meeting minutes – no quorum for vote. Moved to next meeting for approval.
 - i. 06-07-2023
 - ii. 09-06-2023
- d. HAB member update
 - i. BB to reach out to members about terms.
 - ii. Planning in person/end of year event.
 - iii. Let HACC staff know if any topics of interest.
 - 1. JB: Yes and yes.
 - 2. HACC/HAB staff to propose something.

Next Meeting: Wednesday, December 6, 2023, from 3:00 - 4:00 PM (Zoom)