

# CLACKAMAS COUNTY BOARD OF COUNTY COMMISSIONERS

## Study Session Worksheet

**Presentation Date:** March 27, 2018    **Approx. Start Time:** 11:00 am Approx.

**Length:** Thirty Minutes.

**Presentation Title:** Housing Affordability and Homelessness  
Policy Task Force

**Department:** County Administration/H3S

**Presenters:** Dan Chandler

**Other Invitees:** Vahid Brown, Jill Smith

### WHAT ACTION ARE YOU REQUESTING FROM THE BOARD?

Review and approval of Task Force Charter and Roster.

### EXECUTIVE SUMMARY:

#### County Goals

In July, 2017 the Board of Commissioners approved a new strategic plan. The Board of Commissioners adopted a set of milestones, community indicators and goals across 5 Areas of Strategic Focus.

Among those goals were the following:

**By 2022, 2000 units of housing, affordable to a variety of residents, will be developed within Clackamas County, through a combination of public and private partnerships, and appropriate regulatory changes. Of that number, the Housing Authority goal will be to provide 1000 units affordable to households earning 60% of the area median income or less.**

**By 2019, the number of unsheltered veterans in Clackamas County will be zero.**

Since those goals were considered, the County has received additional information on the increasing numbers of families and children lacking safe, warm and habitable shelter. That information led the Board of Commissioners to unanimously adopt a Resolution Declaring a Local State of Emergency and Declaring Emergency Measures to Address Housing Crisis.

In order to develop a strategy to achieve address these issues, the Board held a series of special panel discussions focused on housing affordability and homelessness.

In the first panel discussion, speakers outlined the approaches taken in other areas to create inter-jurisdictional and community-wide housing groups that align efforts to develop and implement policy solutions for homelessness and a lack of affordable housing.

After significant outreach to the community, staff has developed a roster of talented and knowledgeable people to serve on the task force. They represent a wide variety of experience and perspectives.

Also, attached is a charter that has gone through a thorough vetting and many revisions between various departments and external stakeholders. In addition, we have contracted with EnviroIssues to facilitate the task force meetings and community forums.

**FINANCIAL IMPLICATIONS (current year and ongoing):**

Is this item in your current budget?       YES      X NO

**STRATEGIC PLAN ALIGNMENT**

- How does this item align with the County's Performance Clackamas goals?

This item is a direct implementation step of the two goals mentioned above.

**LEGAL/POLICY REQUIREMENTS:**

**STAFF RECOMMENDATION:**

Staff recommends as follows:

1. Appoint the members on the attached list to the Task Force.
2. Approve the attached charter.

**ATTACHMENTS:**

- a. Task Force Roster
- b. Task Force Charter

**SUBMITTED BY:**

Division Director/Head Approval \_\_\_\_\_

Department Director/Head Approval \_\_\_\_\_

County Administrator Approval \_\_\_\_\_

For information on this issue or copies of attachments, please contact Dan Chandler @ 503-742-5394
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## HOUSING AFFORDABILITY AND HOMELESSNESS TASK FORCE

### Confirmed Members

#### **Not-for-profit Housing Provider**

Yelena Voznyuk  
Vice Chair  
NW Housing Alternatives

#### **Social Service and Housing Advocate**

Shelly Mead  
Operations Director  
Bridges to Change

#### **Portland Metro Association of Realtors**

Jane Leo  
Government Affairs Director  
Portland Metro Association of Realtors

#### **Portland Homebuilders**

Paul Grove  
Government Affairs  
Home Builders Association of Metro Portland

#### **Homebuilder**

Bart Berquist  
Partner  
PDX Living LLC

#### **Homebuilder**

Rob Hawthorne  
Owner  
PDX Living LLC

#### **Business Community**

Chris Scherer  
Oregon Manufacturing Extension Partnership CEO (Ret.)  
CS Projects LLC

#### **Economic Development Commission**

Wilda Parks  
EDC Chair  
Clackamas County Economic Development Commission

#### **Economist**

Jerald Johnson  
Johnson Economics

#### **Elected Official**

Nancy Ide  
Oregon City Commissioner  
City of Oregon City

**City Representative**

Alma Flores  
Community Development Director  
City of Milwaukie

**Tenant Advocacy Organization**

Katrina Holland  
Executive Director  
Community Alliance of Tenants

**Health Care**

Tracy Dannen Grace  
Kaiser Permanente

**Faith Community**

Pastor Jesse Christopherson  
Milwaukie Lutheran Church

**Private Producer of Affordable Housing**

Anna Geller  
President  
Geller Silvis

**Private Producer of Affordable Housing**

Dave Carboneau  
Home First Development

**At Large**

Cole Merkel  
County Citizen and employee of Street Roots

**Law Enforcement**

Graham Phelan  
Clackamas County Sheriff's Office

**Staff Support**

Vahid Brown	Clackamas County Employee
Abby Ahern	Clackamas County Employee
Dan Chandler	Clackamas County Employee

**Tentative**

**Education**

School Superintendent TBD

**Clackamas County Business Alliance**

TBD

# **Housing Affordability and Homelessness Policy Task Force Charter**

## **March 6, 2018**

### **BACKGROUND**

Last fall, elected officials from Clackamas County and its cities attended a series of panel discussions to learn about housing affordability and homelessness issues in the county. We learned there is a very clear need and a call to engage the community and move toward solutions. We need to create an independent task force—driven by the realities and costs of development and lived experience of our affordability and homelessness crisis.

### **CHARGE**

The Housing Affordability and Homelessness Policy Task Force is appointed by the Board of County Commissioners to research, recommend and support new policies and strategies aimed at housing affordability and homelessness in Clackamas County. Task Force members will help represent business and community interests in discussions and encourage participation in two community-based summits targeted for the summer and fall of 2018.

### **TERM**

Task Force members will attend monthly two-hour meetings over the course of 16 months beginning in March of 2018 and ending in June of 2019. Meetings will be held at Clackamas County offices at 2051 Kaen Road, Oregon City.

### **OUTCOMES**

The Task Force will seek to achieve the following outcomes:

- The Task Force will gather information and make specific near term recommendations on regulatory changes and mechanisms that will foster the maintenance and housing affordability for all income levels, including the homeless.
- Clackamas County and cooperating cities are funding a Housing Needs Assessment to provide a detailed analysis of housing demand, supply and needs throughout the county at all income levels. Based on that analysis, the Task Force will recommend funding programs that will strengthen the County's ability to foster housing affordability and reduce homelessness.
- Today, there is a host of programs, committees and bodies addressing housing affordability and homelessness. The Task Force will make recommendations on

long-term oversight, advocacy and coordination of housing affordability and homelessness reduction efforts in Clackamas County and interested cities.

## **TIMELINE**

**Phase One: Identify and recommend the relatively simple things the County could and should do now.**

Target: Summer 2018

**Phase Two: Identify and recommend best ways the County could fund and financially support housing affordability and reduce homelessness.**

Target: Fall 2018

**Task Three: Recommend ways the County, its cooperating cities, community service providers and business partners could better coordinate efforts in the long run.**

Target: Summer 2019

## **MEMBERSHIP**

The Task Force will be composed of representatives from the public, private and non-profit sectors, with business and development expertise, knowledge of providing affordable housing, lived experience with our housing affordability crisis.

## **GOVERNANCE STRUCTURE**

The Task Force advises the Board of Commissioners and staff, and has no formal delegated power of authority to represent Clackamas County or commit to the expenditure of any funds. The Task Force may identify members to present recommendations to Clackamas Board of County Commissioners and/or other governing bodies and community groups as needed.

## **DECISION-MAKING AND QUORUM**

The Task Force will operate by consensus, taking votes only where needed. Minority opinions will be included in the meeting summary. A quorum must be present to vote on recommendations. A vote on an action or decision requires a majority of those present. A quorum is a simple majority of the total committee.