

Housing Advisory Board of Clackamas County

MEETING MINUTES

Wednesday, September 6, 2023, from 3:00 - 4:00 PM  
Hillside Manor Community Room

- 1) Roll Call
  - a. Claire Okeke, Clackamas County - Communications
  - b. Stef Kondor, Related
  - c. Nate Grien, Related
- 2) Welcome/Introductions
  - a. Word on the street
    - i. CO: Issues – BCC on Townhall in October on houselessness. Bring in voice of more housing construction. Hope Related and HAB group attends.
    - ii. DE:
      1. Wilsonville TOD Project
      2. Lake Grove
      3. Shortstack – existing affordability covenant
    - iii. Clackamas Heights
      1. Selected Bora + Place for A&E first phase.
      2. Mithun had done a MP ~2010.
      3. HB 2001 – option to do Cluster Cottage (CC) only.
        - a. Density we want; cost perspective? Construction feasible? B+P doing feasibility studies.
        - b. CC – don't have to do MP; can do by right. However, structure so old, need to replace and realign street grid.
  - b. Approval of meeting minutes
    - i. 06-07-2023
      1. To be done at next HAB meeting.
- 3) Related – HP Presentation
  - a. Opened in Portland about five years ago; national company. This will be the biggest project for 'little Related'. 'Big Related' has done over 1000-unit projects. Over 60% on average of lease up for buildings over last 5 years. Always make sure long-term owners; nice and clean.
  - b. A year ago, through a competitive process, Related selected for Hillside Park.
  - c. Master Plan: street grids, smaller buildings. Wanted to be good stewards, unlock as much as potential as possible, preserving neighborhood and existing needs.
  - d. Ankrom Moisin as architects; Walsh as contractor. Can move quickly. Large scale to tackle something like this.

- e. First phase: Southern portion, 275 units; 3-4 stories. Good amount of frontage with activated, resident serving space. Lots of surface parking. 16-18 months.
- f. Precedence of what inspired project going forward.
  - i. Gardening a huge request – lots of planter boxes to be done. Prioritizing this.
  - ii. Ideas: concrete chess outside; garden spaces
  - iii. Want to think about materials being used, then getting into finer details.
    - 1. Trees that are not able to be preserved, repurpose the wood and incorporate into building.
    - 2. Build cladding, higher end details. Cost conscious details. No yellow (consensus on this).
  - iv. Buildings A,B and C. Naming soon.
    - 1. A & B: co-owned with HACC: 175 units, studios to 3 BRs
      - a. A: Resiliency center: climate disaster/natural event. Primarily for HP residents; charging, food. programming with hospitable across street; connecting populations to communities.
      - b. All units A/C.
        - i. Close to railway – sound transmission: mini-splits. Heads and blow out, energy efficient, don't see.
        - ii. Away from RR – PHPT (flush/grate)
      - c. 100% AH
        - i. Metro bond; Milwaukie CET funds.
        - ii. Close on: HOME CDBG
      - d. Building B: 10% ADA (target folks with disabilities – fair housing; 5% standards) . Cost a little more but results are much more positive.
        - i. Paired with PBVs
        - ii. **Community Vision** – makes residents' lives easier. Excited to have people do tour. ADA compliance and universal design
          - 1. Way finding, textures, designs, etc.
          - 2. Pilot with Related; want to do more with houselessness (many have physical disability). Try to repeat. Responding to significant need with intentional design.
          - 3. Cost of overall project vs. what residents need?
    - 2. C: Turnkey: half owned by HACC. Where residents will primarily relocate to (first crack at)
    - 3. Entire land: HACC owns, ground lease.
    - 4. Articulation between buildings/movement
    - 5. Amenities
      - a. Washer and Dryers (W&D)
        - i. 3 br: W&D
        - ii. Laundry room on every floor; B every other
      - b. Pantries/Storage
      - c. Bedrooms: can have dresser and walk between that and beds; depths of closets

- d. Efficient livable floor plan; eliminating long hallways.
  - v. Finishes
    - 1. LVT
    - 2. All electric (moving away from natural gas/fossil fuels)
    - 3. Solar grants for solar systems with gable pitched roofs (pays for self when matching grants and solar credits)
    - 4. Quartz counters (solid materials)
    - 5. Sills: try to upgrade solid sills
    - 6. Cabinets – haven't picked out colors yet. Faux wood; upgraded hinges and pulls for longevity (a theme throughout).
    - 7. Blinds, pantry – nicer units. Livable.
    - 8. Hallways = carpets
    - 9. Working on figuring out pet relief areas.
    - 10. Bike repair station.
  - vi. Infrastructure
    - 1. \$4M federal (1/3)
    - 2. Hope to start construction on building c in June '24.
      - a. Utility coordination; resident relocation (3<sup>rd</sup> party: DDV)
        - i. Transportation
    - 3. HUD approval: should hear any day
    - 4. Redoing all streets; lighting; underground utilities; communication. All in infrastructure, \$15M.
      - a. CO: From LA, see it done a lot here. Utilities done by developer?
        - i. All infrastructure in LA, mostly infill. Oregon has bigger spaces that are being densified; upgraded to meet need.
    - 5. Q: Permeable surfaces in walkways?
      - a. Should address; don't know what options are. Also, have to treat all stormwater on site.
    - 6. Added much more green space than MP. Reconfiguring it opening up more space outdoors to use space.
    - 7. Putting in 10% (per State) electric chargers for cars/ev ready.
      - a. Handicap – whatever code requires.
      - b. Almost 1:1
      - c. Current population now and expected; transit there also that is pretty significant.
  - vii. Programming and Services
    - 1. Imagining who and what at this stage
    - 2. NHA – community outreach and engagement; not sure services.
    - 3. 9% requires certain engagement pieces.
    - 4. Regional experience important
    - 5. PSH units: 12 & 8 units (wrap around services) present with disabling conditions; more services needed to keep stabilized.
      - a. Referred from CHA and their placement on waitlists.
      - b. ADA – open to general population.
  - viii. Joe: Milwaukie excited
- 4) HAB Voting Item

a. Milwaukie Shortstack

i. Info:

1. Jessy Ledesma: Teaming up with Proud Ground and Sister City. Awarded 90% LIFT funding; gap \$600-700k.
2. LIP: gap financing, approved by HAB, then BCC.
3. City of Milwaukie CET funds granted.

ii. Vote: Unanimous – all in favor.

iii. Q&A:

1. CO Q: Affordability?

A: Make over, not eligible. No rental subsidy. Proud Ground some first time HO down payment. Missing middle to get into housing.

2. LA: Q: Help with process?

- a. Proud Ground: down payment assistance; lender guidance; development accounts (IDA).

Next Meeting: Wednesday, November 1, 2023, from 3:00 - 4:00 PM (Zoom)