

Housing Advisory Board of Clackamas County

MEETING MINUTES

Wednesday, June 7, 2023, from 3:00 - 4:00 PM

- 1) Roll Call - Everyone (5 min) Michelle DeRosa has resigned, as she has moved. She recommended we watch HB 847 as a group.
- 2) Welcome/Introductions - Everyone (10 min)
 - a. Word on the street-
 - i. RS: C4 Strategic meeting with Metro was this past weekend, Transportation, land use, housing, homelessness. All cities across CC were represented and it was a good conversation about collaboration for supportive and affordable housing.
 - ii. JB: City of Milwaukie approved Housing Capacity Analysis and Production Strategy. Full implementing HB 3414 and will be tracking over time. Milwaukie first of CC thus far. Main points to highlight are, planning and zoning code changes to increase density, development incentives to allow variances, revolving loan program for housing preservation. Tax exemptions for multi-family developments. Utilize as a real time talking point to discuss affordability in Milwaukie.
 - b. Approval of meeting minutes
 - i. 5/3/23 - Spencer recommended, and Rebecca 2nd. All approve and no dissent.
- 3) Guest Speaker: Molly Hogan, [Welcome Home](#) Programs (30-35 min)
 - a. Welcome Home
 - i. Mission/About Welcome Home - Would like to be more present in CC. Misnomer around that state's homelessness is due to drug use. Solutions need to be based on root causes. Started in 2015, after Mayor declared housing state of emergency. Policy advocacy, community education, and voices for housing justice are just a few programs that we offer. Bonds, wage increases, rental assistance, hotel conversions are a few tools that this coalition advocates for.
 - ii. Bonds - 2016 City of voters passed millions of dollars in bonds. All money has spent and over 1800 units have been produced. Metro housing bond also on target to be completed, together created about 6000 units.
 - iii. Regional Data: 100% AMI= \$83,000, about 99/100 can find a home. 80% = \$63,000 about 75/100 people can find a home, after that, it significantly drops for below 60% AMI.
 - iv. Video - See attached presentation for slides and video. Root causes of homelessness - You tube in King County. R squared analogy. What factors influence homelessness? Examples Seattle: Poverty rates are low, but homelessness is not. So this cannot be the root cause. Mental health/drug use- not a direct correlation. Chicago: cold, Weather- also not a root cause. Welfare-

No. political party-data shows no. Higher rents=yes statistical events show there is a direct correlation between higher rents and homelessness. Obstacles to build= topography, regulatory environment. Veterans' homelessness has fallen 50%. How? We gave them housing. Watch video for more information.

- v. MH Anyone familiar with this book or research? JB: Was not, but please share slides and video. Very compelling data.

b. Discussion Questions:

- i. DS: Is there data that shows how much money is being spent on each of the service pieces? MH: data from member organizations that show average daily costs, but not a state level stat. Rent assistance not getting into people's hands. Landlords taking money, but not passing to the residents as they keep raising rates. All money spent, is it really working?
- ii. SD: What about cost of construction impacts? AL: Cost of building under the umbrella of housing authorities. 3:1 is last number Ann saw at County Commissioner meeting. MH, put together education info to explain why affordable housing costs more to build than private development. CB: Soft costs are really what makes the difference. Lots of factors that influence costs, like prevailing wages, vouchers, subcontractors, # of stories (> 4 stories = BOLI wages) etc. but don't have any concrete percentages.
RS: Any public money can trigger prevailing wages across the entire project. This is more than what private developers have to pay.
- iii. Strategies that are working= JB: bond funds, are national emergencies being created for the housing crisis, as we are doing locally? Infrastructure burden is a thing. MH: HUD is working to increase vouchers. Margaret Salazar is a great advocate for housing. 64,000 units are deficient for incomes less than 30% AMI at the federal level.
- iv. SD: Biggest impediments is zoning. Also, seismic upgrades, for example renovating office spaces to housing. Very expensive with the seismic upgrades required.
- v. AL: If we build more housing, will reduce costs. Supply and demand principles.
- vi. CB: Private activity bond scarcity. Drop 50% test down to 25% for LIHTC.
- vii. MH: New bond for 2024, is there support? CB: As a recipient, it's difficult to work with jurisdictions at times for this money and the benefit is not there. DS: people's perception does not show change along Springwater corridor, downtown Portland etc. and so it would take creative marketing strategy to get approval. The average person doesn't see the change in their everyday lives. CC has done a great job, but PHB is taking much longer. JB: Decoupling the chronic homelessness and drug use info. Show how government subsidies really work to assist those lower income levels as market doesn't naturally create affordability.

4) New business - Open forum (5-10 min)

- a. No new business this month.

Next Meeting: Wednesday, July 18, 4 – 5 pm
In-person meeting - Hillside Park