

Housing Advisory Board of Clackamas County

Wednesday, November 6<sup>th</sup>, 2024, from 3:00 - 4:00 PM  
via Zoom  
Meeting Minutes

- 1) Roll Call
  - a. Casey Baumann
  - b. Spencer Deinard
  - c. Joseph Briglio
- 2) Guest Speakers from AECOM presenting on 106 compliance.
  - a. Kirk Ranzetta, Senior Architectural Historian
  - b. Tim Wood, Architectural Historian III
- National Register of Historic Places (NRHP)
  - The NRHP is the official list of places worth preserving in the U.S., including buildings, sites, structures, objects, and historic districts.
  - Eligibility criteria include:
    - Age (50+ years)
    - Significance in history, culture, architecture, or archaeology
    - Integrity of location, design, setting, materials, workmanship, feeling, and association.
- Section 106 Compliance
  - Federal agencies must consider the impact of their projects on historic properties when they carry out, assist, fund, permit, or approve such projects
  - The compliance process includes:
    - Determining if there is a federal undertaking.
    - Consulting with relevant parties (SHPO, THPO, ACHP, public).
    - Identifying and evaluating historic properties.
    - Assessing project effects on properties.
    - Resolving any adverse effects.
  - Programmatic Agreements (PAs)
    - PAs streamline Section 106 compliance and outline stipulations for certain projects (e.g., weatherization, rehabilitation).
    - They can specify reporting, monitoring, dispute resolution, and duration.
    - Example PAs include those for Clackamas County, Portland Housing Bureau, and Oregon Housing and Community Services.
  - Clackamas Heights Housing Project
    - Built in 1942, this project includes 22 single-family houses and 39 duplexes.
    - The site has been consistently determined not eligible for NRHP listing by the HACC and SHPO, with the most recent decision in February 2024.
    - Issues include significant changes to the property (e.g., removal of buildings, installation of modern features) that have compromised its historic integrity.
  - Clackamas Heights Archaeological Survey
    - A 2023 archaeological survey identified boundaries for a previously identified site, but the site was not deemed eligible for the NRHP under Criteria A, B, C, or D.

- However, SHPO recommended further Tribal consultation regarding potential significance under Criterion A (Native American use of the area).
- A Memorandum of Agreement was developed, including stipulations for archaeological monitoring, sensitive resource identification, and the creation of historical/archaeological exhibits.
- Upcoming Changes in Section 106
  - The ACHP's proposed "Program Comment" on climate-resilient, accessible communities could exempt certain housing, climate-smart buildings, and transportation projects from Section 106 review. A decision is expected in mid-November 2024.
- Q&A
  - Q: *What does "feeling" mean?*
    - A feeling refers to the sense or atmosphere that a property conveys, reflecting its historical period. For example, does a 1940s development still "feel" like the 1940s, or has it been altered so much that it feels more like the 1990s?
  - Q: OCVM is from the 60's but is not a high-rise. Should we have it reviewed for historical significance?
    - A: Yes, it's worth confirming before selling.

### 3) HACC Updates

- a. Scattered Site Solicitations expected to be shared in the next week.
  - i. Include the HAB on the release.
- b. HSP A&B closed in October
- c. HACC received approval for the OCVM and Clackamas Heights S18 applications.
- d. HACC selected Truebeck as the GC for the Park Place Redevelopment.
- e. December meeting planning
  - i. Happy hour on 12/12 from 4-5:00 pm
    - 1. Either at Decibel in Milwaukie or the Hive Social in Oregon City

### 4) Word on the Street

- a. Senate Bill 1537: Addressing Oregon's Housing Supply and Affordability Crisis
  - i. The Housing Accountability and Production Office (HAPO) will streamline housing development in Oregon by providing tools like model codes and ensuring compliance with state housing laws. The SB 1537 bill includes a \$500 million investment to support infrastructure and moderate-income housing.
  - ii. The bill introduces a one-time Urban Growth Boundary (UGB) tool allowing cities to expand land for development, with 30% of new homes required to be affordable. The tool focuses on creating sustainable, complete communities while protecting farmland and forests.
  - iii. Additionally, the bill supports energy-efficient housing to reduce costs for low-income residents and stabilize housing operations.

Next Meeting: Thursday, December 12<sup>th</sup>, 2024, 4:00 – 5:00 pm  
 In-person: TBD