

Housing Advisory Board of Clackamas County
Meeting Minutes

Wednesday, May 1st, 2024, from 3:00 - 4:00 PM via Zoom

1) Roll Call

- a. Rebecca Stavenjord
- b. Spencer Deinard
- c. Casey Baumann
- d. Andrea Smith
- e. Ann Leenstra

2) Guest Speaker: Ryan Fisher, Lobbyist for the Housing Authorities of Oregon

a. 2024 Short Session Recap

i. **Housing Production Bill – SB 1537**

History: The Governor backed the 2023 bill that was similar to the Housing Production Bill, but stronger. It unexpectedly died on the floor due to pressure from environmental groups and miscommunication within the party. The 2024 bill that passed includes the following:

1. Create a Housing Accountability Production Office (HAPO). This office will oversee housing production and assist with affordable housing while also pushing for 80-120% AMI housing. Their responsibilities will include:
 - a. Consult and provide expertise where needed. Many smaller cities are sharing that they don't have capacity to make land available for production.
 - b. Find and remove bottlenecks. Some communities are resistant to housing and are enacting measures to not allow housing production.
 - c. Research the housing shortage. It's projected that we need to build the equivalent of the City of Medford (pop. ~85,000), every year, for 10 years to catch up.
2. Allow jurisdictions to extend their urban growth boundary on a one-time basis.
 - a. Central OR and the coast will likely extend their UGB.

ii. **Companion Funding Package - SB1530**

1. \$131 million for housing and homelessness.
 - a. Includes funding for emergency shelters, Project Turnkey sites, homelessness prevention services, and recovery projects.
2. \$123 million for housing infrastructure and production.
 - a. \$30 million earmarked for specific projects.
 - i. *30% of this land must be affordable housing.
3. \$24 million for healthy and safe homes.

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- a. Includes weatherization upgrades, health and safety measures, and support for warming and cooling shelters.
- b. Priorities for the 2025 Session.
 - i. **Looking into how we fund housing and resident/supportive services.**
 1. Costs for providing supportive services are higher than anticipated due to higher resident needs. When people don't receive the care they need, costs increase partly due to additional repairs (ex. flooding in units), insurance claims, etc.
 2. Due in part to the increase in wildfires, tornadoes, hurricanes, etc., Insurance has increased 100% in the last 5 years.
 - ii. **Funding for preservation.** Historically funded by lottery-backed bonds.
 1. Housing Authorities are having issues maintaining current portfolios and funding reinvestment.
 - a. Spencer Deinard: Could PHAs take advantage of upzoning regulations to build out existing properties with more units and generate additional cash flow?
 - iii. **Limits on security deposits**
 1. Housing Choice Vouchers do not cover the security deposit so high security deposits have made units unaffordable for residents.
 2. Example: A landlord required \$7k in deposits for a \$1,400 apartment.
 - iv. **Investment in LIFT.** Planned to make allowances for general obligation bonds.
- c. Q&A
 - i. Devin Ellin: Why were land acquisition programs and homeownership funding not funded?
 1. Ryan Fisher: Money needed to be cut from somewhere, so these were the first to be reduced.
 - ii. Devin Ellin: Are any cities in Clackamas County looking into expanding the UGB?
 1. Ryan Fisher: No cities have come forward yet.
 - iii. Devin Ellin: How are the infrastructure funds being distributed?
 1. Ryan Fisher: Cities will have to apply for it. Business Oregon will likely determine who receives money. Ryan will look into this further.
 - iv. Spencer Deinard: Has there been much traction out of Senate Bill 8 (allows developing affordable housing on property not zoned for residential use)?
 1. Ryan Fisher: Only anecdotally, but there have been some projects that worked where a city owned the land.
2. Chris Aiosa: Has there been conversation around the allocation of funds case management, peer services, etc.?

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- a. Ryan Fisher: Not around this bill but there has been some discussion around this as a shift in policy.
- 3) Word on the Street
- a. Housing Authority updates.
 1. Mercy Greenbrae at Marylhurst Commons: Construction completion and Grand Opening this summer.
 2. Hillside Park: Closing is scheduled for this summer with a Fall Groundbreaking.
 1. Andrea Smith: Is there a way to vote for the Hillside Park site plan?
 2. Survey link to provide feedback. Closes on Monday, May 13th.
www.surveymonkey.com/r/park-place-design-survey.
- 4) Housekeeping
- a. Approval of meeting minutes
 - i. 02.07.2024 & 04.08.2024
 1. Casey Baumann made a Motion and Andrea Smith Seconded it.

Next Meeting: Wednesday, June 5th, 2024, from 5:00 – 7:00 PM
In-Person: Clackamas Heights - Open House
13933 Gain St, Oregon City, OR 97045