

Housing Advisory Board of Clackamas County

MEETING MINUTES

Wednesday, March 5th, 2025, from 3:00 - 4:00 PM
via Zoom

- 1) Roll Call
 - a. Casey Baumann
 - b. Joseph Briglio
 - c. Dan Snow
 - d. Andrea Smith
 - e. Spencer Deinard
- 2) Approval of November Meeting Minutes
 - a. All approved.
- 3) Word on the Street
 - a. Legislation updates
 - i. Oregon House Bill 2138 aims to promote denser housing by expanding allowances for middle housing—including duplexes, triplexes, quadplexes, cottage clusters, and townhouses—in urban unincorporated areas, limiting local government's ability to reduce density within urban growth boundaries, and requiring the Land Conservation and Development Commission to adopt rules by January 1, 2028, to implement these provisions.
 - ii. Oregon House Bill 2131 requires individuals or entities providing earned income access services to obtain a state license, outlines application procedures and criteria for licensure.
 - iii. Oregon Senate Bill 684 directs OHCS, in consultation with local housing authorities, to develop a program to issue low-interest short-term loans to eligible projects for the construction of mixed income public developments.
 - iv. The Moderate-Income Revolving Loan (MIRL) program was established by Senate Bill 1537 in the 2024 Legislative Session, allocating \$75 million in General Fund resources for the Housing Project Revolving Loan Fund. The MIRL program provides zero-interest loans to Oregon cities and counties, enabling them to fund grants for housing developments serving households earning up to 120% of the area median income, with a revolving structure to sustain ongoing housing investments.
 1. Potential use for pre-development costs.
 - b. Tariffs and Bidding Climate:
 - i. Uncertainty in the market; possible delays until late summer.
 - ii. Strong bidding climate with bids held for 5-7 days.
 - iii. Strategies to mitigate cost escalation are being explored.
 - iv. Hearing of projects that are increasing costs in anticipation of tariffs.
 - v. No significant spikes in appliance cost increases yet

4) HACC Updates

a. Scattered Site Repositioning

- i. The relocation consultant is working with residents and relocation is underway.
- ii. Received four responses to the Homeownership RFEI but none for SHS homes; moving forward with all homeownership respondents.
- iii. Received 27 responses to the broker RFP; selected KJK Properties and will bring the contract to the board in April.

b. Hillside Park Redevelopment

- i. Construction is ahead of schedule for Building C and will likely be delivered early around Thanksgiving. A&B are either on schedule or slightly ahead of schedule.
- ii. D&E is back into design after a brief pause.

c. Park Place (aka Clackamas Heights) Redevelopment

- i. Planning an open house for 5/19.
- ii. Submitted tax credit application on March 3rd; review is underway.
- iii. Working through DD design and submitted Type II review to the city.

d. Metro Affordable Housing Bond

- i. Submitted 2024 Annual Report.
- ii. HACC will present to the Bond Oversight Committee on 3/17.

5) HACC's Modular Update

- a. HACC presented a visit to two modular facilities in Idaho in January.

Next Meeting: Wednesday, April 2nd, 2025, 3:00 - 4:00 pm
Via Zoom