

Housing Advisory Board of Clackamas County

MEETING MINUTES - FINAL

Wednesday, November 2, 2022 from 3:00 - 4:00 PM  
Zoom Meeting

1) Roll Call and Introductions

- a. New members going through the process to join the HAB.
  - Casey Baumann – Wishcamper Developers. OHCS prior.
  - Michelle Da Rosa – Real estate attorney. Legislative work.
  - Spencer Deinard – LRS Architect.
  - Veronica Gentle – Social Worker.
  - Daniel Snow – Walsh.
  - Anne Leenstra – Clack Co Commissioner for Housing.
  - Sam Theising – CREA; AM. 800 properties.
  - Joseph Briglio – CD Director, City of Milwaukie.
  - Rebecca Stavenjord – Resident of Milwaukie.
  - Andrea Smith – Resident of Clackamas County. Single mom.
  - Armando – Housing important determinant of health.
  - Claire – Clackamas County PGA. Recent project Turnkey.
  - Devin Ellin – Affordable Housing

2) Word on the Street

- a. CB: OHCS put out QAP for comments. 4% program, PAB's.
- b. JB: City (Milwaukie) has affordable housing (AH) grant as RFP, funded by construction excess tax. Supporting income restricted AH units. County was noticed. Closes Monday.
- c. DS: Metro bond dollars are about to be out until end of program, as well as PHB. Some conversations around another Metro bond for next year possibly.
- d. VG: Statewide rent control (14%). People are expecting, and have received, high rent increases starting in January.

3) Treasury Issues Final Rule on Low-Income Housing Credit Average Income Test (10/24)

- a. The final regulations consider the average income test to be satisfied if at least 40 percent of the building's residential units are eligible to be low-income units and have designated imputed income limitations that collectively average 60 percent or less of the area median gross income (AMGI). This fixes the "cliff test" of the proposed rule, meaning that one unit going out of compliance would not cause a project to fail the minimum set-aside test.
- b. Under the final regulations, a taxpayer may change the imputed income limitation designation of a previously designated low-income unit if certain conditions are met.
- c. To provide clarity on the definition of low-income unit for a project electing the average income test, the final regulations include a definition of low-income unit that takes into account whether the unit is a member of a group of units with a compliant average limitation.
- d. The temporary regulations require a taxpayer to separately identify (1) units in the qualified group of units used for satisfying the average income set-aside and (2) units in

the qualified group for purposes of the applicable fractions. This information must be recorded in the taxpayer's

- CB: Big thing, rather than failing a whole building, just pull one unit out. Less financial impact. Outside that, really mirrors Oregon's Average Income Policy. Easier to underwrite, there wasn't the IRS guidance. Happy to see failing is on unit input rather than building basis.

#### 4) Development Updates

- Marylhurst Updates:

- Marylhurst Commons closed on construction financing and is in construction.
- The project is 3% complete.
- Walsh is fully mobilized on site with their job office.
- All asbestos abatement work was completed in October.
- The site fence is up, as is all temporary erosion control, tree protection areas, and rock access roads are in place.
- Demolition is now about 65% complete, including removal of trees and existing vegetation.
- Preparation is underway for temporary electrical service, as well as for the water main extension.

- Fuller Road Station:

- Construction is complete on the Fuller Station project and leasing is underway.
- 28% occupied, with 28 occupied units.
- 43% leased.

- Lake Grove:

- Working on Developer Solicitation, expected to be released in January of 2023.
- Statement of Values created by in depth community stakeholder workgroup.
- Joint effort led by Metro, Lake Oswego, and HACC.
- SHS funding; 20 project based units/subsidy and additional funding for those services.

- Wilsonville:

- HACC is exploring awarding their remaining (~\$8MM) in Metro bond funds to the Wilsonville TOD project based on the HAB's recommendations.
- County leadership agrees with this strategy and HACC is hoping to bring it to the Board in executive session in the coming weeks.

- Clackamas Heights:

- Built in 1940's. Needs to be reimagined. HACC staff talking to City, R3.5 – allowed multifamily in zone through master plan process in municipal code. 16 acres. Currently 100 units, goal to redevelop site to 250 or so units.
  - Master plan from 2010, relooking at concept plan in predevelopment discussions.

- Hillside Park updates:

- Section 18 app submitted and under review with HUD.

#### 5) Announcements:

- MTW Agency:

- HACC is now a MTW Housing Authority

- Apply for waivers from HUD; more flexibility. Working with a consultant to look through waivers and make suggestions. Ultimate outcome, more flexibility to serve clients.
- HACC is learning more about how this impacts the way they operate but at a high level it will give HACC more flexibility in how they use and allocate funding within programs.
  - [Moving to Work \(MTW\)](#) is a demonstration program for public housing authorities (PHAs) that provides them the opportunity to design and test innovative, locally designed strategies that use Federal dollars more efficiently, help residents find employment and become self-sufficient, and increase housing choices for low-income families.
  - MTW allows PHAs exemptions from many existing public housing and voucher rules and provides funding flexibility with how they use their Federal funds.
  - PHAs in the MTW demonstration have pioneered a number of innovative policy interventions that have been proven to be successful at the local level, and subsequently rolled out to the rest of the country's PHAs.
  - Currently, there are 126 MTW PHAs nationwide.
- Senior Housing Developer
  - HACC is hiring for a Senior Housing Developer – help spread the word!

Next Meeting: Wednesday, December 7, 2022 from 3:00 - 4:00 PM  
Location: Zoom