

Housing Advisory Board of Clackamas County

Final Notes

Wednesday, April 5, 2023, from 3:00 - 4:00 PM

- 1) Roll Call - Everyone (5 min)
- 2) Welcome/Introductions - Everyone (10 min)
 - a. Word on the street-
 - SD-From a development perspective, 2019 ANSI, ADA compliance has changed and space requirements are bigger.
 - RS-The Smaller unit options, 17000 Bertman House in Milwaukie tear down or create affordable housing. What creative solutions can we do with this space before the tear down. Put link in chat.
 - WT Shared the turnkey project will not move forward.
 - RS would like the TriCounty planning body to purchase, as the hotel owner can longer franchise.
 - CO: Welcome to explore, but not officially through the County. No zoning requirements but should just be a regular permit. County staff have a lot of tools to continue the supportive housing efforts to address homelessness. Homeless Street Outreach staff going out on daily basis and building relationships with those living outside. Building very regular relationships with people. A list by name of those living outside in Clackamas County. Built for Zero, national movement, pretty promising. Staff are committed to moving forward and not let that measure set us back. Site is difficult to get community support if someone else wanted to purchase and use for transitional housing. Issues are going to remain huge in Clackamas County. Not sure what is happening for property at this point. 2 other hotels are being used within the County.
 - Wendy shared links to articles to read more.

<https://www.wweek.com/bars/news-bars/2023/03/22/chair-tootie-smith-abruptly-reverses-her-vote-to-approve-purchase-of-quality-inn-for-homeless-shelter-killing-purchase/>

<https://www.clackamas.us/news/2023-03-22/media-release-clackamas-county-to-pivot-from-the-project-turnkey-model-to-community-led-solutions-to-homelessness-and-transitional-housing>

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- b. MAC follow up-sent via email.
 - i. Approval of meeting minutes 3/1/23, AL motion to approve, Casey seconded.
- 3) Cottage Cluster Housing – *Jessy Ledesma, Homework Development (20 min)- Shortstack is designed to be a replicable, mass timber model, dynamic kit of parts. Missing middle, infill scale housing. Phase 1 includes 70 rental apartments and 26 homeownership in Portland. Working on 60-80%AMI. Jessy Ledesma and Anna Mackay are partners with 16 years of experience. 60-70% Female and/or BIPOC developers. Shortstack properties in Belmont and Mississippi 34 and 36 units. Cottage clusters in Milwaukie. Efficiencies and replicability are important. Need to Standardize product. Not modulars, panelist IKEA flat packed approach. Walls are pre-framed and put into place in days, rather than weeks. 900 sq ft cottages. City of Milwaukie planning team has been very supportive. 15 units are on Harvey Street. Detached cottages, work well to fit more units, and not required to build parking, No party walls, stand alone units. Renderings and presentation will be shared. Net zero fellowship grant was received to incorporate solar microgrids, which was more complicated than expected. Preserving tree canopy was important as well. Wanted to share solar resource across the entire community. Portland 3-4 story walk up, with 1-3 BD units, utilizing mass timber. LIFT application with OHCS, as well to help with AMI levels and meeting affordability.*

Questions:

DE. Asked about perfect site selection? J.L (10-20,000 sq feet) which can fit 36 units. Being tested on 5000sq ft. Cottage cluster 10-12,000.

D.E. What's available for financing for middle housing. Anything to advocate for? JL: SDC waivers. Gap can be \$60,000/ unit for middle housing (80-100%) AMI. SDC defer plan as well. No source or tool that is too small.

SD: Nice work, we needed a new model. Where are you coming in for height and density requirements? 2 story max for cottage cluster zoning. In Portland you can go 3-4 stories with density bonus.

C.O share slides and super excited about this work. Are developers taking advantage of middle housing in the County?

- 4) Summer (in person) meeting-Hillside - Devin (5 min) Would love to do a meeting at Hillside Manor in person, tour, view the gardens and Hillside Park. Group is open to this. July 5 meeting will most likely be moved, so WT will send out a poll to the group for dates in July for this in person meeting.
- 5) New business - Open forum (10 min)

SD: House Bill 2894 <https://olis.oregonlegislature.gov/liz/2023R1/Measures/Overview/HB2984>, take over abandoned office buildings. Opposition from some of the Cities. Love to hear more, very creative, and looking at potential within the UGB.

*R.S. More suburban area, this seems like an amazing opportunity to build density, especially with those cities with little vacant land. Only building up. Want to understand the resistance more, this might be a dangerous precedent. But would love to see access to this in toolkit.
D.S. economic conversions have trouble pencil out. Seismic upgrades are 1/3 of the cost. Great concept to keep exploring until it becomes more viable.*

WT: to share other legislation.

DE: State Bill 847 <https://olis.oregonlegislature.gov/liz/2023R1/Measures/Overview/SB847>, state appropriations for prevailing wage, would allow to split prevailing wage. Currently, anyone in project, then the whole project must be prevailed. Great accomplishment to get approved. Group is supportive of this bill.

Next Meeting: Wednesday, May 3, 2023, from 3:00 - 4:00 PM (Zoom)
Preview: Diane Lin, Proud Ground. Homeownership opportunities.