

Clackamas County Coordinating Committee (C4) Minutes

Thursday, April 07, 2016

Time: 6:45 p.m. to 8:30 p.m.

Development Service Building
Main Floor Auditorium, Room 115
150 Beavercreek Road, Oregon City, OR 97045

Attendance –

Members: Clackamas County: Paul Savas (Co-chair); **Canby:** Brian Hodson (Co-Chair); Traci Hensley (Alt.); **CPOs:** Laurie Freeman Swanson; Marjorie Stewart (Alt.); **Damascus:**

Diana Helm; **Estacada:** Brent Dodrill; **Fire Districts:** John Blanton; **Hamlets:** Rick Cook; John Meyer (Alt.); **Happy Valley:** Markley Drake; **Lake Oswego:** Jackie Manz; **Metro:** Carlotta Collette; **Milwaukie:** Mark Gamba; Wilda Parks (Alt.); **Molalla:** Jimmy Thompson; **Port of Portland:** Susan Lahsene; **Sanitary:** Terry Gibson; **Transit Agencies:** Stephan Lashbrook (Urban Alt.); Julie Wehling (Rural); **Villages:** Joe Mazzara; **Water Districts:** Hugh Kalani; **Wilsonville:** Tim Knapp

C4 Staff: Gary Schmidt (PGA); Trent Wilson (PGA)

Guests: Commissioner Tootie Smith (CC); Commissioner Martha Schrader (CC); Kimberlee DeSantis (BCC Staff); Mark Ottenad (Wilsonville); Jaimie Lorenzini (Happy Valley); Megan McKibben (Cong. Schrader); Annette Mattson (PGE); Fred Charlton (CCFD1); Cody Thompson (CCC); Brenda Perry (West Linn); David Barenberg (West Linn); Vahid Brown (CC Housing); Laurel Butman (County Admin); Chuck Robbins (CC Housing)

Approved Minutes

6:45 p.m. **Pledge of Allegiance**

Welcome & Introductions

Commissioner Paul Savas & Mayor Brian Hodson, Co-Chairs

Housekeeping

March 03, 2016 C4 Minutes Approved 6:50 p.m. **800 MHz Radio**

Clackamas County Fire District #1 Chief Fred Charlton shared information about the upcoming 800 MHz Radio ballot measure, including the history, benefits, and costs of required updates.

7:10 p.m. **Affordable Housing**

Commissioner Smith introduced the discussion, noting "affordable housing" is an issue important to Clackamas County. Smith identified the housing bills that passed in the 2016 State Legislature as a good start to address the issues and begin larger discussions about housing, but that more would need to be done. She proposed now is a good time to look at local needs and resources and to be "ahead of the game" when more housing issues come up in the 2017 legislature. Smith also encouraged C4 to also look locally to help address affordable housing needs.

Chuck Robbins, Clackamas County Housing and Development Director, presented a slide show titled "The State of Affordable Housing in Clackamas County", which showcased how his department supports affordable housing needs in Clackamas County as well as identified ongoing needs, challenges and opportunities for our region.

Discussion included:

Councilor Collette: Does the county have experience with tiny houses and cottage clusters?

Ans: The County doesn't, but the County Administrator does from his previous position with Thurston County. There is still a need for land to accommodate these changes, and market supported interest to build. These may be good options for housing homeless vets, and there has also been proposed legislation to try and site tiny homes on oversized church lots.

Councilor Perry: Where is the most need? And how important is transit to this issue?

Ans: Transit is very important. And identifying where the need is can also be a great tool – potentially creating an "opportunity map". Ideally there would be affordable/subsidized housing in every city, but each city has different population groups, so housing might need to be sited by community goals (i.e. young/old, vets, etc.)

Councilor Manz: We have trouble keeping seniors in existing housing, and also Lake Oswego is not place where a lot of people look for starter homes, so those are two challenges we have.

Stephan Lashbrook: Low income tax credit is one option to support the building and financing of affordable housing

Commissioner Savas: We could look at zoning options to allow for micro housing, or new manufactured housing.

Commissioner Schrader: Would be good to have a survey of the many needs around the area, Lake Oswego's needs will be different than Canby's will be different than Happy Valley's, etc.

Mayor Hodson: Canby will be looking at cottage cluster concepts on 2 ½ acre parcels: would be roughly 25 homes, not a lot of sidewalks and only a one way street, but it might meet some of the needs. Also, it might be unrealistic for HUD to continue using the 30% number as the threshold for defining what is "affordable housing" – most people are buying houses at 45%, at least in the Portland area.

Councilor Thompson: Another option to look at, perhaps at the state level, is how to penalize banks for holding onto foreclosed homes rather than releasing them to the market. It holds up inventory that is clearly needed.

Councilor Collette: There are good examples in NW Portland of how to repurpose large single family homes into 3 and 4 plex housing. It keeps the façade of the neighborhood but allows for more density.

Also, SDCs remaining the same no matter the size of the home incentivizes the market to build big houses. Perhaps a tiered approach would encourage smaller homes and/or lower priced developments.

Councilor Perry: If an "opportunity map" ever gets developed, childcare would be worth making note of. Not just its location, but childcare is not affordable anymore and that is also a cause for less people working or needing to adjust to lower income living.

Mayor Knapp: It is important to know that the government will never build enough housing to meet the need, so there will have to be some action that incentivizes the market to support this issue. Also, developers are building expensive homes and exclusive communities because the market is supporting their actions, and that is just a reality amidst this discussion worth noting.

Commissioner Smith concluded by reaching consensus from C4 that this could be a topic at future meetings and at the C4 Retreat.

8:10 p.m. **C4 Retreat Agenda Topics**

Trent Wilson shared that last year's retreat allowed C4 to create a list of action items that C4 has been accomplishing each month, but there are some items that could

really benefit from more focused discussion than what a once-a-month meeting can offer. The executive committee would really like to hear from C4 members about what items from this Action Items list needs more discussion.

C4 discussed that it wants transportation and housing to be the two primary discussion points, and to review a draft agenda at the May C4 meeting. Other options that emerged are: emergency preparedness update and equity on fee structures (from the Action Items list).

Retreat registration forms would go out next week and are due back on May 16.

8:15 p.m. **Monthly Updates**

R1ACT – Connect Oregon projects are currently being reviewed. There are four proposed projects within Clackamas County.

Metro Mayors Consortium – Discussed upcoming Metro Task Force regarding lands within the Urban Growth Boundary. No decision came from the meeting.

JPACT/MPAC Update

JPACT to continue the MTIP/RFFA discussion, which is ever-changing

MPAC to start looking at alternatives to solid waste systems

8:30 p.m. **Adjourn**