

Housing Advisory Board of Clackamas County

Meeting Minutes

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

1. Roll Call
2. Approval of April Meeting Minutes
 - Approved.
3. Word on the Street
 - Construction Pricing Trends
 - Construction prices have remained steady, with current bids coming in at \$200–\$210 per square foot.
 - High subcontractors' response.
4. Hillside Park Update
 - Hillside Park is being redeveloped over four phases in partnership with Related NW.
 - The project replaces 100 obsolete public housing units with 500 new affordable homes.
 - Funding sources:
 - 4% LIHTC
 - Metro Housing Bond
 - State LIFT funds
 - City of Milwaukie CET
 - HOME and HOME-ARP
 - Resident Support and Engagement
 - Residents received relocation support, including vouchers, staff assistance, and moving help.
 - Community engagement included:
 - Visioning sessions
 - Sustainability charrettes
 - Listening sessions led by equity consultant We All Rise
 - Phase I Construction Progress
 - Building C (100 units):
 - Opening November 2025
 - Buildings A & B (175 units):
 - Opening Winter/Spring 2026
 - Early delivery expected (2–3 months ahead of schedule)
 - Equity in Contracting (COBID Goals)
 - Building C: 99% subcontractor buyout, exceeding 30% COBID goal
 - Buildings A & B: 96% buyout, on track for 30% goal
 - Resident Services
 - 39% of units for households at/below 30% AMI
 - 40% family-sized (2+ bedrooms)
 - Services by:

- HACC Resident Services
 - Impact NW (including trauma-informed PSH)
 - Unite Oregon
 - Community Vision
 - Services include after-school programs, health/recovery, lease support, food pantry.
- Phase II – Buildings D & E
 - 164 family units.
 - Financing to close in early summer 2026.
 - Metro Bond (\$34K/unit) and LIFT (\$192K/unit) funding.
 - Amenities: after-school care, housing retention, education, and onsite Resident Services Manager
 - \$9.3 million investment in off-site infrastructure, including two new streets and extending 30th Ave.
- Phase III & IV: Affordable Homeownership and Intergenerational Living (Lots G & F)
 - Lot G: 15–25 homes via community land trust with Shortstack.
 - Lot F: 45–55 unit intergenerational community with Bridge Meadows
 - For foster youth, adoptive parents, and elders
 - Focus on trauma-informed design and community building
- Hillside Open Space Improvements
 - \$389,000 Metro grant awarded through the Nature in Neighborhoods program to be used to update the Open Space with a new walkway and amenities.
 - Partnering with RNW to create an accessible ADA connection between Hillside Park and Open Space.
- Question: How is the waitlist determined for Hillside Park Phase I?
 - A: Priority order for lease-up:
 - i. Former and current HACC Hillside Park residents
 - ii. HACC Public Housing residents
 - iii. General public (waitlist opens in July 2025)

5. HACC Updates

- Park Place Redevelopment:
 - HACC hosted an open house and a neighborhood meeting on May 18.
 - Both events had a great turnout, and the project has received a mostly positive reception from the community.
- El Nido Project:
 - Closing scheduled for July 10th, 2025.
- Scattered Sites Homeownership Program:
 - One home sold, and five residents are moving forward with home purchases.

6. Other Business

- The July 2025 meeting is cancelled.