

Housing Advisory Board of Clackamas County

Meeting Minutes

Wednesday, September 3rd, from 3:00 - 4:00
PM via Zoom

- 1) Roll Call
- 2) Discussion: AI Applications in the Public Sector presented by Antwon Ali
 - a. Four key specialists:
 - i. Translator (NLP): Bridges human language and computer logic (e.g., smart assistants, email filtering)
 - ii. Analyst (Predictive Modeling): Analyzes data patterns to predict outcomes (recommendations, fraud detection, weather).
 - iii. Creative Genius (Generative AI): Creates original content (text, images, music).
 - iv. Doer (Agentic AI): Acts autonomously to complete tasks (chatbots fixing issues, booking).
 - b. Applications to housing authorities included:
 - i. HACC's "Moving to Work" designation allows for innovation.
 - ii. Introduction of an AI "co-pilot" to improve compliance, reduce errors, and streamline processes.
 1. Compliance challenges were discussed, with AI proposed as a solution to overlay existing systems, prevent errors, and aim for 100% HUD compliance.
- 3) Word on the Street
 - a. Discussed the PSU MSRE Event: Sept. 20 at Hillside Manor community room; presentation, panel discussion, and project tour with panelists from HACC, Related, Walsh, and Umpqua. Audience includes PSU MSRE students and invited guests.
- 4) HACC Updates
 - a. Park Place Redevelopment:
 - i. On track to close 10/22
 - b. El Nido Project:
 - i. Closed 7/10
 - c. HSP
 - i. Building C - Construction completion 11/2025
 - ii. Building B - Construction completion 1/2026
 - iii. Building A - Construction completion Spring 2026
 - d. Shortstack Milwaukie will be released in 2 phases beginning this month, 2025. Currently accepting applications from households earning up to 80% of the Area Median Income, with prices under \$265,000.
 - e. Scattered Sites Homeownership Program: 3 homes sold to date; ~6 expected by mid-fall. Collaboration with partners continues for CLT acquisitions and affordable homeownership projects.

Next Meeting: In-person meeting at **Hillside Park Open House**

Date: 11/6 @ 3:00 pm

Location: 2889 SE Hillside Ct

Milwaukie, OR 97222