



## At a glance

### Total Unit Count

**Total development cost:**  
\$19.4 million

**Metro bond funds:** \$5.6 million

**Bond funds per unit:** \$117,484

**Project type:** Rehab

**Sponsor:** Housing Authority of  
Clackamas County (HACC)

**Architect:** Carleton Hart

**General contractor:** Walsh  
Construction

**Property Management:** Home  
Forward

**Funding:** Low Income Housing  
Tax Credits, Metro Affordable  
Housing Bond, Clackamas  
County HOME funds,  
Permanent Supportive  
Housing, private funds

**Construction begins:** June  
2021

**Anticipated completion:** June  
2022

# Tukwila Springs

*18000 Webster Rd - Gladstone - Housing Authority of Clackamas County*

Tukwila Springs will provide 48 units of permanent supportive housing for low-income individuals earning 30% of the area median income (AMI) and below.

Tukwila Springs is the rehabilitation of a former congregate care facility originally constructed in 1967. The rehabilitated building will provide housing affordable to low income residents age 50 and older who are currently experiencing homelessness or at risk of becoming unhoused. Applicants will be referred through the county's Coordinated Housing Access (CHA) wait list.

Design and programming best practices identified in PSH training combined with the onset of the coronavirus pandemic helped inform the redevelopment strategy. The pandemic highlighted the need for resident autonomy and self-sufficiency. As redesigned, each unit will include a full private bathroom and a food prep area with a sink, refrigerator, and microwave.

Common area amenities include a community kitchen, a dining hall, a spacious community living room, a wellness room, exam room, a laundry room, indoor bike parking, management and services offices, and various meeting and conferences spaces. Outdoor amenities include a beautifully landscaped courtyard, outdoor seating areas, and a community garden for resident use. Landscaping is drought resistant.

Regular bus lines provide direct access to downtown Milwaukie, Clackamas Community College, Oregon City Transit Center, Clackamas Town Center and MAX Green and Orange Max lines.

Home Forward will provide property management and resident services. The Native American Rehabilitation Association (NARA) will provide culturally-specific supportive services.



## Development program

Tukwila Springs will feature 48 units, all supported by project-based vouchers and supportive services.

Unit size (no. of bedrooms)	No. of units	AMI%	PBVs	Square feet/unit	Gross monthly rent/unit*
SRO	8	30%	8	255	\$421
Studio	40	30%	40	280-390	\$421-\$562
Total	48		48		

\*residents will pay no more than 30% of their income toward rent

## Amenities

- Public transit is adjacent to the site
- Beautiful large trees will be maintained
- Each unit includes full private bath and kitchenette
- Onsite permanent supportive housing services
- Meeting and community spaces
- Landscaped courtyard and community garden

