

# HOUSING AUTHORITY OF CLACKAMAS COUNTY BOARD OF COMMISSIONERS

## Policy Session Worksheet

**Presentation Date:** 9/13/2023      **Approx. Start Time:** 11:00 am      **Approx. Length:** 1 hour

**Presentation Title:** Regional Affordable Housing Bond Funding Allocation

**Department:** Health, Housing & Human Services / Housing Authority of Clackamas County

**Presenters:** Rodney Cook, Director and Devin Ellin, Housing Development Director

**Other Invitees:** Related Northwest, Hacienda Community Development Corporation, Palindrome Properties Group, HomeWork/Sister City/Proud Ground

**WHAT ACTION ARE YOU REQUESTING FROM THE BOARD?** Approval to provide Housing Authority Board endorsement of the four affordable housing development project proposals seeking preliminary commitments of Regional Affordable Housing Bond funds.

### EXECUTIVE SUMMARY:

#### Background:

The Housing Authority of Clackamas County (HACC), as part of the Housing & Community Development Division of Health, Housing and Human Services, requests Housing Authority Board endorsement of the four projects seeking preliminary commitments of Regional Affordable Housing Bond (Housing Bond) funds.

In November of 2018, voters in the tri-county Metro region approved a Regional Affordable Housing Bond for the acquisition and new construction of affordable housing units throughout the Metro Urban Growth Boundary, which includes Multnomah, Washington, and Clackamas Counties.

Pursuant to the requirements of the Regional Affordable Housing Bond Framework, adopted by Resolution No. 19-4956 by Metro Council on January 31, 2019, development of a formal Local Implementation Strategy (LIS) was required by each jurisdiction to establish its strategy for achieving its allocated share of unit production targets. On November 14<sup>th</sup>, 2019, Clackamas County's Local Implementation Strategy and the Housing Bond Intergovernmental Agreement (IGA) between the Housing Authority and Metro were approved and adopted by the Housing Authority of Clackamas County Board. The LIS and the IGA were subsequently approved by Metro Council on November 21<sup>st</sup>, 2019. Concurrent with final approval of these documents, Housing Bond funds became eligible for release to HACC for the development of bond-financed projects within the county's Urban Growth Boundary (UGB).

Concept Endorsement is a preliminary commitment of funding on the basis of consistency of the early project concept with the Local Implementation Strategy. Metro evaluates project for Concept Endorsement based on the following criteria:

- Endorsement of the Housing Authority of Clackamas County;
- Concept's contribution to Unit Production Targets relative to requested amount of bond funding or demonstration of how proposed project will contribute to Local Implementation Partner's portfolio of planned or completed projects to achieve the local share of Unit Production Targets; and
- Consistency with Local Implementation Strategy.

**Bond Award and Allocation Update:**

Clackamas County currently has five Bond-funded projects, totaling 560 units, either complete or in construction. The four projects being put forward for Housing Authority Board endorsement will add another 410 units to the pipeline, thereby exceeding Clackamas County’s production goal of 812 units by nearly 120%, with just 85% of bond proceeds committed. Concept Endorsement provides a preliminary commitment of Housing Bond funds to projects conditioned upon the final project achieving the unit production targets, compliance with the LIS, and final approval from Metro and the Housing Authority Board. With the addition of these four projects, every major bond-eligible city in Clackamas County, with the exception of West Linn, will have a bond-funded project either completed or underway. Working to create housing opportunities across the bond-eligible region, especially in opportunity neighborhoods, is a primary priority identified in the LIS.

| <b>AFFORDABLE HOUSING BOND PRODUCTION</b>                               | <b>Units</b>         | <b>30% AMI or below</b> | <b>Family Size (2BR+)</b> |
|---|----------------------|-------------------------|---------------------------|
| <b>Clackamas County Production Goals</b>                                | <b>812</b>           | <b>333</b>              | <b>406</b>                |
| Tukwila Springs - <b>COMPLETE</b>                                       | 48                   | 48                      | 0                         |
| Fuller Station Apartments - <b>COMPLETE</b>                             | 99                   | 30                      | 82                        |
| Good Shepherd Village - <b>IN CONSTRUCTION (Complete 10/12/23)</b>      | 142                  | 58                      | 79                        |
| Las Flores - <b>IN CONSTRUCTION (Complete 3/28/24)</b>                  | 171                  | 70                      | 129                       |
| Marylhurst Commons - <b>IN CONSTRUCTION (Complete 4/26/24)</b>          | 100                  | 40                      | 83                        |
| Hillside Park Redevelopment - <b>CLOSING ~Q2 2024</b>                   | 221                  | 108                     | 67                        |
| Lake Grove - <b>CLOSING ~Q1 2025</b>                                    | 54                   | 20                      | 29                        |
| Wilsonville TOD - <b>CLOSING ~Q3 2024</b>                               | 120                  | 40                      | 79                        |
| Shortstack Milwauike- Homeownership - <b>CLOSING ~Q2 -2024</b>          | 15                   | 0                       | 15                        |
| <b>Total Unit Production</b>  | <b>970</b>           | <b>414</b>              | <b>563</b>                |
| <b>Percent of Total Production Goals</b>                                | <b>119.5%</b>        | <b>124.3%</b>           | <b>138.7%</b>             |
|   |                      |                         |                           |
|   |                      |                         |                           |
| <b>AFFORDABLE HOUSING BOND ALLOCATION</b>                               | <b>Metro Bond</b>    | <b>% of Total</b>       |                           |
| <b>Total Clackamas County Metro Bond Allocation</b>                     | <b>\$117,854,094</b> | <b>100%</b>             |                           |
| Tukwila Springs - HACC  | \$5,639,209          | 5%                      |                           |
| Fuller Station Apartments – Geller Silvis & Associates, Inc. & Guardian | \$8,570,000          | 7%                      |                           |
| Good Shepherd Village – Caritas Housing Corp & Catholic Charities       | \$18,330,000         | 16%                     |                           |
| Las Flores – Community Development Partners & Hacienda CDC              | \$15,903,000         | 13%                     |                           |
| Marylhurst Commons – Mercy Housing NW                                   | \$3,000,000          | 3%                      |                           |
| Hillside Park Redevelopment – Related NW & HACC                         | \$40,000,000         | 34%                     |                           |
| Lake Grove – Hacienda CDC   | \$10,000,000         | SAP                     |                           |
| Wilsonville TOD - Palindrome  | \$8,000,000          | 7%                      |                           |
| Shortstack Milwauike - HomeWork, Sister City, Proud Ground              | \$700,000            | 1%                      |                           |
| <b>Percent of Total Allocation Utilized</b>                             | <b>\$100,142,209</b> | <b>85%</b>              |                           |
|   |                      |                         |                           |
| <b>Balance Remaining</b>  | <b>\$17,711,885</b>  | <b>15%</b>              |                           |
| HACC Repositioning Projects   | \$17,711,885         |                         |                           |

## **Project Summaries**

### **Hillside Park, Milwaukie - 275 units (221 bond-eligible units)**

Hillside Park is the master-planned redevelopment of HACC's existing public housing site that contains 100 housing units on 13.7 acres. Hillside Park was built in the early 1940s and is Oregon's oldest public housing community. These units are subsidized under HUD's Section 9 Public Housing program and provide housing to low-income households with affordable rents that do not exceed 30% of their monthly-adjusted income. After 80+ years in operation, the aging buildings have exceeded their useful life and require repositioning and redevelopment in order to provide safe and sustainable affordable housing. The proposed redevelopment conceives of Hillside Park as a mixed-use community with 375 units of affordable rental housing and up to 125 units of workforce or market-rate housing, including 40 townhomes. The project vision is based on early input from community stakeholders and an approved master plan.

Related Northwest (Related), an experienced local affordable housing developer, was selected through a competitive procurement process for the redevelopment of Hillside Park. Related will work in partnership with HACC as the property owner to redevelop the first phase consisting of a 7.5-acre portion of the site. This project will bring 275 units of amenity-rich affordable housing in three adjacent buildings to households with incomes at or below 60% of Area Median Income (AMI). The proposed buildings will be three- and four-stories and each will be served by an elevator. A landscaped plaza and 236 stalls of both on- and off- street parking will further support the project.

The project team is committed to delivering a highly energy efficient project to reduce energy use and operating costs and increase overall housing affordability. The project includes plans for energy efficient infrastructure and rooftop solar, which will make it eligible for energy certification. Hillside Park's three buildings will also utilize all electric Heating, Ventilation, and Air Conditioning (HVAC) systems via heat pump technology.

Ultimately, this public-private partnership favorably marries HACC's community connection to the existing project and the Milwaukie area with Related's outstanding developmental expertise and track record. Related is well regarded for its ability to continually deliver high quality affordable housing on budget and on schedule. Bringing that experience to such a complex project is vital to ensure efficient project execution. This team therefore has the needed knowledge and development expertise to deliver a project that meets the unique housing and service needs of low-income and homeless households, enhances the public realm, and creates long-term affordable housing in a well-resourced, high-opportunity community.

HACC will retain ownership of the underlying land and lease the property to the various tax credit partnerships under a long-term ground lease. Other primary sources include Federal Congressionally Directed Spending, State Local Innovation and Fast Track (LIFT) funds, County Home Investment Partnership Program (HOME) funds, City Construction Excise Tax funds, Low Income Housing Tax Credits (LIHTCs), Private Activity Bonds, and permanent debt. Additional sources are actively being pursued including a Capital Magnet Fund grant and Oregon Multi-family Energy Program (OR-MEP).

The development team is requesting \$40,000,000 in Housing Bond funds to support this project.

### **Lake Grove, Lake Oswego - 55 units (54 bond-eligible units)**

The Lake Grove development is a partnership between HACC, the City of Lake Oswego (City), and Metro. The City owns six tax lots, most recently used for construction staging, at the intersection of Boones Ferry Road and West Sunset Drive in the City's Lake Grove neighborhood. The City identified the roughly 1.4 acre property as a suitable location for the development of multi-family affordable housing. In January of 2023, HACC and Metro released a developer solicitation seeking a development team to deliver 50 affordable units, including at least 20 units at 30% of AMI or less and at least 25 units of two bedrooms or more. To achieve this goal, Metro and HACC committed to a full land value write-down on the site, as well as \$10 million in Housing

Bond funds and 20 Regional Long Term Rental Assistance (RLRA) project-based vouchers that can be paired with Supportive Housing Services (SHS) funding.

Submissions were reviewed by a Technical Review Committee (TRC) composed of staff and consultants representing HACC, Metro, and the City. The TRC provided insight and information for consideration by the Community Advisory Committee (CAC). The CAC, composed of representatives from the Lake Grove Community Stakeholder group and other engaged stakeholders, selected Hacienda Community Development Corporation (CDC) to develop the site.

Hacienda CDC proposes a new construction development consisting of 55 units, including 26 one-bedroom, 25 two-bedroom, and four three-bedroom units. Twenty units will serve households at 30% AMI or below, and 10 of those units will be dedicated Permanent Supportive Housing (PSH) that serves households referred through Coordinated Housing Access (CHA) and paired with rental assistance and services funding through the Supportive Housing Services (SHS) Measure. Services will be provided by New Narrative. The remaining 35 units will serve individuals and families in a variety of unit sizes and rents set at 60% AMI or below.

The proposed building will be four-story served by two elevators and surrounded by a landscaped plaza. Parking is planned to be located along West Sunset Drive with partial parking as tuck-under for a total of 68 stalls. The goal is for full activation of Boones Ferry Road by also reducing congestion for vehicles entering and leaving the community.

The City of Lake Oswego will provide Systems Development Charge (SDC) and development review fee exemptions to support the project. Other primary sources include Oregon Multi-family Energy Program (OR-MEP), Low Income Housing Tax Credits (LIHTCs), Private Activity Bonds, and permanent debt.

The development team is requesting \$10,000,000 in Housing Bond funds to support this project.

### **Wilsonville TOD, Wilsonville - 121 units (120 bond-eligible units)**

In order to further its housing bond implementation goal of encouraging development in high opportunity areas, HACC, with support from its Housing Advisory Board, is proposing \$8.0 million in remaining housing bonds funds to support affordable housing development in Wilsonville. Wilsonville and West Linn are the only remaining bond-eligible cities with affordable housing needs identified in the LIS that do not have a bond-supported project in development.

The City of Wilsonville (City) owns a 1.3 acre property at the Wilsonville Transit Center that presents an opportunity to promote transit-oriented development (TOD) with affordable housing. To explore the possibilities, the City completed a Development Opportunity Study to assess the City's goals for the site and to better understand the types of development that may be feasible. In early 2022, the City released a Request for Qualification / Proposals seeking a development team to build a project at the site that provides affordable housing and is an example of best practices in TOD.

In December 2022, the City awarded Palindrome Properties Group (Palindrome) the development rights to the Wilsonville Transit Oriented Development (WTOD). HACC worked closely with Palindrome and the City to further integrate LIS criteria and Housing Bond production targets into the development.

WTOD will be a mixed-use development with 121 affordable housing units over an active ground floor space. All of units will be restricted to households earning 30%, 60%, and 80% or less of AMI, including 40 units reserved for households making 30% of AMI or below. The units will be a mix of studio, one-, two-, and three-bedroom units.

The proposed building will be a single five-story building with a landscaped plaza and a mix of on-site and shared parking on an adjacent property owned by Tri-Met. In addition to providing affordable housing for 121 households, Palindrome proposes to include on ground floor amenities including, the SMART transit welcome

center, Wilsonville Community Sharing food bank, a coffee shop and a craft beer tap room with a focus on commuters, area employees, and neighborhood residents within walking or biking distance.

Energy efficient features will reduce operating costs and increase overall housing affordability. They include a rooftop photovoltaic solar system to provide for common area electric, enhanced insulation, and high-performance windows. Light Emitting Diode (LED) lighting, energy star appliances and smart thermostats will provide energy efficient units for residents. The landscape design uses native, drought-tolerant plants and the units include low-flow water fixtures.

Palindrome will be partnering with Latino Network, which is a Latino-led education organization that is grounded in culturally-specific practices and services. Latino Network offers programming in arts and culture, early childhood education, economic justice, educational access, health and wellness, youth empowerment and violence prevention, as well as advocacy and leadership in the Portland metropolitan area. Latino Network will provide outreach services during the predevelopment period to inform design and programming, referral services to the property management agent, and programming at the new apartment community.

In addition to the land contribution, the City of Wilsonville is providing a \$1,900,000 transit grant to support the Smart welcome center at the project and Systems Development Charge (SDC) waivers. The project is benefiting from a shared parking agreement with Tri-met on the adjacent transit center park and ride parking lot. As part of the project's environmental sustainability measures, the development budget includes energy tax credit equity from the photovoltaic solar credits. Other primary sources include Metro TOD funding, Low Income Housing Tax Credits (LIHTCs), Private Activity Bonds, and permanent debt.

The development team is requesting \$8,000,000 in Housing Bond funds to support this project.

### **Shortstack Milwaukie, Milwaukie - 15 homeownership units**

Shortstack Milwaukie represents Clackamas County's first Housing Bond-funded home-ownership project. It will create 15 affordable homes, priced for households earning 80% AMI, through densification at the "missing middle" / "cottage cluster" scale. The project is made possible by recent up-zoning for middle housing neighborhoods and is located near amenities that working families need to thrive.

The 24,300-sf site, located in the Ardenwald neighborhood, is well-connected to Milwaukie's thriving downtown commercial center, good schools, and major employers.

The two-story cottages, built with mass timber, will be approximately 900 square feet and will include 2-bedrooms and 1.5 baths. The compact and cost efficient design provides a modern open ground floor concept that is desirable and marketable for home buyers. The units are intended to serve a mix of small families, couples, and individuals.

The project was awarded State LIFT funds covering 90% of its funding needs and is seeking Regional Affordable Housing Bond funds to close the remaining financing gap. Other primary sources include a USDA Wood Innovation Grant and a Construction Excise Tax grant from the City of Milwaukie

The development team is requesting gap financing of \$700,000 in Housing Bond funds to support this project.

### **FINANCIAL IMPLICATIONS (current year and ongoing):**

Is this item in your current budget?  YES  NO

What is the cost? **\$58,700,000**

What is the funding source? **Regional Affordable Housing Bond Funds. No County General Funds are involved.**

## STRATEGIC PLAN ALIGNMENT:

- How does this item align with your Department's Strategic Business Plan goals?
  - This item aligns with the following Department strategic priorities:
    - Provide sustainable and affordable housing.
    - Assist individuals and families in need to be healthy and safe.
    - Increase self-sufficiency.
    - Increase community safety and health.
    - Continually improve the efficiency and effectiveness of services.
- How does this item align with the County's Performance Clackamas goals?
  - This item aligns with the following County strategic priorities:
    - Ensure safe, healthy and secure communities.
    - Grow a vibrant economy.
    - Build a strong infrastructure.
    - Build public trust through good government.

## LEGAL/POLICY REQUIREMENTS:

This action adheres to the terms of the Housing Bond IGA with Metro.

## PUBLIC/GOVERNMENTAL PARTICIPATION:

These projects are made possible by the voter-approved Regional Affordable Housing Bond. The Local Implementation Strategy and intergovernmental agreement for Housing Bond funding was approved by the Housing Authority of Clackamas County Board and Metro Council.

Public/community engagement was carried out as part of the development of the LIS and there is a separate, comprehensive engagement process required for each project.

## OPTIONS:

1. Approve request to provide Housing Authority Board endorsement to the four projects seeking preliminary commitments of Regional Affordable Housing Bond funds.
2. Direct staff to make changes to the recommended projects and bring back for review at a future Issues or Policy session.
3. Reject request to provide Housing Authority Board endorsement to the four projects seeking preliminary commitments of Regional Affordable Housing Bond funds.

**RECOMMENDATION:** Staff respectfully recommends Option 1. Approve request to provide Housing Authority Board endorsement to the four projects seeking preliminary commitments of Regional Affordable Housing Bond funds.

**ATTACHMENTS:** Project information sheets

## SUBMITTED BY:

Division Director/Head Approval \_\_\_\_\_  
Department Director/Head Approval Rodney A. Cook  
County Administrator Approval \_\_\_\_\_

For information on this issue or copies of attachments, please contact \_\_\_\_\_ @ 503-\_\_\_\_\_



## At a glance

**Total unitcount:** 275

**Regional Affordable Housing Bond funds:** \$40 million

**Bond funds per unit:** \$145,454

**Project type:** New construction

**Sponsors:** Related Northwest & HACC

**Architect:** Ankrom Moisan Architects

**General contractor:** WALSH Construction

**Partners:** We All Rise, Providence Hospital

**Funding:** Low Income Housing Tax Credits, OHCS LIFT, Regional Affordable Housing Bond, OR-MEP, Project-based vouchers, City of Milwaukie Construction Excise Tax funds, Metro Nature in Neighborhoods funds, Federal Infrastructure Grant

**Construction begins:** July 2024

**Anticipated completion:** July 2026

# Hillside Park

## *2889 SE Hillside Ct - Milwaukie – HACC & Related Northwest*

Hillside Park is a master-planned redevelopment of a low-density public housing site that contains 100 housing units across 13.7 acres. Built in the early 1940s, the existing property is Oregon’s oldest public housing community. After 80+ years in operation, the aging buildings have exceeded their useful life and require repositioning and redevelopment in order to provide safe housing and sustain operations. The proposed redevelopment conceives of Hillside Park as a mixed-use community with 375 units of affordable rental housing and up to 125 units of workforce or market rate housing, including 40 townhomes.

In partnership with HACC, Related Northwest (“Related”) will commence the redevelopment effort by beginning with a 7.5-acre area at the southern edge of the property. This project will bring 275 units of amenity-rich affordable housing in three adjacent buildings to households with incomes at or below 60% AMI. The proposed buildings will be three- and four-stories and each will be served by an elevator. A landscaped plaza and 236 stalls of both on- and off-street parking will further support the project.

Building amenities include on-site management offices, resident service offices, parcel lockers, multi-purpose community rooms, bike rooms, and laundry rooms on every floor. An innovative amenity will be the development’s resilience hub. Resilience hubs are supplied with basic resources like food, water, and medical supplies and have backup electrical capacity. They are community-serving facilities designed to support residents and coordinate resource distribution and services before, during, or after a natural hazard event.



## Development program

Hillside Park includes 275 units of new affordable housing. A minimum of 120 units will be support by Project-Based rental assistance, 20 of which will be designated as Permanent Supportive Housing (PSH).

| Unit size (no. of bedrooms) | No. of units | AMI % | PBVs       | PSH       | SF per Unit | Gross mo. rent/unit |
|-----------------------------|--------------|-------|------------|-----------|-------------|---------------------|
| Studio                      | 3            | 30%   | 3          | 2         | 415         | \$1,350             |
| Studio                      | 40           | 60%   |            |           | 415         | \$1,063             |
| One Bedroom                 | 15           | 30%   | 15         | 6         | 600         | \$1,530             |
| One Bedroom                 | 13           | 50%   | 13         |           | 600         | \$1,530             |
| One Bedroom                 | 94           | 60%   |            |           | 600         | \$1,162             |
| Two Bedroom                 | 64           | 30%   | 64         | 8         | 800         | \$1,729             |
| Two Bedroom                 | 19           | 50%   | 19         |           | 800         | \$1,729             |
| Two Bedroom                 | 20           | 60%   |            |           | 800         | \$1,395             |
| Two Bedroom – MU            | 1            | 80%   |            |           | 800         | \$0                 |
| Three Bedroom               | 6            | 30%   | 6          | 4         | 1,050       | \$2,394             |
|                             |              |       |            |           |             |                     |
| <b>Total</b>                | <b>275</b>   |       | <b>120</b> | <b>20</b> |             |                     |

## Amenities

- Bus stop within 1/8 mile
- Ardenwald Elementary within 1 mile
- Grocery store within 1 mile
- Downtown Milwaukie within 1.1 miles
- Multiple parks and recreation areas within 3/4 mile
- Across street from Providence Milwaukie Hospital
- Resilience Hub
- On site community rooms
- Bike parking
- Study lounge
- On site management and services offices
- Outdoor playground and garden beds
- Whole-building heating and cooling
- Pedestrian street and plaza
- 236 parking spaces







## At a glance

**Total unit count:** 55

**Regional Affordable Housing Bond funds:** \$10 million

**Bond funds per unit:** \$185,185

**Project type:** New construction

**Sponsor:** Hacienda Community Development Corporation

**Architect:** Access Architecture & Mackenzie

**General contractor:** Colas Construction Inc.

**Partners:** New Narrative, 4-H OSU Extension Service, Portland Audubon, Embold Credit Union, Umpqua Bank

**Funding:** Low Income Housing Tax Credits, OR-MEP, Regional Affordable Housing Bond, Federal Energy Tax Credits, Private funding, City SDC Waiver

**Proposed Construction Start:** August 2024

**Anticipated completion:** October 2025

# Lake Grove Affordable Housing

*16719 Boones Ferry Road - Lake Oswego – Hacienda CDC*

Lake Grove Affordable Housing is proposed on a site that was recently used for construction staging at the intersection of Boones Ferry Road and West Sunset Drive in the City's Lake Grove neighborhood. The City has identified the roughly 1.4-acre Property as a suitable location for the development of multi-family affordable housing. Through partnership with the Housing Authority of Clackamas County, the City, and with targeted outreach to communities of color, we anticipate serving a mix of families with ten units serving individuals or families experiencing homelessness and/or facing imminent displacement who need permanent supportive housing (PSH).

Hacienda proposes (55) units from one-, two-, and three-bedrooms, including (1) unrestricted manager unit and (10) units of PSH serving families who have experienced houselessness or are at risk of becoming houseless, with the remainder of units serving residents making 60% AMI or below. The ground floor will be comprised of community and supportive spaces including lobby, support services, and a community room with kitchen to host life-enriching and supportive workshops. Tuck-under parking behind active uses will allow for higher density and preservation of outdoor space.

Beyond various passive sustainable strategies, the project will pursue energy renewable systems including a roof-top solar array, (3) EV parking spaces and 40% EV-ready parking stalls. Other proposed building systems and appliances will seek to be all electric, eliminating natural gas from the project.

Our network of support services will also enhance livability in this community by providing a holistic approach to resident's needs. Hacienda, being both a developer and service provider, experiences first-hand what the residents need to achieve their goals. Paired with the strengths of New Narrative, our supportive services project partner, we will be able to establish a supportive network of clinicians, resident service coordinators, and property manager to work for and with the community intentionally.

## Development program

Lake Grove Affordable Housing is 55 units of new affordable housing and includes 10 units supported with project-based RLRA vouchers.

| Unit size (no. of bedrooms) | No. of units | AMI% | PSH/ Subsidy | Square feet/unit | Gross rent/unit Including Subsidy |
|-----------------------------|--------------|------|--------------|------------------|-----------------------------------|
| One bedroom                 | 5            | 30%  |              | ~495             | \$634                             |
| One bedroom                 | 5            | 30%  | RLRA         | ~495             | \$1,693                           |
| One bedroom                 | 16           | 60%  |              | ~495             | \$1,269                           |
| Two bedroom                 | 5            | 30%  |              | ~690             | \$762                             |
| Two bedroom                 | 5            | 30%  | RLRA         | ~690             | \$2,032                           |
| Two bedroom                 | 14           | 60%  |              | ~690             | \$1,524                           |
| Two bedroom / Managers unit | 1            |      | -            | ~690             |                                   |
| Three bedroom               | 4            | 60%  | -            | ~ 1,185          | \$1,760                           |
| Total                       | 55           |      | 10           |                  |                                   |

## Amenities

- Public transit within a minute's walk
- Elementary Schools within 2 miles
- Grocery store within 1/2 miles
- Downtown Lake Oswego within 5 miles
- West Waluga Park and Lamont Spring City Park and within 1/2 mile
- On site bike parking
- On site community rooms and kitchen
- On site management and services offices
- Outdoor nature-based playground and native-plant gardens
- On site public art plaza
- Whole-building heating and cooling
- Solar Array ready at minimum
- 68 parking stalls (3-EV chargers and 25-EV ready)
- Pursuing Earth Advantage Multifamily Certification (gold minimum)





## At a glance

**Total unit count:** 121

**Regional Affordable Housing Bond funds:** \$8 million

**Bond funds per unit:** \$66,667

**Project type:** New construction

**Sponsor:** Palindrome Properties Group

**Architect:** YBA Architects

**General contractor:** PacifiCap Construction

**Partners:** Latino Network

**Funding:** Low Income Housing Tax Credits, Regional Affordable Housing Bond, City of Wilsonville Land Contribution, Transit Grant, and SDC waivers, Solar Tax Credits and Private Debt.

**Proposed Construction Start:** September 2024

**Anticipated completion:** November 2025

# Wilsonville TOD

*9699 SW Barber Street - Wilsonville – Palindrome*

Wilsonville Transit-Oriented Development (TOD) will be a mixed-use development with 121 affordable housing units over an active ground floor space. All of units will be restricted to households earning between 30% - 80% of the area median income (AMI), including 40 units reserved for households making 30% of AMI or below. The units will be a mix of studio, one, two, and three-bedroom units.

The proposed building will be a single five-story elevator building with a landscaped plaza and a mix of on-site and shared parking on the adjacent Tri-Met parcel. In addition to providing affordable housing for 121 households, Palindrome proposes to activate the ground floor with community amenities, the SMART transit welcome center, Wilsonville Community Sharing food bank, and a commercial space. For the commercial space, Palindrome proposes to create a coffee shop and craft beer tap room with a focus on commuters, area employees, and neighborhood residents within walking or biking distance.

Building amenities include on-site management offices, social service offices, parcel lockers, fitness room, multi-purpose community room, bike room and laundry room. The building will be fully accessible and served by two elevators. Common areas will include complimentary Wi-Fi access.

Exterior amenities include, a children's playground, sports court, covered picnic tables, outdoor patio spaces, and EV charging stations.

The project will pursue an Earth Advantage sustainability certification. Sustainability features include a rooftop photovoltaic solar system to provide for common area electric. Enhanced insulation and high-performance windows, LED lighting, energy star appliances and smart thermostats will provide energy efficient units for residents. The landscape design uses native water smart plants, and the units include low-flow water fixtures.

Palindrome will be partnering with Latino Network, which is a Latino-led education organization that is grounded in culturally-specific practices and services, to provide outreach services during the predevelopment period to inform design and programming, referral services to the property management agent, and programming at the new apartment community.

## Development program

Wilsonville TOD is 121 units of new affordable housing and includes 10 units supported with project-based RLRA vouchers.

| Unit size (no. of bedrooms) | No. of units | AMI % | PSH       | RLRA PBVs | Square feet/unit | Gross monthly rent/unit |
|-----------------------------|--------------|-------|-----------|-----------|------------------|-------------------------|
| Studio                      | 5            | 30%   | 2         | 2         | 470              | \$592                   |
| Studio                      | 2            | 60%   |           |           | 470              | \$1,185                 |
| Studio                      | 1            | 80%   |           |           | 470              | \$1,580                 |
| 1 BD/1 B                    | 18           | 30%   | 8         | 8         | 630              | \$634                   |
| 1 BD/1 B                    | 4            | 60%   |           |           | 630              | \$1,269                 |
| 1 BD/1 B                    | 12           | 80%   |           |           | 630              | \$1,693                 |
| 2 BD/1 B                    | 15           | 30%   |           |           | 870              | \$762                   |
| 2 BD/1 B                    | 34           | 60%   |           |           | 870              | \$1,524                 |
| 2 BD/1 B                    | 18           | 80%   |           |           | 870              | \$2,032                 |
| 3 BD/2 B                    | 2            | 30%   |           |           | 1125             | \$880                   |
| 3 BD/2 B                    | 8            | 60%   |           |           | 1125             | \$1,760                 |
| 3 BD/2 B                    | 2            | 80%   |           |           | 1125             | \$2,347                 |
| <b>Total</b>                | <b>121</b>   |       | <b>10</b> | <b>10</b> |                  |                         |

## Amenities

- Public transit within a minute's walk
- Elementary School within 1 mile
- Pharmacy within 1 mile
- Grocery store within 1 mile
- Coffee Lake Nature Park within 1/2 mile
- On site bike parking
- Complimentary Wi-Fi in common areas
- On site community rooms and kitchen
- On site management and services offices
- Outdoor playground and sports court
- Rooftop photovoltaic solar array
- Pursuing Earth Advantage Multifamily Certification





# Shortstack Milwaukie

*3736 SE Harvey St - Milwaukie – Shortstack + Proud Ground*

## At a glance

**Total unit count:** 15

**Regional Affordable Housing Bond funds:** \$700,000

**Bond funds per unit:** \$47,000

**Project type:** New construction

**Developer:** Shortstack

**Sponsor:** Proud Ground Community Land Trust

**Architect:** Works Progress Architecture

**General contractor:** GSI

**Funding:** OHCS LIFT, City of Milwaukie CET, USDA Wood Innovation Grant, Proud Ground Subsidy, conventional construction debt

**Construction begins:** Q2 2024

**Anticipated completion:** Q2 2025

Shortstack Milwaukie represents Clackamas County's first Housing Bond-funded home-ownership project. It will deliver 15 affordable homes, priced for households earning 80% AMI, through smart densification at the "missing middle" scale.

The cottages utilize mass timber to deliver beautiful, replicable homes, featuring a compact, open floorplan concept that is desirable and marketable for home buyers. These ~900sf cottages are 2-bedroom, 1.5 bath, two-story structures clustered together utilizing the City of Milwaukie's recently adopted cottage cluster zoning provision. The units are intended to serve a mix of small families, couples, and individuals – all of whom are constituents in need of affordable home buying options.

The all-electric homes are designed to standards that exceed the energy efficiency requirements set forth by the City of Milwaukie building code. The team is pursuing Energy Trust of Oregon's Pathway to Net Zero Program.

The 24,300-sf site, located in the Ardenwald neighborhood, is well-connected to Milwaukie's thriving downtown commercial center, good schools, and major employers. The site is within ½ mile of the MAX yellow line, and less than ¼ mile from several tri-met bus lines (the nearest stop is only a block away) and within walking distance to Providence Hospital, Safeway, Ardenwald Elementary School, Downtown Milwaukie, and many other public amenities. Water Tower Park is a block away and the larger Mintorn North Natural Area is ½ mile.

To execute Shortstack Milwaukie, the development team is requesting gap financing of \$700,000 in Housing Bond funds. The project was awarded OHCS LIFT funds covering 90% of its funding needs and is seeking Regional Affordable Housing Bond funds to close the remaining financing gap. Other primary sources include a USDA Wood Innovation Grant and a Construction Excise Tax grant from the City of Milwaukie.



# Development program

Shortstack Milwaukie includes 15 units of new affordable homeownership housing.

| Unit size (no. of bedrooms) | No. of units | AMI% | Square feet/ unit | Sales Price Per Unit |
|-----------------------------|--------------|------|-------------------|----------------------|
| Two bedrooms                | 15           | 80%  | ~900              | \$245,000            |

## Amenities

- Transit within 1/4 mile
- Ardenwald Elementary School within 1 mile
- Milwaukie High School within 1 1/2 miles
- Grocery store within 1/2 mile
- Downtown Milwaukie within 1 mile
- Multiple parks and recreation areas within 1/2 mile
- MAX Light Rail connections to Portland
- Pursuing Energy Trust Pathway to Net Zero

