

Moss, Kevin

From: McMurtrey, Stephen
Sent: Thursday, October 17, 2019 8:05 AM
To: Schmidt, Gary; Howatt, Drenda
Cc: Smith, Jill
Subject: Issues meeting on 10/22

Good morning Gary and Drenda,

I'd like HACC to be added to the Issues meeting next week to discuss a forthcoming contract between the Housing Development center (HDC) and HACC for consultant services related to Hillside Manor.

Context and Background

- Hillside Manor is HACC's 100 unit tower in Milwaukie. In the fall of 2018 Hillside Manor successfully received beneficial financing commitments to move forward with that property's extensive rehabilitation and to transition the site from Public Housing to a Low Income Housing Tax Credit (LIHTC) model that is a public/private partnership design. The mechanism for moving from Public Housing to a public/private partnership is via HUD's RAD/Section 18 Blend program.
- Due to HACC Development staff capacity with the passing of the Metro Affordable Housing Bond program, HACC leadership prepared an RFP for third-party consultancy to assist HACC staff completing the financial and construction closing, as well as construction management, of Hillside Manor. Through a competitive process, HDC was selected.
- A contract will be coming before the board officially acknowledging HDC's role in Hillside Manor's redevelopment.
- The contract has been jointly worked on between HACC staff and County Counsel and our hope is to bring it forward for consent in the next couple of weeks.

Prior to the contract being presented, I wanted the board to have the option of asking questions they may have about HDC, their role, and the Manor progress in general. Please don't hesitate to contact me with questions.

Best regards,
Stephen McMurtrey
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