

CLACKAMAS COUNTY BOARD OF COUNTY COMMISSIONERS
Sitting/Acting as:
Board of Commissioners of the Housing Authority of Clackamas County

Study Session Worksheet

Presentation Date: September 15, 2020 **Approx Start Time:** 1:30 PM **Approx Length:** 30 mins

Presentation Title: Housing Authority Development Updates

Department: H3S/Housing Authority of Clackamas County (HACC)

Presenters: Jill Smith, Stephen McMurtrey

WHAT ACTION ARE YOU REQUESTING FROM THE BOARD?

Staff is providing an update on related to Housing Authority of Clackamas County development activities, see Attachment A: HACC DEVELOPMENT PROGRESS REPORT. No action is required of the Board at this time.

EXECUTIVE SUMMARY:

Per the Board of County Commissioners' request, the Development Team of the Housing Authority of Clackamas County (HACC), a Division of the Health, Housing and Human Services Department will be providing monthly updates on HACC projects involving predevelopment, construction and close out activities.

FINANCIAL IMPLICATIONS (current year and ongoing):

Is this item in your current budget? YES NO N/A

What is the funding source? N/A

STRATEGIC PLAN ALIGNMENT:

- How does this item align with your Department's Strategic Business Plan goals?
 - Sustainable and Affordable Housing
 - Efficient & effective services

- How does this item align with the County's Performance Clackamas goals?
 - Regular board updates regarding affordable housing development efforts throughout Clackamas County, aligns with the board priority of ensuring safe, healthy, and secure communities.

PUBLIC/GOVERNMENTAL PARTICIPATION:

Provide monthly updates to Board on HACC projects involving predevelopment, construction and close out activities.

OPTIONS:

Informational only, no Board action at this time.

RECOMMENDATION:

This information is an update on the activities of housing development by HACC. Staff intends to provide the Board regular ongoing updates. No action is required of the Board at this time.

SUBMITTED BY:

Division Director/Head Approval

Department Director/Head Approval

County Administrator Approval

Daryl A. Ash, H3S Deputy Director / FOR R. SWIFT

Contact Jill Smith @ 503-502-9278

Attachment A: HACC DEVELOPMENT PROGRESS REPORT

Project Contacts: Devin Ellin; Angel Sully.
 Report Date: September 15, 2020

Project Name	Number of Units	Owner	Current Status	Projected Finish Date
Webster Road	48	HACC	Pre-Development	October 2021

Project development activities accomplished:

- Permit documents submitted to Clackamas County. Initial review will take an estimated 4.5 weeks, no confirmation on when review will start
- Construction plans, storm report and geotech report submitted to Gladstone Public Works office
- Erosion control permit submitted and approved
- Walsh Construction provided cost estimate for HACC, Carleton Hart and Cornerstone to review
- MEP/Abatement proposals due back to Walsh on 8/26
- Working toward a contract execution with County Counsel/HACC/Walsh
- Approved interior finishes with Carleton Hart Architects

Activities anticipated to be accomplished:

- Right of way permit submittal to be coordinated by Walsh Construction
- Surveyors will be on site at the end of August to document easements
- Continue working with LDS church next door to get documents in regard to easements
- HACC, Carleton Hart Architects to meet with public works and get SDC estimate from the city
- Continued work on funding application requirements with OHCS and Metro
- Investor/Lender RFP being finalized and released

Project Name	Number of Units	Owner	Current Status	Projected Finish Date
Hillside Park	100	HACC	Pre-development	TBD

Project development activities accomplished:

- Environmental Review: Clackamas County conducted an Environmental Review and determined that the project will have no significant impact on the human environment. The Notice of Finding of No Significant Impact (FONSI) and Intent to Request for Release of Funds (RROF) and the Environmental Review Record (ERR) have been published and the public comment period is open.
- The Traffic Impact Study (TIS) has been submitted to the City of Milwaukie for review.

Activities anticipated to be accomplished:

- Public comment period on FONSI/RROF will conclude on September 21, 2020. Once comments are addressed, Clackamas County will submit to HUD for review.
- City of Milwaukie will provide comments on the TIS for Hillside Park development team to review.
- Development team continues to work on Preliminary Development Plan Application.

Project Name	Number of Units	Owner	Current Status	Projected Finish Date
Hillside Manor	100	HACC	Construction	October 2021

Project development activities accomplished:

- Abatement and demolition of the ground floor is complete. Installation of new concrete footings and shear walls has begun. Installation of new water heaters and routing of new plumbing main supply lines is nearly complete.
- Prep work on the roof has begun.
- Elevator modernization of the smaller of the two elevators has begun.
- Abatement and demo of the east half of the 9th and 8th floors is complete. Installation of new plumbing lines and HVAC supply is complete. Finish installation of the 9th and 8th floor units has begun.

Activities anticipated to be accomplished:

- Installation of finishes, cabinetry and fixtures will be complete for the 9th floor (and nearly complete for the 8th floor). Residents are scheduled to move back into the east half of the 9th floor on 8/25.
- Renovation of 9th floor corridors will be complete.
- Residents will move out of the east half of the 7th floor.

Photos of recent updates completed:

