

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

**Study Session Worksheet**

**Presentation Date:** February 2, 2021    **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, Devin Ellin, and City of Gladstone Mayor, Tammy Stempel

**WHAT ACTION ARE YOU REQUESTING FROM THE BOARD?**

Staff is providing an update 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:**

N/A

**RECOMMENDATION:**

N/A

SUBMITTED BY:

Division Director/Head Approval

Department Director/Head Approval Raymond H&S Deputy

County Administrator Approval \_\_\_\_\_

Contact Jill Smith @ 503-502-9278

# Attachment A: HACC DEVELOPMENT PROGRESS REPORT

Report Date: February 2, 2021

Project Name	Number of Units	Owner	Current Status	Projected Finish Date
Webster Rd Redev	48	HACC	Pre-development	May 2022

Project development activities accomplished:

- Financial partners (US Bank – Equity & Construction Financing, Citi- Permanent Financing) have been selected and due diligence calls are underway.
- Home Forward selected as Property Manager and Service Provider.
- Permit documents submitted to Clackamas County and City of Gladstone.

Activities anticipated to be accomplished:

- Final 4% Tax Credit application submitted to OHCS.
- Subsidy Layering Review submitted to HUD.
- WALSH construction to go out bid in March–final construction pricing package expected in April.
- Housing Stability Council Meeting scheduled for April 2<sup>nd</sup>.
- Construction closing scheduled for May 6<sup>th</sup>.



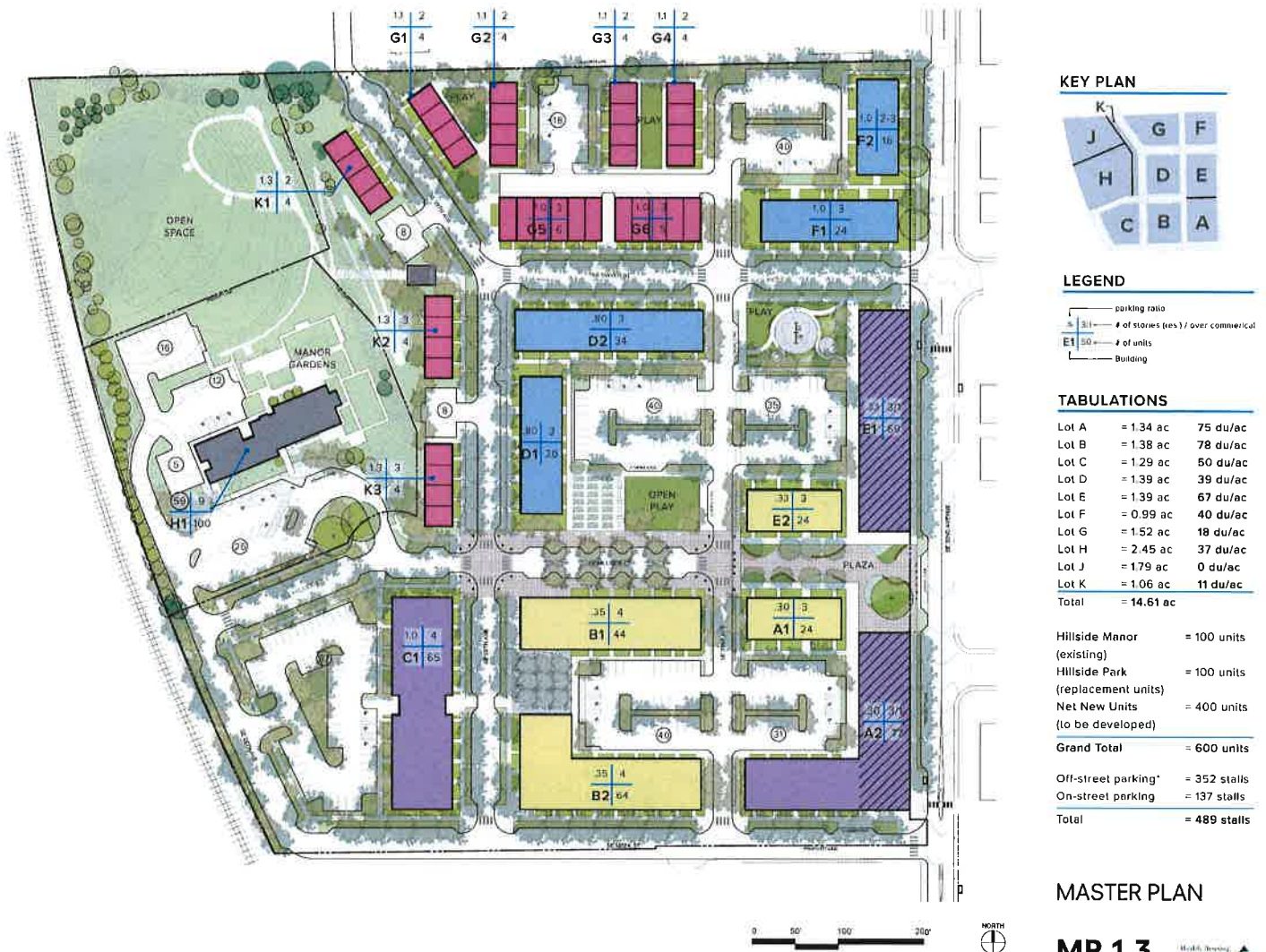
Project Name	Number of Units	Owner	Current Status	Projected Finish Date
Hillside Park	100	HACC	Pre-development	TBD

Project development activities accomplished:

- The City of Milwaukie deemed HACC’s Planned Development application complete.
- Environmental Review: Clackamas County conducted an Environmental Review and determined that the project will have no significant impact on the human environment. HUD approved HACC’s Request for Release of Funds (RROF) on October 29th.

Activities anticipated to be accomplished:

- Public hearing with Planning Commission tentatively scheduled on February 23<sup>rd</sup>.
- Incorporate city feedback into Final Development Plan – work toward submission to City.
- Continue working on Section 18 Demo/Dispo application with the goal of submitting to HUD in summer 2021.
- Master Plan infrastructure and pre-development planning related to redevelopment.



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

Project development activities accomplished:

- The development team approved a change order that moves substantial completion in from October 8, 2021 to August 27, 2021. The schedule adjustment was made possible by accelerating relocation.
- Installation of concrete footings, shear walls and micro-piles in the ground-floor is complete.
- Rough-in installation of MEP systems, metal framing and gyp-board is complete on the east side of the building and installation of finishes has begun. Rough-in installation of MEP systems and metal framing is 50% complete on the west side of the building.
- Elevator modernization of the second, larger, elevator is underway.
- Residents have moved back into the east side of the 5th floors. Renovation of the east side of the 4<sup>th</sup> and 3<sup>rd</sup> floor units and the west side of the 9<sup>th</sup> floor units is underway.

Activities anticipated to be accomplished:

- Installation of finishes on the east half of the ground floor will continue. Installation MEP rough-in and metal framing will be complete and installation of finishes will begin on the west half of the ground floor.
- Modernization of the larger elevator will continue.
- Residents will move back into their units on the east half of the 4th floors and will move out of the west half of the 8<sup>th</sup> floor.
- Renovation of the east half of the 4<sup>th</sup> and 3<sup>rd</sup> floors and the west half of the 9<sup>th</sup> floor will continue and will begin in the west half of the 8<sup>th</sup> floor.



Fourth floor bathroom



West ninth floor



East first floor

**Clackamas County Housing Bond Progress Update**

<b>Affordable Housing Bond Allocation Status</b>	<b>Bond Funds</b>	<b>% of Total</b>
Total Clackamas County Affordable Housing Bond Allocation	\$116,188,094	100%
<b>Bonds Utilized to date: Acquisition of 18000 Webster Rd.</b>	<b>\$2,700,000</b>	<b>2%</b>
Balance Remaining	\$113,488,094	98%
Total Bonds Awarded to date:		
• 18000 Webster Rd. - HACC	\$4,191,888	6%
Round 1 NOFA Projects:		
• Fuller Road Station – Geller Silvis & Associates, Inc.	\$10,000,000	8%
• Maple Apartments – Community Development Partners & Hacienda Community Development Corporation	\$15,903,000	14%
• Good Shepard Village – Caritas Housing Corp & Catholic Charities	\$18,330,000	16%
Total Round 1 NOFA Bond Allocation	\$44,233,000	38%
<b>Bonds Used &amp; Awarded to date: Webster + NOFA projects</b>	<b>\$51,124,888</b>	<b>44%</b>
Balance Remaining	\$65,063,206	56%

<b>Affordable Housing Bond Production Goals</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>403</b>
18000 Webster Rd. - HACC	48	48	0
Fuller Road Station – GS&A	100	25	83
Maple Apartments – CDP & Hacienda	171	70	129
Good Shepard Village – Caritas & CCO	142	58	80
<b>Proposed Total Unit Production</b>	<b>461</b>	<b>201</b>	<b>292</b>
<b>Percent of Total Production Goals</b>	<b>57%</b>	<b>60%</b>	<b>73%</b>

<b>Housing Bond Project</b>	<b># of Units</b>	<b>Current Status &amp; Schedule</b>	<b>Estimated Per Unit Construction Cost</b>	<b>Projected Finish Date</b>
Fuller Road Station	100	Construction start Q1 2021	\$323,993	March 2022
Webster Rd Redevelopment	48	Construction start Q1 2021	\$252,754	May 2022
Maple Apartments	171	Predev - est. Q4 2021 const. start	TBD	18 mo. const. period
Good Shepherd Village	142	Predev - est. Q4 2021 const. start	TBD	21 mo. const. period

# Clackamas County Affordable Housing Bond Project Location Map

