



HILLSIDE MANOR

HILLSIDE MANOR
 ADDRESS: 2889 SE HILLSIDE CT., MILWAUKIE, OR 97137
 BUILT: 1970
 LAST UPDATED/MODERNIZED: N/A
 CENSUS TRACT: 209 - 100 UNITS

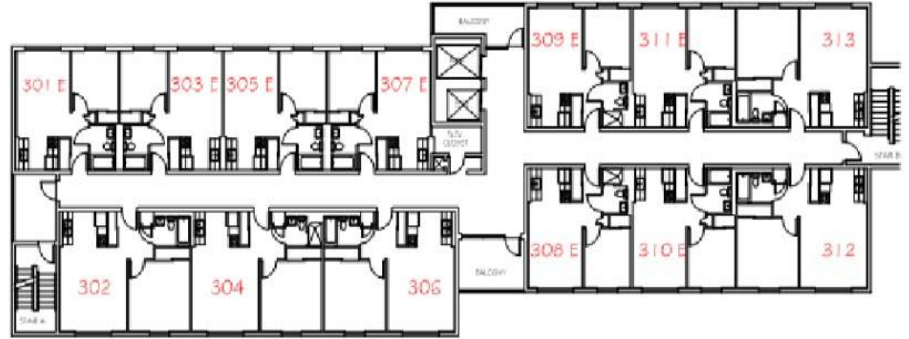
2889 SE Hillside Ct., Milwaukie



SECOND LEVEL - FLOOR PLAN
 SCALE: YES



SOUTH SIDE ELEVATION (FRONT)
 SCALE: YES



THIRD THRU NINTH LEVEL - FLOOR PLAN
 SCALE: YES

WHO WE SERVE

- Elderly Residents 40% (40)
- Disabled Residents 79% (79)
- Residents under 18 2% (2)
- Households with kids 2% (2)
- Single Households 88% (88)
- 30% AMI 86% (86)
- 50% AMI 11% (11)
- 80% AMI 3% (3)

UNIT COUNT

- 1-bed eff units 60 (2 ADA)
- 1-bed units 36 (2 ADA)
- 2-bed units 4 (2 ADA)

TIMELINE

Detailed Design Finished - December 2019
 Construction Start- May 2020
 Construction End- July 2021

PROJECT HISTORY AND GOALS

Hillside Manor is a 9 story concrete building constructed in 1970. Operated by the Housing Authority of Clackamas County (HACC) since its original construction, the building has not had significant upgrades for its nearly 50 years of existence.

The building is home to an active resident community of seniors and people with disabilities, many of whom have very long tenure in their homes. With resident and staff input, professional building assessments and the guidance of a skilled architectural and engineering team, a full renovation of the building's major systems and interiors has been proposed. In December 2018, HACC submitted an application to Oregon Housing and Community Services requesting funding from the Low Income Housing Tax Credit program to complete repairs in the amount of \$13 million dollars. These repairs include crucial upgrades to the building's structure to keep residents safe in the event in an earthquake, asbestos abatement, interior apartment remodels, updates to mechanical, electrical and plumbing, refurbished elevators, and enhanced energy efficiency. The improvements will provide for a much healthier living environment for the residents, while extending the useful life of the building for decades to come.

DEVELOPMENT TEAM

Developer: Housing Authority of Clackamas County (HACC)
 Architect: Scott Edwards Architecture (SEA)

