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 had no 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 of 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)