

MEMO

TO: Gary Schmidt, Clackamas County Administrator

FROM: Devin Ellin, Director of Housing Development, HACC

DATE: January 10, 2022

RE: Board Notice of Request for Expressions of Interest (RFEI) Release - Hillside Park Redevelopment - Developer Solicitation

The purpose of this memo is to inform the board of HACC's intent to release a Request for Expressions of Interest (RFEI).

In coordination with County Counsel and HACC's outside counsel, the Housing Authority of Clackamas County drafted a solicitation seeking conceptual development proposals for the redevelopment of Hillside Park. As a result of this RFEI, HACC will select a party with whom it will enter into exclusive negotiations. HACC staff will keep the Board apprised of the selection process as concepts progress and feasible propositions develop. All binding agreements are contingent upon written approval by the Housing Authority Board.

This RFEI is intended to provide flexibility. HACC is not seeking detailed proposals at this time. HACC is looking for expressions of interest from developers with viable ideas for the site and the ability to bring ideas to fruition.

Based on the responses to the RFEI, HACC will select a party with whom it will enter into exclusive negotiations. During this post-selection, but pre-development phase, HACC may negotiate a Memorandum of Understanding (MOU), term sheet, or other agreement with the selected team, setting forth in non-binding terms the financial, programmatic, and other general aspects of the project. This MOU will also serve as the basis for the negotiation and execution of a subsequent binding agreement (which may take any of several forms, to be determined as a result of the negotiations). All agreements resulting from negotiations will be brought before the Housing Authority Board for approval.

The MOU will include provisions reserving to the Authority the right to terminate negotiations with the selected project team if HACC determines that negotiations are not progressing in a satisfactory and/or timely manner. Should this occur, HACC would then engage with another respondent.

The redevelopment of Hillside Park aligns with the County's Performance Clackamas goal of ensuring safe, healthy, and secure communities by providing up to 300 units of new mixed-income (including affordable, workforce & market-rate) housing and replacing 100 units of near-obsolete public housing with newly constructed affordable housing.