

# Housing Authority of Clackamas County

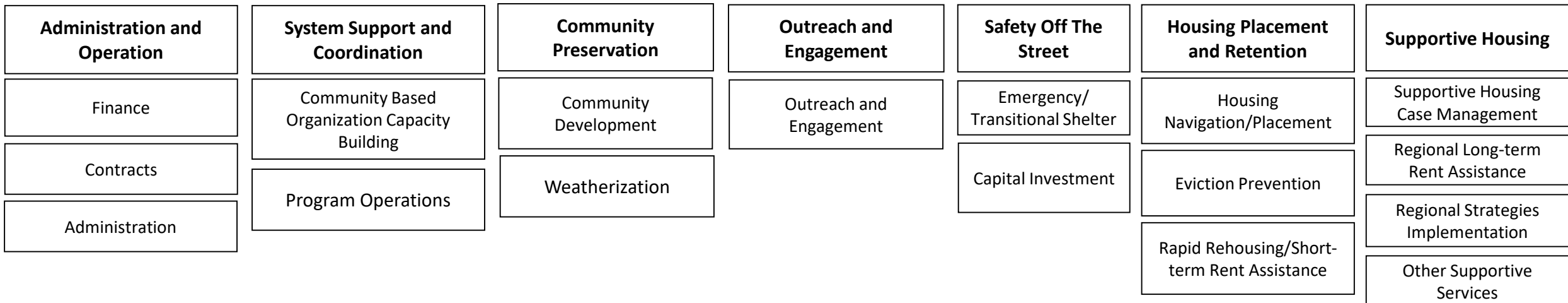
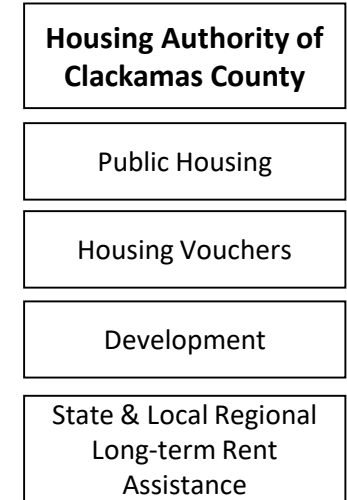
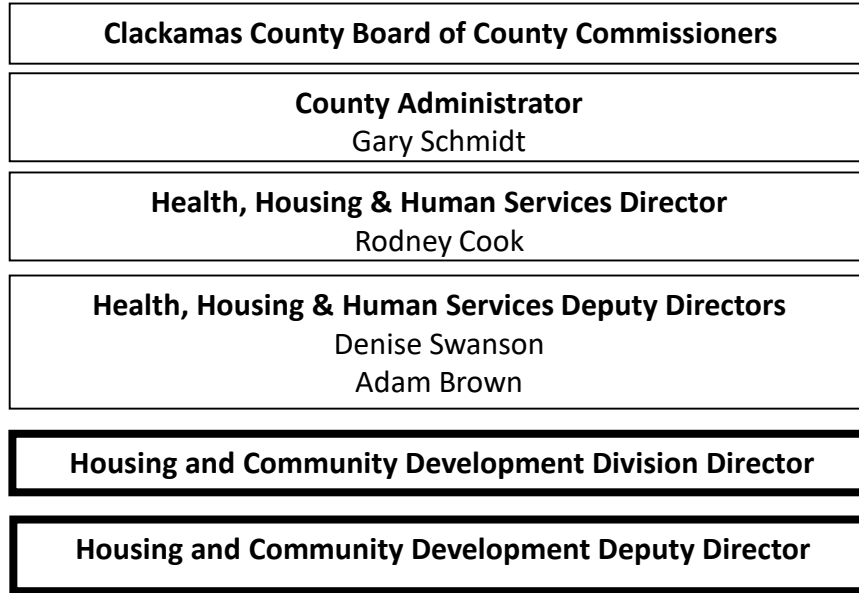


**Fiscal Year 2024-2025**

**Budget Report**



Organization Chart  
Housing and Community Development Division  
Fiscal Year 2024-2025



## Budget Message for FY24-25

May 28, 2024

Residents of Clackamas County  
Board of County Commissioners  
Budget Committee Members

### Introduction

We are pleased to present the Housing Authority of Clackamas County (HACC) Proposed Budget in the amount of \$107,792.548 for fiscal year 24-25, from July 1, 2024 through June 30, 2025.

The Housing Authority of Clackamas County (HACC) is a municipal corporation established under Oregon Revised Statutes Chapter (ORS) 456 to provide low-cost housing to individuals meeting criteria established by the U.S. Department of Housing and Urban Development (HUD) and now also serves Metro Supportive Housing Services (SHS) population and follows Metro Affordable Housing Bond requirements. HACC, under the criteria of the Government Accounting Standards Board (GASB), is considered a blended component unit of the Health Housing and Human Services Department of Clackamas County (H3S). The Housing authority governing Board is made up of all five Clackamas County Commissioners with the addition of a Resident Commissioner.

The Housing Authority provides and develops affordable and safe housing for our low-income neighbors in Clackamas County by administering HUD funded programs that include owning and managing a portfolio of Public Housing and additional affordable housing totaling approximately 1,021 units. The agency also administers the HUD funded Housing Choice Voucher program of over 2,000 vouchers and up to 1200 SHS funded rent assistance. The majority of the people we serve are extremely low income, disabled and elderly, and many of them were previously homeless. As the housing crisis continues to grow more of the people we serve are transitioning out of homelessness and have complex behavioral and physical health needs requiring housing aligned with appropriate services to ensure they remain housed and supported.

*Healthy Families. Strong Communities.*

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## **Revenues**

Total budgeted revenue for HACC operations is \$107,792,548 including Federal, Metro and local funds. Funds from the Metro Bond and Metro Supportive Housing Measure account for \$65,618,982 of budgeted revenue.

Approximately, thirty-five percent (35%) of HACC's revenues are Federal funds through allocations from Congress through the U.S. Department of Housing and Urban Development (HUD) in the following form:

- Public Housing Operating Subsidy for the operations of public housing.
- Capital Fund Grant for major physical repairs of public housing.
- Rental Assistance Admin Fee for the administration of the voucher program; Housing Assistance Payment for pass through rent assistance to landlords.
- Grants for Family Self-Sufficiency and Resident Services

## **Expenditures**

Total expenditures are estimated to be \$107,792,548. The Housing Authority continues to work diligently to identify and implement opportunities to reduce program delivery costs and streamline operations in program areas where expenditures exceed revenue.

## **FY23-24 Accomplishments**

Metro Bond fund administration allows collaboration with developers to increase affordable housing unit production. As of this fiscal year, the Housing Authority has met these milestones on their development activities:

- Good Shepherd Village – 143 units in Happy Valley –Grand Opening November 2023, marks 1000th bond unit completed region-wide.
- Fuller Road Station –100 units in Happy Valley –100% leased.
- Las Fores (fka Maple Apartments) – 171 units in Oregon City -Construction 25% complete to be fully completed in June 2024. Leasing has begun. The project is currently tracking at 34.2% MWESB contractor participation and 37.2% of total labor hours worked by persons of color and 13.6% by apprentices.
- Mercy Greenbrae Apartments (fka Marylhurst Commons) – 100 units in Lake Oswego – in construction with construction to be completed by April 2024.

- Bond funding awards – Hillside Park Redevelopment, Wilsonville TOD, Lake Grove and Shortstack Milwaukie projects.
- Hillside Park – Section 18 application approved by HUD, Phase I relocations have begun, buildings A, B & C were awarded tax credit funding.
- Clackamas Heights – award of Metro 2040 Grant to support redevelopment planning and community engagement.
- Bond Goals exceeded – Metro Bond production goal of 812 units exceeded. 970 units (119%) are completed or in production using Metro Bond funds. Approximately \$113M (84%) of Metro Bond funds have been allocated. Leveraged an additional \$370M in additional funding.

The Housing Authority has successfully administered the Regional Long-Term Rent Assistance Program (RLRA). Since November 2021, the RLRA program successfully housed 741 households by end of FY23-24. The RLRA program is projecting to increase the number to 1065 households by the end of FY24-25. Additionally, with State Funded Long Term Rent Assistance funds the goal is to house an additional 170 households during FY24-25 as well.

The Housing Authority has been awarded more federal rental assistance vouchers, including 56 Tenant Protected Vouchers and 25 Veterans Affairs Supportive Housing (VASH) vouchers.

### **Significant Issues & Changes**

The Metro Supportive Housing Measure will continue to support the Regional Long Term Rental Assistance program as HACC provides the community with new opportunities for housing and supportive services.

HUD funding will continue to have an impact on HACC’s budget as funding sources and operations diversify. This coming year will be impacted with more opportunities given HACC was granted Moving to Work (MTW) status by HUD. This MTW status will allow HACC to utilize funds in a less restricted way through waivers and allow alignment of programs to meet Clackamas County’s unique housing objectives. As part of the new MTW status, HACC has started a PILOT PROJECT where households apply for the savings account component of the MTW asset-building program to gain down payment assistance to attempt to be in a position to become homeowners in the near future.

Locating landlords with flexible screening criteria is one of the largest barriers our participants face in locating housing. To remedy this obstacle, RLRA launched the Landlord Partnership incentive program this year; a program with added customizable support for Landlords who agree to enter a partnership with RLRA to either reserve units and/or reduce screening criteria for our program participants.

Admin Fees and Operating Subsidy for Federally funded voucher programs and Public Housing are below what is needed. The Housing Authority uses unrestricted funds from other affordable housing

and developer fees to supplement the administrative overhead of these programs allocated by the County as needed.

HACC, as well as H3S, continue to work with communities that come together and respond in creative and unprecedented ways to expand, improve and simplify access to the range of services needed to address homelessness in the Clackamas County community. During our Development phases of Projects, HACC is collaborating with community-based organizations and partners as well as improving local economic growth by awarding contracts to a large percentage of Minority-owned, Women-owned and Emerging Small Businesses (M/W/ESB) firms. There is collaboration with other County and Community Partners to address physical and behavioral health needs as people transition out of homelessness. We are diligently working with other partners to develop a model to preserve affordability and serve disadvantaged households. HACC plans to dedicate a portion of portfolio for affordable home ownership opportunities as well as use proceeds from property sales and SHS funds to support affordable housing development in locations that are better served by amenities, transportation and other needed services.

### **Acknowledgements**

We want to acknowledge the County staff's effort in creating this budget, and also thank the Board of County Commissioners for their continued support of the Housing Authority of Clackamas County.

Respectfully submitted,



Gary Schmidt  
County Administrator, Clackamas County



Rodney Cook  
Director, Health, Housing and Human Services