

# AGENDA

**Thursday, April 11, 2013 - 10:00 AM**

**Board of County Commissioners Business Meeting**

Beginning Board Order No. 2013-20

**I. CALL TO ORDER**

- Roll Call
- Pledge of Allegiance
- Approval of Order of Agenda

**II. CITIZEN COMMUNICATION** *(The Chair of the Board will call for statements from citizens regarding issues relating to County government. It is the intention that this portion of the agenda shall be limited to items of County business which are properly the object of Board consideration and may not be of a personal nature. Persons wishing to speak shall be allowed to do so after registering on the blue card provided on the table outside of the hearing room prior to the beginning of the hearing. Testimony is limited to three (3) minutes. Comments shall be respectful and courteous to all.)*

**III. PUBLIC HEARING** *(The following items will be individually presented by County staff or other appropriate individuals. Persons appearing shall clearly identify themselves and the organization they represent. In addition, a synopsis of each item, together with a brief statement of the action being requested shall be made by those appearing on behalf of an agenda item.)*

1. Public Hearing on the Proposed Housing and Community Development 2013 Action Plan (Chuck Robbins, Mark Sirois, Community Development)

**IV. DISCUSSION ITEMS** *(The following items will be individually presented by County staff or other appropriate individuals. Citizens who want to comment on a discussion item may do so when called on by the Chair.)*

**Business and Community Services**

1. Approval of an Intergovernmental Agreement Related to the Redevelopment of the Blue Heron Site (Catherine Comer)

**DEVELOPMENT AGENCY**

2. Presentation of the Clackamas Regional Center Working Group's Recommended Work Program for the Clackamas Town Center Urban Renewal District (Dan Johnson)

**V. CONSENT AGENDA** *(The following items are considered to be routine, and therefore will not be allotted individual discussion time on the agenda. Many of these items have been discussed by the Board in Study Session. The items on the Consent Agenda will be approved in one motion unless a Board member requests, before the vote on the motion, to have an item considered at its regular place on the agenda.)*

**A. Health, Housing & Human Services**

4

1. Approval to Apply for the Substance Abuse and Mental Health Services Administration Treatment Drug Courts Grant Opportunity – *Health Centers*

**B. Department of Transportation & Development**

5

1. Board Order No. \_\_\_\_\_ Approving the Expansion of the Development Liaison Committee

**C. Elected Officials**

6

1. Approval of Previous Business Meeting Minutes – bcc

**VI. WATER ENVIRONMENT SERVICES**

7

1. Board Order Accepting the Final Cost Report and Setting the Public Hearing for the Assessment District 2009-1 Clackamas County Service District No. 1

**VII. COUNTY ADMINISTRATOR UPDATE**

**VIII. COMMISSIONERS COMMUNICATION**

**NOTE: Regularly scheduled Business Meetings are televised and broadcast on the Clackamas County Government Channel. These programs are also accessible through the County's Internet site. DVD copies of regularly scheduled BCC Thursday Business Meetings are available for checkout at the Clackamas County Library in Oak Grove by the following Saturday. You may also order copies from any library in Clackamas County or the Clackamas County Government Channel.**

<http://www.clackamas.us/bcc/business.html>

April 11, 2013

Board of County Commissioners  
 Clackamas County

Members of the Board:

Public Hearing on the Proposed Housing and Community Development 2013 Action Plan

<b>Purpose/Outcomes</b>	A Public Hearing before the Board of County Commissioners to review the past performance of the County's Housing and Community Development programs, and to review the Proposed 2013 Housing and Community Development Action Plan.
<b>Dollar Amount and Fiscal Impact</b>	Application for \$1,853,334 in Community Development Block Grant (CDBG) funds, \$705,254 in HOME funds, and \$158,703 in Emergency Solutions Grant (ESG) funds during the 2013 program year
<b>Funding Source</b>	U.S. Department of Housing and Urban Development - no County General Funds are involved.
<b>Safety Impact</b>	N/A
<b>Duration</b>	Effective July 1, 2013 and terminates on June 30, 2014
<b>Previous Board Action</b>	2012-2016 Consolidated Plan and the 3-Year Funding Recommendations were approved by the BCC on May 3, 2012 - agenda item 050312-A1
<b>Contact Person</b>	Chuck Robbins, Community Development Director - (503) 655-8591
<b>Contract No.</b>	N/A

**BACKGROUND:**

This hearing will satisfy a U.S. Department of Housing and Urban Development (HUD) requirement that the public annually be given an opportunity to review the performance of the County's Housing and Community Development programs.

The Action Plan implements the goals and objectives of the 2012-2016 Consolidated Plan and serves as the application for HUD funding. The Plan also includes a list of the projects selected for funding in the second year of the 2012-2014 funding cycle. The Action Plan is currently out for public comment until Monday April 22.

The hearing will consist of three parts:

- 1) A review of the past performance of the County's Housing and Community Development programs;
- 2) A review of the Proposed 2013 Housing and Community Development Action Plan; and
- 3) A public hearing during which citizens may testify on the plan or the County's housing and community development needs.

**RECOMMENDATION:**

Staff recommends that the Board of County Commissioners take the following actions:

- 1) Hold a Public Hearing to review past performance of the County's Housing and Community Development program and to review the Proposed 2013 Action Plan;

- 2) Direct the Community Development Division staff to make any changes necessary as a result of the Board's consideration of testimony to the Proposed Plan, and prepare for Board approval of the Final 2013 Action Plan and other materials necessary for applying for FY 2013 CDBG, HOME, and ESG funds; and
- 3) Place approval of the 2013 Action Plan on the Board of County Commissioners' consent agenda for adoption at the May 2, 2013 meeting.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "C. Becker", written over a printed name.

Cindy Becker, Director

Attachments:

- Proposed 2013 Housing and Community Development Action Plan
- Public Notice of the Public Hearing
- Three Year Funding Recommendations

## **PUBLIC HEARING**

The Clackamas County Board of County Commissioners will hold a

PUBLIC HEARING

At the Public Services Building

Hearings Room - 4<sup>th</sup> Floor, Room 409

2051 Kaen Road

Oregon City, Oregon

Thursday, April 11

10:00 A.M.

This hearing will satisfy a U.S. Department of Housing and Urban Development requirement that the public annually be given an opportunity to review the past performance of the County's Housing and Community Development programs. The hearing is also to review the Proposed 2013 Housing and Community Development Action Plan.

The Proposed 2013 Action Plan will become the basis for the County's annual applications under the three grant programs. The Proposed Action Plan consists of projects selected for funding in 2013.

Submission of grant application materials will enable the County to receive an estimated \$1,800,000 in Community Development Block Grant (CDBG) funds, an estimate \$705,000 in Home Investment Partnership (HOME) funds, and an estimated \$167,000 in Emergency Shelter Grant (ESG) funds during the 2013 fiscal year.

The hearing will consist of three parts:

- 1) A review by the Community Development Director, Chuck Robbins, of the past performance of the County's Housing and Community Development programs;
- 2) A review of the Proposed 2013 Housing and Community Development Action Plan; and
- 3) An open discussion period during which citizens may testify on the plan or the County's housing and community development needs.

Copies of the draft 2013 Action Plan have been placed in your local library for review and on the following webpage: [www.clackamas.us/cd/](http://www.clackamas.us/cd/). For additional information, or to submit comments, contact Chuck Robbins or Mark Sirois at the Clackamas County Community Development Division, (503) 655-5891, Public Services Building – Suite 245, 2051 Kaen Road, Oregon City, Oregon 97045. Comments will be accepted until 5:00 p.m., Monday, April 22, 2011.

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# Final Funding Recommendations

for the  
2012-2014 Community Development Block Grant Program  
and the  
2012-2014 HOME and Emergency Shelter Grant Programs

2012 Grant Funds      2013 Grant Funds      2014 Grant Funds

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## Community Development Block Grant City Projects

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### Barlow

1. Barlow Water Systems Improvements Phase 2      \$10,000  
This public facility project involves rehabilitation to the City of Barlow water reservoir system.

### Canby

2. SE Canby Sidewalk Improvement Project      \$98,000  
Construction of approximately 1,200 lineal feet of sidewalks and curbs on sections of SE 4th Avenue, SE 5th Avenue and S. Manznita Ct. The project will also include the construction 5 ADA ramps.

### Estacada

3. SW Laurel Road Street Improvements      \$160,000  
This street improvements project would construct 500 lineal feet of new sidewalks, curbs, ADA ramps and storm drainage along SW Laurel Road in Estacada.
4. Estacada Community Center Windows (Local Funds)      \$15,464  
The project includes replacing up to 27 inefficient windows at the Estacada Community Center.
5. Estacada Community Center Kitchen Improvements      \$13,974  
Kitchen improvements include replacement of the Estacada Community Center dishwasher and food steamer that are no longer working properly.

### Gladstone

6. Northwest Gladstone Infrastructure Rehabilitation Project      \$200,000  
The project includes street, sidewalk, waterline and storm drain improvements for 5 streets in the Echo Glenn, Abernethy and Portland Avenue area of the City of Gladstone.

**Milwaukie**

- |  |           |           |           |
|--|-----------|-----------|-----------|
| 7. Community Health and Wellness Center<br>This project would provide an additional 3,000 square feet of County health clinic and dental clinic space in Clackamas.  | \$100,000 |           |           |
| 8. Annie Ross House Redevelopment<br>This project includes the re-development of Northwest Housing Alternatives (NHA) Milwaukie campus that consists of two office buildings, a homeless shelter, nine rental units, six transitional housing units, two Bridges to Housing units and one market-rate rental unit. | \$75,000  | \$125,000 | \$100,000 |
| 9. Milwaukie ADA Ramps<br>Installation of ADA ramps at sidewalk crossings along several streets in the City of Milwaukie to improve accessibility and pedestrian safety.   |           | \$140,000 |           |

**Oregon City**

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|--|-----------|-----------|-----------|
| 10. Save the Francis Ermatinger House<br>This project would fund the rehabilitation of the historic Francis Ermatinger House in Oregon City in preparation for the site to become part of the National Parks Service.  |           | \$140,000 |           |
| 11. Jackson Place Rehabilitation Project<br>This project is to rehabilitate a transitional housing apartment building in Oregon City by replacing the roof, replacing the siding, improving the drainage, improving the fire alarms, water heaters and heating system. |           |           | \$100,000 |
| 12. CWS Domestic and Sexual Violence One-Stop Advocacy Ct<br>This public facility project is for new construction of a 12,000 to 16,000 square foot building for a Domestic and Sexual Violence Advocacy Center in the Oregon City area.                               | \$100,000 |           |           |
| 13. Youth Shelter Care Expansion<br>This public facility project is for construction of a new 3,150 square foot dormitory building for special needs youth ages 12 to 18 at the Parrott Creek Ranch in Oregon City.  |           | \$150,000 |           |

**Sandy**

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|--|--|-----------|--|
| 14. Northside Sidewalk Infill<br>This street improvements project is for construction of 1,100 lineal feet of new sidewalk, curbs and drainage improvements along Beers Ave, Bruns Ave, Bluff Road and Pleasant Street in Sandy. |  | \$150,000 |  |
|--|--|-----------|--|

15. Sandy Workforce Housing (CD Float)	\$620,000		
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Acquisition of property to construct 56 units of new affordable rental housing for families and singles in the City of Sandy. [Funding for this project is pending approval of Amendment 6 - Comment period ends April 22, 2013].

**West Linn**

16. West Linn Adult Community Center Expansion			\$175,000
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This public facility project includes construction of a 3,700 square foot addition to the West Linn Adult Community Center.

**Wilsonville**

17. Wilsonville Senior Center Kitchen Renovation	\$235,000		
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This project would renovate and expand the kitchen facilities at the Wilsonville Senior Community Center.

18. Wilsonville Community Sharing Facility Expansion	\$240,000		
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This project is to build a 2,100 square foot facility to house the Wilsonville food bank and the Information and Referral office.

**Unincorporated/Countywide Projects**

**Countywide**

19. Housing Rehabilitation Program	\$300,000	\$300,000	\$300,000
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Provision of financial assistance to rehabilitate housing units occupied by low income residents of Clackamas County.

**Happy Valley**

20. The Terrace at Mt. Scott	\$11,220		
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This project would construct 75 linear feet of new handrail along a ramp leading into the Terrace at Mt. Scott; an affordable housing development.

**North Clackamas Urban Renewal District**

21. Bell Road Ped/ Bike Improvements		\$154,000	
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This street improvements project includes construction of 3,525 lineal feet of new sidewalks, bicycle paths and drainage improvements along SE Bell Road in the North Clackamas Revitalization Area (NCRA). [Move to Program Year 2013 is pending approval of Amendment 6 - Comment period ends April 22, 2013]



	2012 Grant Funds	2013 Grant Funds	2014 Grant Funds
22. Clackamas Cty. Service Dist. No.1 NCRA SHUAGP This project would continue a residential sanitary sewer improvement program in the North Clackamas Revitaization Area (NCRA).	\$75,000		\$130,000

**Oak Grove**

23. Kellogg Ave Sidewalk Improvement Project This project is to build approximately 1,764 lineal feet of new concrete sidewalks and curbs along Kellogg Avenue between McLoughlin Boulevard and Risley Avenue in Oak Grove.	\$160,000		
24. River Road Head Start Kitchen This public facility improvements project would renovate the River Road Head Start Kitchen in Milwaukie by expanding food storage and adding a walk-in freezer. [Move to Program Year 2012 is pending approval of Amendment 6 - Comment period ends April 22, 2013]	\$150,000		

**To Be Determined**

25. Proud Ground Acq/Rehab Project (CD Float Loan) This project would purchase and renovate 4 bank-owned homes for re-sale to low and moderate income residents of Clackamas County. CD Float Activity.	\$300,000	\$300,000	\$300,000
26. Casa Hogar This project would fund the acquisition/rehabilitation of a new emergency shelter for Latina survivors of domestic violence in Clackamas County.	\$60,000		

**Public Service Projects**

**Countywide**

27. Housing Rights and Resources This is an ongoing public service that provides housing information, legal aid, housing rights education, landlord training and housing referral services to all residents of Clackamas County.	\$140,000	\$140,000	\$140,000
28. Rent Well Rent Well is 15-hour tenant education program designed to help people overcome barriers to rental housing.	\$85,000	\$85,000	\$85,000
29. Home Base Homebase public services would provide staff and funds to prevent homelessness from happening for households in crisis and provide case management to keep families stable in their housing.	\$25,000	\$25,000	\$35,000

	2012 Grant Funds	2013 Grant Funds	2014 Grant Funds
<b><u>Oak Grove</u></b>			
30. Avalon House - Supportive Services	\$36,000		
Assistance to fund the Resident Manager position at Avalon House. This facility provides permanent, drug free housing for homeless women and/or women with children, who are involved with the Clackamas County Treatment Courts, a system of three courts – Drug Court, Family Court and Mental Health Court.			
<b>Planning and Admin</b>			
<b><u>Administration</u></b>			
31. Grant Planning, Administration and Compliance	\$390,550	\$371,000	\$316,350
These funds will be used for overall program administration, including program development, management and coordination, personnel, accounting, and grant compliance expenses.			
<b><u>Countywide</u></b>			
32. 2012-2014 Homeless Count	\$38,200		\$38,200
The Homeless Count is an annual comprehensive survey of homeless persons in Clackamas County.			
Community Development Block Grant Sub-Total	<b>\$3,278,408</b>	<b>\$2,280,000</b>	<b>\$1,879,550</b>

## **HOME Investment Partnership Act City Projects**

### **Sandy**

- |  |           |  |  |
|--|-----------|--|--|
| 33. Sandy Workforce Housing - Construction   | \$800,000 |  |  |
| Construction of 56 units of new affordable rental housing for families and singles in the City of Sandy. Units will be a mix of one-, two-, three- and four-bedroom units. |           |  |  |

## **Unincorporated/Countywide Projects**

### **Clackamas**

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|--|-----------|--|--|
| 34. Easton Ridge Apartment Remodel   | \$660,000 |  |  |
| 264 unit affordable housing project owned and operated by the Housing Authority of Clackamas County. The proposed renovations will correct exterior envelope failure due to poor site drainage and moisture penetration. |           |  |  |

**Countywide**

35. CHDO Operating Support Grant	\$37,158	\$35,245	
Funds will be used to support CHDO staff work on the development of low-income housing and to support operating expenses.			
36. Multi-Family Rental Housing		\$1,200,000	
Funds will be used for the construction of new housing projects or planned projects in the pre-development stage. Projects will result in affordable rental housing for large and small low-income households.			
37. CHAP Homebuyer Assistance Program	\$100,000	\$100,000	
This project will assist low-income first-time homebuyers with down payments and closing costs			
38. Tenant Based Rental Assistance	\$100,000		
The TBRA Program will be operated by NHA and will assist individual households who are homeless or at risk of becoming homeless. Maximum assistance is 24 months and may be used for rent, utility costs, security deposits, and/or utility deposits.			

**Planning and Admin**

**Countywide**

39. HOME Administration	\$74,316	\$70,525	
Funds will be used for general administration of the HOME program.			

HOME Investment Partnership Act Sub-Total	<b>\$1,771,474</b>	<b>\$1,405,770</b>	<b>\$0</b>
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**Emergency Solutions Grant  
Unincorporated/Countywide Projects**

**Countywide**

40. Emergency Shelter Grant - Springwater	\$10,200	\$10,200	
This funding provides emergency homeless shelter operations for the Springwater Youth Shelter in North Clackamas.			
41. Emergency Shelter Grant - CWS	\$39,867	\$39,867	
This funding provides emergency homeless shelter operations for the Clackamas Womens Services Shelter in Clackamas County.			
42. Emergency Shelter Grant - The Annie Ross House	\$39,867	\$39,867	
This funding provides emergency homeless shelter operations for the Annie Ross House in Milwaukie.			

## Public Service Projects

### Countywide

- |   |  |          |  |
|---|--|----------|--|
| 43. Emergency Shelter Grant CWS Homeless Prevention<br>ESG Homeless Prevention services for survivors of<br>domestic violence in Clackamas County |  | \$27,649 |  |
|---|--|----------|--|

## Planning and Admin

### Administration

- |   |          |          |  |
|---|----------|----------|--|
| 44. ESG Administration<br>Administration of Emergency Solution Grant (ESG)<br>program including federal reporting, contract management<br>and program performance reporting.                    | \$12,542 | \$11,120 |  |
| 45. ESG HMIS<br>Staffing to train case managers and manage the Homeless<br>Management Information System (HMIS) that collects data<br>on the number and types of homeless persons and families. | \$64,756 | \$30,000 |  |

Emergency Solutions Grant Sub-Total	\$167,232	\$158,703	\$0
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<b>Grand Total</b>	<b>\$5,217,114</b>	<b>\$3,844,473</b>	<b>\$1,879,550</b>
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**GRANT YEAR 2013 NOTES:**

CDBG - Total includes \$300,000 of CD Float Loan and \$126,666 in Prior Year Funding  
HOME - Total includes \$700,516 in Prior Year Funding



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**GARY BARTH**  
DIRECTOR

**BUSINESS AND COMMUNITY SERVICES**

April 11, 2013

**DEVELOPMENT SERVICES BUILDING**  
150 BEAVERCREEK ROAD | OREGON CITY, OR 97045

Board of County Commissioners  
Clackamas County

Members of the Board:

Blue Heron Intergovernmental Agreement

<b>Purpose/Outcomes</b>	Intergovernmental Agreement between Oregon City and Clackamas County related to the redevelopment of the Blue Heron Site
<b>Dollar Amount and Fiscal Impact</b>	<b>\$100,000.00</b> <b>Fiscal impact tbd</b>
<b>Funding Source</b>	One third from each: Lottery Funds, Transient Room Tax, and General Fund
<b>Safety Impact</b>	None
<b>Duration</b>	The terms of this IGA will not exceed five years
<b>Previous Board Action</b>	Staff has discussed the IGA with individual Board members for background and input towards development of the IGA
<b>Contact Person</b>	Gary Barth, Director - Business & Community Services - 742-4299 Catherine Comer, Manager – Business & Economic Development, County Liaison to Partnership
<b>Contract No.</b>	

**BACKGROUND:**

The City of Oregon City (the "City") has entered into a Collaborative Planning Agreement with the Trustee of the Estate of the Blue Heron Paper Company (the "Trustee") to develop and adopt a "simplified general development master plan" as defined in Oregon City Municipal Code, section 17.65 for the former Blue Heron Mill site (the "Site").

The Trustee owns title to the site consisting of four tax lots and totaling 23.15 acres within the City. The Trustee's responsibility is to liquidate the property for the benefit of creditors of the Estate. The City and their various partners – Clackamas County, Metro, and the State of Oregon - desires that the site be redeveloped to address four shared values; Public Access, Economic Development, Cultural Interpretation, and Habitat Restoration. The development and adoption of a "simplified general development master plan" (the "Master Plan") is intended to aid in accomplishing those respective goals.

The planning process will create a vision for the site through a robust public engagement process. The Master Plan will provide needed certainty to the private and non-profit development community by removing perceived or existing barriers to site redevelopment.

The budget for the planning process is \$450,000+ with the Trustee contributing \$50,000 and the City contributing not less than \$400,000. The City is anticipating that their contribution will come from multiple sources; the City general fund, Metro and Clackamas County. The State of Oregon has budgeted funds in State Parks that are intended to assist in the redevelopment of the site after the Master Plan is developed and adopted.

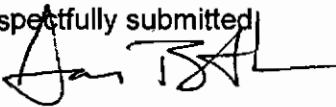
The City has requested that the County contribute \$100,000 towards the City's \$400,000 obligation. An Intergovernmental Agreement between Oregon City and Clackamas County has been prepared that

outlines the terms associated with this \$100,000 contribution of the County. The County's contribution is contained in the FY 2012/2013 budget and comes equally from three sources; County general fund, lottery funds for economic development and Transient Room Tax funds for tourism promotion and development. The IGA cross-references the Collaborative Planning Agreement between the City and the Trustee and relies on the deliverables in that agreement to achieve the County's goals for economic re-development and tourism development on the former Blue Heron mill site.

**RECOMMENDATION:**

Staff recommends the Board approve the Intergovernmental Agreement between Oregon City and Clackamas County regarding the funding contribution towards development and adoption of a master plan on the former Blue Heron mill site intended to accelerate redevelopment of the site. This approval is contingent upon receipt of a fully executed Collaborative Planning Agreement between Oregon City and the Trustee, the terms of which outline the use of the \$100,000 Clackamas County contribution.

Respectfully submitted

A handwritten signature in black ink, appearing to read "Gary Barth", written over the typed name below.

Gary Barth, Director

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**INTERGOVERNMENTAL AGREEMENT  
BETWEEN OREGON CITY AND CLACKAMAS COUNTY  
CONCERNING REQUESTS FOR PROPOSALS AND CONTRACT  
IMPLEMENTATION RELATED TO THE REDEVELOPMENT OF THE  
BLUE HERON SITE**

This is an Intergovernmental Agreement ("Agreement") between Clackamas County ("County"), a political subdivision of the State of Oregon, and Oregon City ("City"), an incorporated municipality. It is an agreement whereby the County and the City commit to cooperating, for their mutual benefit and the gain of the region, upon the terms for the solicitation of a request for proposals and subsequent contract administration for the redevelopment of the site formerly operated by Blue Heron Paper ("Site").

**RECITALS**

- A. WHEREAS, ORS Chapter 190 allows governmental entities to enter into agreements with other governmental entities for the performance of any governmental or other function that one party to the agreement has the authority to perform; and
- B. WHEREAS, the redevelopment of the Site formerly operated by Blue Heron Paper is located in the County and within the boundaries of the City; and
- C. WHEREAS, the redevelopment of the Site is an extraordinary task requiring the combined resources of the City and the County so as to achieve a successful result; and
- D. WHEREAS, redevelopment of the site will carry on a tradition of economic development along the riverfront, where mills thrived for more than a century. With the closure of Blue Heron Paper Co., Oregon City lost 175 jobs – a blow that must be addressed through redevelopment of the Site. Redevelopment will ensure the transformation supports Oregon City's vision for the future and reinvigorates the downtown as a hub of employment, shopping, business and tourism; and
- E. WHEREAS, to help make the transformation possible, Oregon City is leading a public visioning and master planning process that will look at further refining and expanding on the four shared values: Public Access, Economic Development, Cultural Interpretation and Habitat Restoration; and
- F. WHEREAS, important considerations as to the uniqueness of the Site and the scale of the redevelopment require great care in the solicitation of contractors for the presentation of the Site to the public and development community and the subsequent implementation of the contract with the successful bidder; and
- G. WHEREAS, the City and the Trustee of the Estate of the Blue Heron Paper Company have entered into a Collaborative Planning Agreement to develop and adopt a Master Plan for the former Blue Heron site; and
- H. WHEREAS, the City is contributing not less than \$400,000 to this planning effort. It is anticipated that these funds will come from multiple sources; City general fund,

Clackamas County fund, and Metro funds. The City is requesting a contribution of \$100,000 from Clackamas County towards the City's \$400,000 commitment.

NOW THEREFORE, the County and the City agree as follows:

1. The City and the County agree to proceed as joint participants for the limited purpose of soliciting a request for proposal and subsequently administering the contract for the activities associated with the redevelopment of the site. The anticipated scale of the request for proposal is set out in Collaborative Planning Agreement between the City and the Trustee attached to this Agreement.
2. The City shall take responsibility for the development of a master planning process which will lead to the submittal of a master plan for the Site. The City agrees to coordinate, manage, and otherwise oversee the solicitation of the request for proposal, participate in the selection of the contractor from among those offering bids, and manage the providing of services by the successful bidder. Further, the City will be responsible for directing all consultants that will be retained by the City to implement the master planning process and produce a completed master plan.
  - 2.1 The process shall in all ways conform to the typical and lawful practice of the City save for the fact that the City and the County shall proceed as joint participants, and the County shall be fully entitled to participate with the City in the drafting of the request for proposal, the evaluation of the bids, the selection of the successful bidder and the development of the master plan. . The City agrees to give due consideration to the comments and opinions of the County in the master planning process.
  - 2.2 The City shall serve as the custodian for all records related to this Agreement and the disbursement of funds under its terms. The City shall, upon request of the County, make those records available as the County, or other entity reviewing the County's financial affairs, may require.

Funding:

- 3.1 The City and County shall each be responsible for their costs incurred to execute this Agreement.
- 3.2 The City and the County expect the costs associated with the request for proposal and the subsequent contract to be on the order of \$500,000.00 (five hundred thousand dollars). The City shall contribute \$100,000.00 (one hundred thousand dollars). The County will contribute \$100,000.00 (one hundred thousand dollars). It is anticipated that the funds necessary to complete the master planning process will come from multiple sources: City general fund, Clackamas County funds, the Bankruptcy Trustee and a Construction Excise Tax grant from Metro. To the extent that the City is unable to secure adequate funds, then either party to this Agreement shall have the right to terminate this Agreement at any time up to the execution by the City of the Master Plan Contract.
  - 3.2.1 The County shall present its contribution under this Agreement to the City, which shall act as payor under the contract.



3.2.2 The County shall provide the City with its \$100,000 (one hundred thousand dollars) within ten (10) days of the execution of the Master Plan Contract.

4. Cooperation: Both parties shall cooperate in the pursuit of this Agreement and shall otherwise do all things that may be necessary under this Agreement, in compliance with applicable law.

4.1 Until further notice the contact person for the County shall be:

Catherine Comer  
Business and Community Services  
Development Services Building  
150 Beavercreek Road  
Oregon City, OR 97045

4.2. Until further notice the contract person for the City shall be:

Tony Konkol  
Community Development Director  
221 Molalla Avenue, Suite 200  
Oregon City, OR 97045

5. Effective Date: This Agreement shall become effective immediately upon its signing by each party's authorized representatives.
6. Timeliness: Both parties agree that the request for proposal shall be presented to the pool of potential bidders no later than June 1, 2013, and the process shall proceed in a timely manner thereafter.
7. Term and Termination:
- a. This Agreement shall be completed upon the successful closure of the work set out in the request for proposal, but in no event shall its term exceed five (5) years.
  - b. This Agreement may be terminated for any reason by notice provided ten (10) days prior to the date of termination. No notice will be effective after the City enters into an agreement with the successful bidder. A termination of the Agreement shall not eliminate the obligations each party incurred prior to the termination and Sections 7, 8, 9, 10, 11, 12 and 15. Following notice of the termination, each party shall act to expeditiously resolve its obligations under the Agreement.
8. Indemnification: The parties, to the maximum extent permitted by law and subject to the Oregon Tort Claims Act, ORS Chapter 30 and the respective limitations on indebtedness contained in Article XI, section 10 of the Oregon Constitution, shall defend, indemnify and save harmless each other, their officers, employees and agents from and against any and all liabilities, damages, claims, demands, judgments, losses, costs, expenses, fines, suits and actions, arising from their respective negligence, including but not limited to attorneys' fees and expenses at trial and on appeal, relating to this Agreement. The County and the City each agree to give the other immediate written notice of any action or suit filed or any claim

made against that party which may result in litigation in any way related to this Agreement.

9. Notice: Any notice under this Agreement shall be given in writing by personal delivery or mailing the same, postage prepaid as certified mail, to the addresses set out in Section 4 above, or such other address as either party may hereafter indicate. Any notice so addressed and mailed shall be deemed to have been received five (5) days after the date postmarked.
10. Laws of Oregon: This Agreement shall be governed by the laws of the State of Oregon and the parties agree to submit to the jurisdiction of the courts of the State of Oregon. All terms and conditions necessary to be inserted into public contracts in the State of Oregon are hereby incorporated as if such provisions were a part of this Agreement.
11. Attorney's fees: In the event legal action is brought by the City or the County against the other to enforce any of the obligations hereunder or arising out of any dispute concerning the terms and conditions hereby created, each party shall be respectively responsible for their own costs, expenses, and fees. In no event shall the losing party pay the prevailing party's attorneys fees, costs and expenses. "Legal action" shall include matters subject to arbitration and appeals.
12. Insurance: The County and the City each agree to maintain insurance levels, or self-insurance in accordance with ORS 30.282, for the duration of this Agreement at levels necessary to protect against public body liability as specified in ORS 30.270.
13. Amendment: The terms of this Agreement may be amended by mutual agreement of the parties. Any amendment must be in writing, must refer specifically to this Agreement, and shall become effective only when executed by the County and the City.
14. No Third Parties: The County and the City are the only parties to this Agreement and are the only entities entitled to enforce its terms.
15. Relationship: The County and the City are independent of each other. The County and the City are not in an agency relationship. The City has no control over the work done by the County or the manner in which it is performed. Neither the County nor the City, or their officers, employees, or agents, may participate in each other's pension plan, insurance, bonus, or similar benefits or programs.
16. Entire Agreement: The Agreement constitutes the entire agreement between the parties.
17. Severability: If any one or more of the provisions contained in this Agreement shall be invalid, illegal or unenforceable in any respect, the validity, legality and enforceability of its remaining provisions shall not in any way be affected or impaired.

By signature below, the County and the City certify that the individuals presented are representatives of their respective bodies and are authorized to act in the matters set out in this Agreement, and execute this Agreement by the dates set forth below.

**CLACKAMAS COUNTY, OREGON**

By: \_\_\_\_\_  
John Ludlow, Chair

BOARD OF COUNTY COMMISSIONERS

\_\_\_\_\_  
Recording Secretary

Date: \_\_\_\_\_, 2013

**Oregon City**

By: \_\_\_\_\_  
Doug Neely, Mayor

OREGON CITY, OREGON

\_\_\_\_\_  
Recorder

Date: \_\_\_\_\_, 2013

**COLLABORATIVE PLANNING AGREEMENT**

**DATED:** February 14, 2013

**BETWEEN:** CITY OF OREGON CITY, (the "City")  
An Oregon municipal corporation  
Attn: Tony Konkol,  
Community Development Director  
625 Center Street  
Oregon City, Oregon 97045

**AND** Peter McKittrick, Trustee of the Estate of (the "Trustee")  
Blue Heron Paper Company, U.S. Bankruptcy  
Court for the District of Oregon  
Case No. 09-40921-rld7  
515 NW Saltzman Road, DBM #917  
Portland, Oregon 97229

The Trustee owns title to the improved real property described on attached Exhibit A (the "Property"). The Property is the site of the former Blue Heron paper mill. The Trustee owns the Property due to the bankruptcy of the Blue Heron Paper Company. The Trustee is subject to the jurisdiction and authority of the U.S. Bankruptcy Court, Portland, Oregon.

The Trustee's responsibility is to liquidate the Property for the benefit of creditors of the Estate. To date, the Trustee has entered into a contract with NRI Global Inc. to remove salvageable material from the Property. That work will be completed by approximately August 2013. The ultimate liquidation of the Property will be accomplished by a sale of the Property.

The Property is located in Oregon City, Oregon, and has a comprehensive plan designation of Industrial, is zoned General-Industrial, and is subject to other "overlay" land use regulations, all as described in more detail on attached Exhibit A.

The City and the Trustee agree that the land use regulations that affect the Property need to be revised to reflect the fact that the Property is unlikely to be used in the future for industrial use. Further, given the size and complexity of the Property and the structures located on the Property, the City and the Trustee agree that the objectives of the City and the Trustee will best be served by the adoption of a simplified general development master plan (Oregon City

Municipal Code, Section 17.65). The elements of and process for the development of such a master plan is further described on the attached Exhibit B.

This Collaborative Planning Agreement (the "Agreement") is intended to set forth the respective obligations of the City and the Trustee to work together to develop such a master plan.

NOW THEREFORE, in consideration of the mutual promises of the parties set forth in this Agreement, the City and the Trustee agree as follows:

**SECTION 1**    **EFFECTIVENESS OF AGREEMENT**

**1.1**    **Trustee**

This Agreement shall not be binding on the Trustee unless and until it is approved by the U.S. Bankruptcy Court for the District of Oregon (the "Court"). The Trustee agrees to file a motion with the Court within twenty (20) days after the execution of this Agreement by the City seeking approval of this Agreement. Upon the ruling of the Court, the Trustee will promptly advise the City. To the extent that the Court requires changes in this Agreement, the City and the Trustee will attempt in good faith to negotiate those changes; however, any modified version of this Agreement will not be binding on the Trustee unless it is approved by the Court. If the City and the Trustee cannot agree on such Court-required changes within thirty (30) days of the Court's order, then this Agreement shall automatically terminate.

**1.2**    **City**

The City, through the action of its City Commission, approved this Agreement on February 20, 2013, subject to the subsequent approval of the Court pursuant to Section 1.1.

**SECTION 2**    **TERM**

The term of this Agreement shall commence on the date first set forth above and shall terminate on the earlier of: (i) any termination pursuant to Sections 1.1 or 3.3, or (ii) submittal to the City Planning Commission of a master plan, a comprehensive plan amendment and a zoning map amendment for the Property.

## SECTION 3 OBLIGATIONS OF THE CITY

### 3.1 In General

The City agrees to take responsibility for the development of a master planning process which will lead to the adoption of a master plan. The outline of the master planning process and the elements of an adopted master plan are set forth in attached Exhibit B. Further, the City agrees to be responsible for retaining, directing, and coordinating all consultants that will be retained by the City to implement the master planning process and produce a completed master plan. The City's role in the development of a master plan does not guarantee approval of the eventual land use applications arising out of the master plan. All land use changes will require approval of the Oregon City Planning Commission and the Oregon City City Commission pursuant to the applicable state and municipal land use processes.

### 3.2 Cooperation with Trustee

The City agrees to cooperate with the Trustee in the master planning process by means of (i) engaging the Trustee in the master planning process; (ii) inviting the Trustee to participate in all aspects of the master planning process including public and non-public meetings; (iii) allowing the Trustee to review draft reports and deliverables from consultants used in the master planning process; (iv) allowing the Trustee access to all documents, including emails, generated in the master planning process; and (v) giving due consideration to the comments and opinions of the Trustee, as the owner of the Property, in the master planning process.

### 3.3 Selection of Consultants

The City agrees to be responsible for conducting a process for the selection of all consultants that will be necessary for the master planning process. Accordingly, the City agrees to issue a Request for Proposals ("RFP") within ten (10) days of the date of this Agreement. The City agrees to provide the Trustee with copies of all responses to the RFP, agrees to involve the Trustee in interviews with respondents to the RFP, and agrees to involve the Trustee in the process of selecting the consultants to be involved in the master planning process. The choice of consultants is subject to the mutual agreement of the City and the Trustee and if they cannot agree, then either party may terminate this Agreement by written notice to the other. Once a

consultant is selected, the City shall enter into an agreement with the consultant to prepare a master plan for the Property and to take other actions as agreed to by the parties to this Agreement (the "Master Plan Contract").

#### **SECTION 4 FINANCIAL COMMITMENTS**

##### **4.1 By the City**

The City agrees provide not less than FOUR HUNDRED THOUSAND DOLLARS (\$400,000) to fund the master planning process. It is anticipated that these funds will come from multiple sources: City general fund, Clackamas County funds, and Metro funds. To the extent that the City is unable to secure adequate funds, then either party to this Agreement shall have the right to terminate this Agreement at any time up to the execution by the City of the Master Plan Contract.

##### **4.2 By the Trustee**

The Trustee agrees to provide not less than FIFTY THOUSAND DOLLARS (\$50,000) to fund the master planning process.

##### **4.3 Expenditure of Funds**

One-half of the Trustee's funds will be required to be paid to the City within ten (10) days of the execution of the Master Plan Contract. The remainder of the Trustee's funds shall be paid to the City within ten (10) days of the consultant providing a final version of a master plan. Upon the consultant's delivery of the final version of the master plan for the Property, the City will schedule a public hearing before the City's Planning Commission to consider the land use applications to implement the master plan.

##### **4.4 Indemnity of Trustee**

The City will be the only party executing contracts with the chosen consultants. The Trustee will have no liability to the chosen consultants on account of being a party to this Agreement. The City will defend and indemnify the Trustee from any liability with respect to the contracts with the chosen consultants except to the extent the Trustee enters into a separate written agreement with a chosen consultant.

**SECTION 5    ADDITIONAL OBLIGATIONS OF THE TRUSTEE**

**5.1    Abandonment of the Property**

Between the date of this Agreement and the date when the City enters into a contract with the lead consultant for the master planning process, the Trustee may abandon the Property and terminate this Agreement, as permitted under the U.S. Bankruptcy Code. However, thereafter, the Trustee agrees not to file a motion to abandon the Property with the Court prior to April 1, 2014. The City acknowledges that the Court has the authority to direct the Trustee to abandon the Property and to terminate this Agreement.

**5.2    Maintenance of the Property**

From the date of this Agreement until the earlier of (i) the abandonment of the Property, or (ii) May 30, 2014, the Trustee agrees to (a) cover the Property with property damage insurance with a reasonable scope of coverage and reasonable coverage limits, (b) reasonably secure the Property and structures on the Property, and (c) maintain water to the Property for fire protection and maintain reasonable electrical service.

**5.3    Access**

The Trustee agrees to provide reasonable access to the Property to representatives of the City, the County, Metro, and the chosen consultants. Access will be provided based on reasonable advance notice, which may be arranged by email or telephone and shall be subject to approval by NRI Global Inc. under current protocols.

**5.4    Participation in Master Planning Process**

The Trustee agrees to actively participate in the selection of the consultants, the specification of the consultants' scope of work, and all aspects of the master planning process. Further, the Trustee will participate in events where the City requests the presence of the owner of the Property.



## **5.5 Execution of Land Use Applications**

5.5.1 In the event the consultant-prepared master plan is not acceptable to both the City and the Trustee, then either the City or the Trustee may terminate this Agreement by written notice to the other

5.5.2 Whenever, in the master planning process, a land use request or application is necessary to initiate a process under the Municipal Code of the City, the Trustee agrees to execute such request or application so as to initiate such process. However, by executing request or application, the Trustee is not necessarily agreeing to the substance of the request or application. The Trustee's obligation to execute such a request or application may be subject to the Court's prior approval, if the Trustee determines that prior approval by the Court is required.

## **5.6 Transfer of Title to the Property**

To the extent that this Agreement has not been completed prior to the transfer of title to the Property by the Trustee to a third party, then the Trustee will use reasonable efforts to have such third party agree to assume this Agreement. However, the parties acknowledge that such an assumption may require changes to this Agreement, which the parties agree to negotiate in good faith.

## **SECTION 6 GENERAL PROVISIONS**

### **6.1 Complete Agreement**

This Agreement constitutes the complete agreement between the parties with respect to the matters covered by this Agreement and supersedes and replaces all prior written or oral agreements on the same matters.

### **6.2 Governing Law**

This Agreement shall be governed by the laws of the State of Oregon and the U.S. Bankruptcy Code. Exclusive jurisdiction for any dispute regarding this Agreement shall be in the United States Bankruptcy Court, District of Oregon.

**6.3 Notices**

Any notices given under the terms of this Agreement must be in writing and be delivered by messenger or certified mail, return receipt requested, to a party at its address first set forth above.

**6.4 Amendment**

This Agreement may only be amended by a written amendment signed by both parties.

**6.5 Assignment**

Neither party may assign its rights or obligations under this Agreement without the prior written consent of the other party, which may or may not be given in such party's sole discretion.

**6.6 Exhibits**

The attached Exhibits are an integral part of this Agreement.

IN WITNESS WHEREOF, the parties executed and delivered this Agreement to be effective on the date first set forth above.

**City**

City of Oregon City, an Oregon municipal corporation

By: \_\_\_\_\_  
Its: \_\_\_\_\_

**Trustee**

\_\_\_\_\_  
Peter McKittrick  
Trustee

**EXHIBIT A**  
**DESCRIPTION OF THE PROJECT AREA.**



**FIGURE A - BUILDING KEY PLAN**

**STANDARD**  
**REQUIREMENTS**

**Willamette Falls Legacy Project**  
Oregon City, Oregon

**Y L P T**

**ADDRESS**

**419 Main Street**

**TAX LOTS**

**2-2-E-31BD TL 300 (21.99 acres)**

**2-2-E-31BD TL 390 (.27 acres)**

**2-2-E-31BD TL 500 (.63 acres)**

**2-2-E-31BD TL 600 (.26 acres)**

## **SITE DESCRIPTION**

The Project site is located adjacent to Willamette Falls, a natural waterfall on the Willamette River between Oregon City and West Linn, the Oregon City bluffs, as well as Oregon City's downtown commercial core. Willamette Falls is the largest waterfall in the Pacific Northwest and 2nd largest in the United States behind Niagara Falls by volume. The Falls have been an important gathering place for fishing, trading, and gathering of several tribes for many centuries prior to white settlement.

The property includes three blocks facing historic Main Street, which has long been characterized by traditional downtown uses such as barbers, hotels and restaurants. Since the 1830's, the site has been occupied by large industrial uses including a flour mill, sawmill, brick production, woolen mill and, since 1908, a paper mill. Over 600,000 square feet of vacant industrial space cover the site in 57 buildings that are in varying states of condition. The project does not include the settling ponds/lagoon in West Linn, which were purchased by Clackamas County's Water Environment Services (WES)

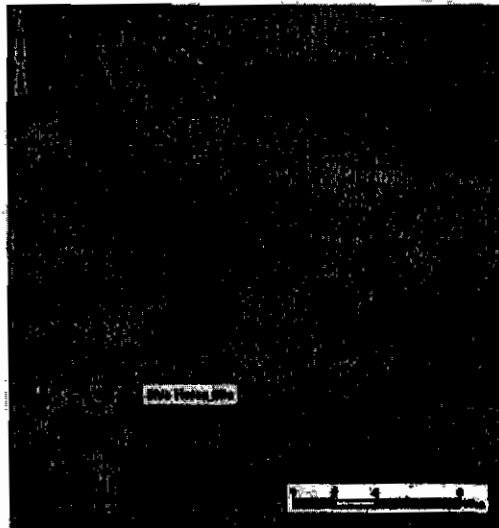


Figure 1: Location Map

The Oregon City mill as it is today started in 1908 as the Hawley Pulp and Paper Mill. W.P. Hawley bought the mill and adjacent properties and eventually installed four paper machines to produce a variety of paper products including fruit wrap, bread paper, wrapping paper, toweling, bags and newsprint. Ownership transferred to the Los Angeles Times as Publishers Paper Co. and then to Jefferson Smurfit Corporation. In May 2000, Smurfit Stone Container Corporation sold the mill to its employees and KPS Special Situations Fund, L.P., a New York City-based private equity fund, creating the Blue Heron Paper Company.

In 2006, the employees bought out KPS creating Blue Heron Paper Company as a 100% employee owned ESOP. On February 23, 2011, the Blue Heron Paper Company announced the closure of the mill and the layoff of over 175 employees. The site is currently being held by a bankruptcy trustee who is in the process of property disposition.

## **STRUCTURES AND BUILDINGS**

Existing equipment, utilities and non-building structures with salvage value are currently being removed from the site under a contract between the bankruptcy Trustee and a salvage contractor. Salvage work is scheduled to be completed in November 2013 and includes the removal of the majority of the paper mill operations infrastructure. Major renovation work is necessary to put most of the buildings and much of the site into a stable and usable condition for any type of future use. Roadways would require upgrades for pedestrian/vehicle separation, improvements to the pavement and new lighting.

With the exception of the former Blue Heron Paper Office Building and the Mill E Offices the buildings would be difficult to reuse even as industrial facilities without improving their entries, emergency exiting, general circulation, restroom facilities, heating and cooling systems, power supply distribution and fire protection.

There are over 500,000 square feet of vacant industrial space cover the site in 57 separately identified structures in various state of condition. Preliminary study indicates there is a range of compatibility for adaptive re-use, there are hazardous buildings materials and extensive structural retrofitting considerations. (More detailed information can be found in Exhibit E)

## **PGE DAM**

PGE owns the Willamette Falls Dam and associated property upriver of the site including the land which comprises the foundation of several of the 57 structures. Whilst the Dam's main power generating infrastructure is located on the West Linn side of the River, PGE has rights of access across the Blue Heron Mill site to access its property and maintain its facilities on this side of the Willamette River.

## **HABITAT**

The location of the site near Willamette Falls provides critical habitat opportunities such as refuge for migrating salmonids (on federal list of endangered species) and pacific lamprey and improving connectivity for migrating birds. Currently, fish and wildlife habitat on the site is relatively limited and fragmented due to the proximity of major highways, the railroad and urban development on both shores. Prioritizing and integrating these opportunities would be part of an effective site development strategy.

## **STORMWATER**

Prior to 1995, the process water, stormwater, and excess river water was discharged directly back to the Willamette River via three tailraces located on the site. In 1995, a collection and treatment system was installed to treat both process water and stormwater together prior to discharge.

Industrial processes are no longer occurring at the site and materials from these processes including pipe and building materials are being salvaged from the site. Following salvage operations, some of the buildings may be demolished, and then the site will be stabilized and left essentially dormant until redevelopment occurs.

An Interim Stormwater Plan was created by BSA and Associates and is available in Exhibit E of the RFP. It is intended to provide a conceptual plan for managing stormwater runoff during interim site conditions prior to when any major site improvements have commenced.

Discharges from the site are currently regulated under an industrial NPDES (1200-z) permit issued for the former industrial paper mill operations at the site. While industrial activities for which this permit was originally intended no longer occur at the site, the permit has not been officially terminated. However, the existing system currently discharges to a wetland treatment pond which will be unavailable in the near term. It is understood that the 1200z permit (including monitoring and reporting requirements) will cover stormwater management at the site until the site is stabilized as negotiated with DEQ.

Under the existing stormwater management system, stormwater is centrally collected in the pipe tunnel, pumped to the clarifier and then pumped to the offsite wetland treatment ponds. Redevelopment activities anticipated for the site would not occur for many years and would no longer be covered by an industrial permit, but rather would be required to adhere to the Stormwater Management Plan that is part of the Municipal (MS4) permit for Oregon City and follow adopted City design guidelines at that time.

#### **HISTORIC SIGNIFICANCE**

The site is located on the site of Dr. John McLoughlin's original mill as well as the original first 5 blocks of historic Oregon City, which have slowly been overtaken by mill development through the years. The site is also adjacent to scenic Willamette Falls (second largest in the United States and 16th largest by volume in the world). Willamette Falls is also recognized by the Confederated Tribes of the Grand Ronde and Warm Springs, Siletz and Yakama Indian Nation as a sacred gathering place of high cultural significance.

There are currently no locally designated historic structures (OCMC 17.40) located on the property. The Blue Heron site is not currently located within a local or National Register Historic District. However, a report was prepared for Portland General Electric & the Blue Heron Paper Company in cooperation with the West Linn Paper Company in May 2002 by George Kramer, M.S., HP, Sr. Preservation Specialist, Heritage Research Associates that indicated that some of the buildings located onsite are contributing historic structures. *"Willamette Falls Industrial Area Request for Determination of Eligibility 2002" - George Kramer.*

In the spring of 2012, the City of Oregon City provided updated survey data to the 2002 Determination of Eligibility, including additional information on the 1950s structures into the Oregon Historic Site Database. In the fall of 2012, the Oregon State Historic Preservation Office issued a Revised Determination of Eligibility for the site that concurred with the updated

information and due to the salvage work onsite, indicated that the site was no longer eligible for listings as a National Register District. Therefore, all of the buildings were reviewed for individually eligibility. (See Exhibit E for more information on this topic)

Buildings listed in the National Register of Historic Places, either individually or as a contributing building in a historic district are eligible to take advantage of the 20% Federal Tax Credit Program and the State Special Assessment Program. A future property owner may choose to designate some or all of the historically contributing buildings to take advantage of both programs.

#### **WILLAMETTE FALLS HERITAGE AREA COALITION**

The Coalition, a partnership of public, private, and nonprofit organizations and citizens that share a common passion for the Willamette Falls and its heritage, is currently applying for National and the newly created State Heritage Area Designation. National Heritage Areas (NHAs) are designated by Congress as places where natural, cultural, and historic resources combine to form a cohesive, nationally important landscape. NHAs are a grassroots, community-driven approach to heritage conservation and economic development. Through public-private partnerships, NHA entities support historic preservation, natural resource conservation, recreation, heritage tourism, and educational projects. Leveraging funds and long-term support for projects, NHA partnerships foster pride of place and an enduring stewardship ethic. The Coalition share many of the same goals for the area will be a major stakeholder in the planning process. A copy of their application for Federal Designation is included in Exhibit E

## **CURRENT ZONING**

### ***Underlying Zone***

#### **G-I General Industrial -OCMC 17.36**

##### **Comprehensive Plan: Industrial**

The General Industrial District is designed to allow uses relating to manufacturing, processing, production, storage, fabrication and distribution of goods or similar as defined by the community development director. The uses permitted in the General Industrial District are intended to protect existing industrial and employment lands to improve the region's economic climate and protect the supply of sites for employment by limiting new and expanded retail commercial uses to those appropriate in type and size to serve the needs of businesses, employees, and residents of the industrial areas.

## **OVERLAY INFORMATION**

#### **Willamette Greenway OCMC 17.48**

The City's greenway regulations were established in the 1980 Comprehensive Plan with the purpose of minimizing potential negative impacts to the river, while encouraging industrial uses of the river (for Oregon City, primarily focused on logging/mill uses). Chapter 17.48, which includes the greenway code, is not implemented very often, as the City has limited developable land adjacent to the river. Almost all of the mill site is located within the "compatibility area", which requires a Planning Commission review of the development application/master plan process. The city has generally viewed development that meets the adopted commercial development standards to be in compliance with the goals and standards for the Willamette Greenway District.

#### **Geologic Hazard OCMC 17.44**

The Geologic Hazards Overlay regulates development on unstable or steep slopes or on land abutting unstable or steep slopes. The Geologic Review is done at the time of development review and may require enhanced geotechnical reports and documentation by a structural engineer to ensure that the proposed development adequately addresses the Geologic Hazards construction criteria.

#### **Nat. Res. Overlay District (NROD) OCMC 17.49**

The Natural Resource Overlay District designation provides a framework for protection of Metro Titles 3 and 13 lands, and Statewide Planning Goal 5 resources within Oregon City. The Natural Resource Overlay District (NROD) implements the Oregon City Comprehensive Plan Natural Resource Goals and Policies, as well as Federal Clean Water Act requirements for shading of streams and reduction of water temperatures, and the recommendations of the Metro ESBE Analysis.



The NROD district utilizes a 200 foot buffer from the ordinary high water line for land abutting the Willamette River. Any new development (new impervious surfaces on existing pervious land) within the buffer must be processed by a Type III Planning Commission Variance. Please note that very little pervious land exists on the main developed mill site. Additionally, a development that involves concurrent demolition/new construction review would be considered exempt from the overlay district as it would be considered an onsite replacement (OCMC 17.49.80- Exemptions "Replacement, additions, alterations and rehabilitation of existing structures, roadways, utilities, etc., where the ground level impervious surface area is not increased."

#### **Flood Management Overlay District OCMC 17.42**

The Flood Management Overlay District is an overlay zone classification defining areas subject to periodic flooding or inundation which can result in property harm or loss, disruption of public services, hazards for public health, or added expense for public services. Land within the 1996 flood inundation area and the 100- year flood plain are subject to this chapter. The areas of special flood hazard identified by the Federal Insurance Administration in a scientific and engineering report entitled "The Flood Insurance Study (FIS) for Clackamas County, Oregon and Incorporated Areas," dated June 17, 2008, with accompanying flood insurance maps is adopted by reference and declared to be a part of this chapter. The Clackamas County FIS study determined that the Base Flood Elevation for Oregon City is 50.8 feet. The 1996 flood event (considered a 100 year flood event) exceeded this elevation in portion of the site.

A good portion of the southern half of the site is also within the Oregon City Flood Overlay District. All new construction or substantial upgrades to buildings located within the overlay district is required to meet all applicable sections of the district. The development standards are found in OCMC 17.42.160. However, variances may be issued for the reconstruction, rehabilitation or restoration of structures listed on the National Register or identified as a locally designated historic structure.

While completing the due diligence report this fall, it became apparent that further study is needed to determine how the existing flood management overlay district may be impacted by development at the site. As such, hydraulic modeling or review of the hydraulic model developed in the FIS is recommended as part of the Master Plan process to better answer this question.

## **PROPOSED ZONING**

### **Mixed Use Downtown- "MUE" OCMC 17.34**

The mixed-use downtown (MUD) district is designed to apply within the traditional downtown core along Main Street and includes the "north-end" area, generally between 5th Street and Abernethy Street, and some of the area bordering McLoughlin Boulevard. Land uses are characterized by high-volume establishments constructed at the human scale such as retail, service, office, multi-family residential, lodging or similar as defined by the community development director. A mix of high-density residential, office and retail uses are encouraged in this district, with retail and service uses on the ground floor and office and residential uses on the upper floors. The emphasis is on those uses that encourage pedestrian and transit use.

During the 2004 Comprehensive Plan update, the city approached Blue Heron to see if they were interested in upzoning their property to MUD, but allow the existing industrial use to be permitted onsite. At that time, Blue Heron felt that it was not in their best interest to support a rezoning of the property. Ever since 2004, the city has been generally supportive of rezoning the site to MUD, subject to meeting all applicable criteria.

## **EXHIBIT B**

### **Willamette Falls Visioning/Master Plan Process**

#### **Objective:**

The purpose of this Request for Proposals is to select a Consulting Team to assist the City of Oregon City, in cooperation with the bankruptcy trustee, in completing a Master Plan and Rezoning of the former Blue Heron Paper Mill Site. This planning project will create a vision for the site through a robust public process that respects the history and nature of the land and provides needed certainty to the private and non-profit development community by removing existing and perceived barriers to site redevelopment.

The site is currently zone G-1 General Industrial and per Policy 2.2.12 of the Oregon City Comprehensive Plan, is required to undergo a master planning process prior to obtaining a Zone Change and Comprehensive Plan amendment. Understanding the value of gaining entitlements for the site, the bankruptcy trustee has given initial support to sign off on any needed land use applications while the site remains in bankruptcy.

Oregon City will act as the lead agency in the visioning and master planning process. The visioning and master plan process will look at further refining and expanding on the four shared values (Public Access, Economic Development, Cultural Interpretation, and Habitat Restoration) and the existing due diligence documentation that has been performed to date.

#### **Visioning/Community Engagement Plan.**

A major component of the plan will be the implementation of a stakeholder and public engagement process that aims to bring a broad base of community interests into a vibrant visioning process. The mill site is not just an Oregon City redevelopment concern, it is located along almost a mile of the Willamette River shoreline abutting the 2nd largest waterfall in the nation (by volume) and on land that can arguably be called the birthplace of Oregon and the industrial expansion of the West. This site elicits local, regional and statewide passion. The public outreach plan aims to engage all these groups to create a plan that fully embraces the four shared values, yet understands the market forces in Oregon City and financing needed to make the vision a reality.

This process will capitalize on existing involvement frameworks (City and Metro); establish public involvement objectives; identify all project stakeholders and their aspirations, values and concerns; describe the array of tools and activities best suited to inform and engage Oregon City, regional residents, businesses, regional and statewide elective officials and other stakeholders (e.g. environmental and historic advocacy groups); establish a schedule for implementation; and incorporate measures to evaluate success. The visioning and engagement plan should also be structured to inspire and create an environment that allows for the creation of champions for the project.

Potential community engagement tools and activities include, but are not limited to:

- Recognizable look or logo included on all project-related materials.
- Informative, accessible and interactive website led by City staff. The consultant will provide consultation and site content, including photos and narrative that describes the status of the project, upcoming meetings, video updates, other opportunities for involvement, and draft and final work products.
- Communications professionals that will ensure the language speak to people in common terms, not only "plannereze."
- Facebook page to be created and administered by City staff. The Consultant will provide content for updates, photos, community activities, etc.
- 1-3 Open Houses as appropriate.
- Community conversations (30-40) that engage in two-way communication with stakeholders. These conversations are constructed to bring the project team to areas that are familiar and comfortable to the various stakeholders (standing meetings at stakeholder locations, religious buildings, schools, senior centers, farmers markets, existing community celebrations, libraries).
- Activities tailored to engage the area's youth, minority, elderly and disenfranchised groups.
- Community surveys (2-3) with a potential to utilize the Metro's Opt in network, Newsletters, flyers, FAQs and other outreach materials that provide project information and publicize community forums and other activities.
- Media releases, short viral films, advertisements and content for potential stories in local and regional publications.
- Guided site tours and facilitated conversations in conjunction with city staff.

### **Master Plan**

Based on the outcome of the visioning process, the city will, in concert with the Blue Heron Bankruptcy Trustee, embark on a simplified general development master plan (CMC 17.65) that will acquire the needed entitlements for the site, a major step for the development community. This plan will provide a balance of certainty and flexibility which will incorporate the core values of the visioning process, but provide enough fluidity for the plan to adapt to changing market forces.

The Master Plan is intended to be a framework document, rather than a fleshed out redevelopment plan. It is anticipated that future property development will further refine the document as development occurs.

The Master Plan will provide the following final outputs/deliverables:

1. The Consultant team is responsible for writing and submitting the Quasi-Judicial Land Use application on behalf of the applicant. The application shall be submitted in time to

be heard at April 24, 2014 Planning Commission Hearing. This is part of an agreement with the City and the Trustee. The chosen team will frame all works scopes to meet this timeline. This date can only be amended with approval by the Trustee.

2. Rezone and amended the Comprehensive Plan from GI-Industrial to MUD-Mixed Use Downtown (or equivalent) on the property.
3. Clarification of the flood plain boundary (based on hydrology studies).
4. Identification of off-site impacts and mitigation projects necessary to address the impacts.
5. Infrastructure improvement estimates and financial framework plan.
6. Regional Transportation Plan (RTP) and Transportation Planning Rule (TPR) compliance sign-off and adoption of a Multimodal Mixed-use Areas (MMA) from the Oregon Department of Transportation (ODOT), if necessary
7. Identification of lands available for open space, public access and development.
8. Allow for a partition of open space/public access parcel, if applicable.
9. Allow for general public access from the North to South end of the property and identify opportunities to connect the site to surrounding pedestrian amenities on both land and water.
10. Market study and financial implementation and strategy plan that will guide and educate elected officials and the general public on the fiscal and political approach needed to implement the vision.
11. Identification/incorporation of innovative design approaches and strategies appropriate for the site.
12. Identification of off-site impacts and mitigation projects necessary to address the impacts from redevelopment.
13. Identification of any needed infrastructure improvements with cost estimates.
14. Any additional development standards or other City code changes necessary to implement the vision for the redevelopment of the Property.

#### **Timing**

February, 2013	RFP Issuance
March-April, 2013	Selection of consultants and refinement of scope of work
May-December, 2013	Visioning, public engagement, major work phase
January-February, 2014	Finalize report and complete land use application
April 24, 2014	First Planning Commission meeting

### **Concerns, Aspirations, and Hurdles For the Project**

This is a very dynamic site with amazing opportunities and confounding complexities. At its heart, the master plan will need to balance a lot of competing interests with a goal to adopt a plan that will put the site on a firm foundation for site development.

This master plan will, in no particular order, need to:

- Elevate the site into a more regional amenity by providing development and open space opportunities to ensure that the site will be a four-season destination location.
- Find a way to create a master plan and development model that will be financially viable with a firm understanding of the existing Oregon City real estate market.
- Inspire regional, state and national political support for future phases of the project.
- Balance the desires of the bankruptcy trustee and the public without a clear understanding of the needs and wants of a future owner.
- Incorporate innovative and green approaches to redevelopment that encourages rather than deters private investment.

### **Specialties and Sub-Consultants**

The following specialties and sub-consultants listed below will be needed to adequately assess the site, engage the public and provide the desired information for the entitlement process. The specialties/products will mostly likely be amended upon selection of the chosen consultant team and are listed below for informational purposes.

The consultant is encouraged to review the existing information in Exhibit E to determine what existing work products can be utilized by the consultant team, the amount of additional work needed for each specialty/deliverable, and if additional specialties will be needed for this project. Utilizing consultants that have multiple skills sets can also help keep costs within budget.

The total budget shall not exceed \$400,000.

<b>Lead Consultant</b>	Co-ordinate Master Plan / Outreach.
<b>Urban Designer / Planner</b>	Develop Urban Design Options, Prepare and submit Master Plan Land Use application.
<b>Preservation Architect</b>	Identify and explore adaptive reuse and historic rehabilitation options for buildings.
<b>Hydraulic Engineer or Water Resource Engineer</b>	Review base flood elevations, hydraulic modeling. Look at the potential for altering existing flood plain boundaries if certain buildings are removed/constructed.

<b>Landscape Architect, Biologist</b>	Develop conceptual site design options for open space, habitat conservation/restoration and streetscapes as appropriate to secure public by in.
<b>Commercial Real Estate Advisor</b>	Establish value of development options.
<b>Economic Advisor / Studies</b>	Market studies to (1) guide potential uses; (2) guide current and future investment; (3) development feasibility studies to test market viability; (4) recommendations to seed near and far term development and provide strategies for next steps and implementation; and (5) financial implementation plan, cost breakdown of funding gaps.
<b>Pre-Construction Services</b>	Consult team on proposed development options, cost estimates, constructability.
<b>Transportation Planner</b>	Identify transportation issues and alternate traffic design approaches for entitlement process.
<b>Transportation / access study</b>	Reduce trans. impact requirements for development. Oregon City to formally adopt Regional Center Plan (Regional Center Compliance) to meet ODOT TPR reqs. Obtain MMA if necessary.
<b>Engineering Services</b>	Provide further work on stormwater and infrastructure improvements and timing. With a look at implementing a shared systems approach to the site.
<b>Illustrator / Graphics</b>	Provide illustrations and graphic support for final report.
<b>Outreach / Visioning / Public Engagement Plan</b>	Engage public, stakeholders and other agencies meaningfully in the process with a view to collective support of the final framework master plan, sufficient to support re-zoning.
<b>Cultural / Historic Landscape Inventory / Archeology</b>	Establish a common cultural understanding of the site as a baseline for the Visioning process. Utilize existing work product and augment as needed. Stakeholder work is embedded. Archeological issues white paper and creation of an inadvertent discovery plan for future development.
	<b>Total</b> <b>\$400,000</b>



**OREGON  
CITY**

**Willamette Falls Legacy Project:  
Visioning/Master Plan Process  
Request for Proposal**



**March 7, 2013**

**Collaborative Planning Agreement Exhibit A**

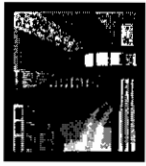


# **Willamette Falls Legacy Project**

## **REQUEST FOR PROPOSAL**

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# OREGON CITY

## **SECTION 1 - PROCURMENT INFORMATION**

### **Procurement Schedule**

Table 1: Procurement Schedule

Schedule of Events	Date	Location
RFP Release	March 7, 2013	<a href="http://www.oregoncity.org/Planning">www.oregoncity.org/Planning</a>
Pre-Proposal Conference/Site Tour	<b>Saturday-April 6, 2013</b>	See below*
Deadline for Questions	April 10, 2013	
Sealed Proposals Due to the City	April 15, 2013	See below
RFP Interviews	April 25 <sup>th</sup> and 26 <sup>th</sup> , 2013	City Hall
Announcement of Successful Proposer	May 1, 2013	
Anticipated Negotiation Schedule	May 1st – May 22, 2013	
Contract Execution	June 5, 2013	

**\* The Pre-Proposal Conference and Site Tour Will Be Held On Saturday, April 6, 2013**

Conference- 10:00AM – 12:00PM

City Hall Commission Chambers, 625 Center Street, Oregon City

*Though not required for attendance, a courtesy RSVP to [crobertson@orc.org](mailto:crobertson@orc.org) by March 13<sup>th</sup> would be appreciated.*

Site Tour- 1:30PM-3:30PM

419 Main Street, Oregon City

**Consultant teams wishing to attend the site tour must register with the Project Manger, Christina Robertson-Gardiner by March 26, 2013. Only two people per RFP submittal will be allowed on the site visit.**

***The City reserves the right to modify this schedule at the City's discretion. Notification of changes will be posted on the City website ([www.orcity.org](http://www.orcity.org)) or as otherwise stated herein.*** Inquiries shall be directed to Christina Robertson-Gardiner, AICP, Planner, the City project manager, by email ([crobertson@orc.org](mailto:crobertson@orc.org)), phone (503-596-1564) or fax (503/722-3880). Two (2) unbound copies of the proposal must be received at the City of Oregon City, Community Development Department, at the address below:

**Table 2: Delivery Address**

<b>Fed Ex &amp; Hand Delivery - Physical Address</b>	<b>US Post Office - Mailing Address</b>
Oregon City Planning Division 221 Molalla Avenue, Ste. 200 Oregon City, OR, 97045	City of Oregon City Planning Division – Attn: Christina Robertson-Gardiner P.O. Box 3040 Oregon City, OR 97045

**No later than 4:00 P.M. on April 15, 2013.**

Proposals received after this date will not be accepted. Faxed copies of bid proposals are not accepted. An electronic version of the submittal may be emailed to **crobertson@orc.org** as a supplementary document. The electronic version will not be accepted as the formal submittal.

**The anticipated contract start date is June 5, 2013 with contract duration of approximately one year.** The period of performance continues until the project deliverable schedule is complete. The selected Consultant shall assume responsibility for all contractual matters and services outlined in their proposal.

All proposals become part of the public file for the project, without obligation to the City of Oregon City. The City reserves the right to reject any and all proposals for good cause, in the public interest, and is not liable for any costs incurred by the Consultant in the preparation or presentation of the proposal.

**SECTION 2- PROJECT PERSONNEL**

Christina Robertson-Gardiner, AICP, Planner for the City of Oregon City, will be the Project Manager for the City of Oregon City. Unless authorized by the Project Manager, no other City official or employee may speak for the City with respect to this solicitation. Any Proposer seeking information, clarification, or interpretations from any other City official or City employee is advised that such material is used at the Proposer's own risk. The City will not be bound by any such information, clarification, or interpretation. Following the Proposal submittal deadline, Proposers shall continue to direct communications to only the City Project Manager. The Project Manager will send out information to responding companies as decisions are concluded.

**SECTION 3 - PROJECT PURPOSE**

The Willamette Falls Legacy Project site's dynamic location immediately adjacent to Willamette Falls and the Oregon City bluffs and its notable role in Oregon's history make this 23 acre, single-owner property a truly unique and regionally-significant development opportunity. In early 2011, after over 100 years of paper manufacturing on the site, the Blue Heron Paper Company ceased operations and permanently closed its paper manufacturing facility on the site. Since that time, the property has gone into receivership and is currently for sale. It is being managed by the lender's Trustee. The City of Oregon City, Metro, Clackamas County and the State of Oregon have deemed the site to be a "legacy opportunity"

The purpose of this Request for Proposals is to select a Consulting Team to assist the City of Oregon City, in cooperation with the bankruptcy trustee, in completing a Master Plan and Rezoning of the former Blue Heron Paper Mill Site. This planning project will create a vision for the site through a robust public process that respects the history and nature of the land and provides needed certainty to the development community by removing or reducing barriers to site redevelopment.

A description of the project area is provided in Section 5.

Background information and required deliverables are provided in Section 6.

#### **SECTION 4 - PERIOD OF PERFORMANCE**

The period of performance continues until the project deliverable schedule is complete. We estimate the planning period will take approximately one year to submittal of final plan documents for Planning Commission and City Commission public hearings for adoption of the quasi judicial file.

The deliverable deadlines provided in the attached scope of work are estimates only. The schedule of completion will depend on several variables, including the timing of meetings, availability of the public, summer vacations, holidays and other factors. The final contract will include an agreed-upon deliverable schedule based on these factors.

#### **SECTION 5 - DESCRIPTION OF THE PROJECT AREA**

(See Description of Project Area – Exhibit C)

#### **SECTION 6 -BACKGROUND INFORMATION AND REQUIRED DELIVERABLES**

(See Background Information and Required Deliverables – Exhibit D)

#### **SECTION 7 - EXPECTATIONS ABOUT WRITTEN AND GRAPHIC DELIVERABLES:**

All documents shall become, and remain, the property of the City. The Consultant shall furnish the following documents to the City:

- A. All graphic deliverables outlined in the final, signed scope of work shall be provided both in hard copy and in the electronic format specified by City. All graphic deliverables can be in color, however, they must be readable and usable in black and white.
- B. Electronic versions SHALL BE delivered in a compatible version of Microsoft Word® and Adobe Acrobat® PDF format.
- C. All maps and map data produced shall be in a format as specified by the Oregon City GIS coordinator, Chris Dunlop, email cdunlop@orcify.org.

#### **7.1 - INSURANCE AND BUSINESS LICENSE REQUIREMENTS**

The Consultant must show proof of insurance (workers compensation, automobile, and errors and omissions) as required by the City's Personal Services Agreement (see Exhibit B). The Consultant must also have a current Oregon City or Metro Regional business license.

## **SECTION 8 - PROPOSAL FORMAT**

The City requests that the Consultant respond to specific criteria that will facilitate proposal evaluation. The specific criteria are presented below. Page limitations are presented in Section 9.6. The criteria need not be presented on separate pages.

### **8.1 - Introductory Letter**

The letter shall name the person(s) authorized to represent the Consultant in any negotiations and name of the person(s) authorized to sign any contract, which may result. The letter shall indicate insurance carried by the Consultant. The proposal letter shall be signed by an authorized representative of the Consultant.

### **8.2 - Minimum Qualifications**

These criteria relate to the firm's minimum capabilities and resources in relation to this project, and provide a reasonable basis on which to evaluate potential Consultants

- The Consultant must have the resources available to perform the work for the duration of the project.
- The Consultant must have successfully performed at least one contract with a public or private agency of similar size to the City of Oregon City within the last five-years, with services similar to those expected by the City for this contract.

### **8.3 - Project Team**

This criterion relates to the project principal, the project manager, key staff and sub-Consultants. The basic question is: how well does the team's qualifications and experience relate to this specific project?

Additionally, please describe the project principal's experience in project management and describe how responsibilities will be assigned and managed, how decision points and milestones will be identified and how the project team will manage the costs of the project and ensure that the available resources are used in an efficient manner to meet the objectives of the proposal.

#### **Please Include Information On:**

- Project principal experience on similar projects.
- Extent of principal involvement.
- Names of team members who will be performing the work on this project and their responsibilities.
- Identity of project manager and his/her experience on similar projects.
- Experience of key staff.
- Unique qualifications.
- Project team experience on similar projects.
- Qualifications and relevant sub-Consultant experience.
- How the team's expertise covers all phases of the project.

#### **8.4 - Project Understanding**

Please describe your understanding of the project and what creative approaches you may have for meeting the Required Deliverables within the project time frame.

#### **8.5 - Project Approach**

This criterion is the heart of the response and deals with the Consultant's ability to clearly define the action to be taken to deal with the objectives and problems outlined in the scope of work. It should include the proposed outline and schedule that indicate tasks, milestones, and staff assignments.

The Consultant shall include an estimated fee for services to be used by the city for budgetary purposes including the number of hours proposed for the services required, deliverables, due dates, expenses and hourly rates. The fee estimate will not be used as an evaluation criterion.

#### **8.6 - Scope of Work**

The City has provided background information and required deliverables (Exhibit D). The Consultant's proposed scope of work will be evaluated based on this information to ensure that the required deliverables can be met within the time period identified.

### **SECTION 9 - PROPOSAL REVIEW, EVALUATION, AND SELECTION**

#### **9.1 - Review**

The City of Oregon City will award a contract to the Consultant whose proposal would be most advantageous to the City. will evaluate proposals and decide on those firms to be interviewed. An interagency selection committee will evaluate applicants, rank the proposals, and make recommendations to the City within two weeks of the submittal date. The City has the right to require any clarification or change it needs to understand the Consultant's approach to the project and view of the work scope.

#### **9.2 - Pre-Proposal Conference and Site Tour.**

The City shall conduct a pre-proposal conference and site tour on the time, date and location provided in page 1. Proposers are highly encouraged to attend but not required to attend in order to be eligible to propose. The meeting and tour are to answer questions about the solicitation and clarify issues. This also allows Proposers to raise concerns. Failure to raise concerns over any issues at this opportunity will be a consideration in any protest filed regarding such items that were known as of this pre-proposal conference.

#### **9.3 - Questions.**

Proposers may submit written questions to the City Project Manager at any time until the deadline stated on page 3. The City prefers questions be sent through e-mail or the online bid program to the City Project Manager. Failure to request clarification of any inadequacy, omission, or conflict will not relieve the Consultant of responsibilities under any subsequent

contract. It is the responsibility of the interested Consultant to assure they receive responses to Questions if any are issued.

#### **9.4 - Changes to the RFP.**

A change may be made by the City if, in the sole judgment of the City, the change will not compromise the City's objectives in this acquisition. A change to this RFP will be made by formal written addendum issued by the City's Project Manager and shall become part of this RFP and included as part of the Contract.

#### **9.5 - Receiving Addenda and/or Question and Answers.**

It is the obligation and responsibility of the Consultant to learn of addendums, responses, or notices issued by the City.

Note that some third-party services independently post City of Oregon City solicitations on their websites as well. The City does not, however, guarantee that such services have accurately provided submitters with all the information published by the City.

All submittals sent to the City may be considered compliant to all Addendums, with or without specific confirmation from the Consultant that the Addendum was received and incorporated, at the sole discretion of the City Project Manager. The City Project Manager may reject the submittal if it does not fully incorporate an Addendum.

#### **9.6 - Evaluation and Selection**

Each proposal will be limited in length and judged as a demonstration of the Consultant's capabilities and understanding of the project. Evaluation criteria, maximum points and page limitations (one page is considered to measure 8 1/2" x 11") will be as follows:

##### Proposal Format and Evaluation Criteria

##### Page Limitations and Maximum Points

<b>Contents</b>	<b>Max. # Pages</b>	<b>Max. Points</b>
Introductory Letter	1	0
Project Team/ Firm's Capabilities	8	40
Project Understanding and Approach	12	40
Availability to Meet Time Limits	5	20
<b>TOTAL</b>	<b>26</b>	<b>100</b>

Any protests concerning the selection process must be delivered, in writing to the City of Oregon City Project Manager, within or not later than 14 days after notification to the City of Oregon City Project Manager. The protest must state the grounds upon which it is based. The City of Oregon City will review the protest and present a decision to all involved parties within 45 calendar days.

## **SECTION 10 - CONTRACT REQUIREMENTS**

The successful Consultant shall enter into a Personal Services Agreement with the City (PSA boilerplate is attached, see Exhibit B). The contract boilerplate is open to negotiation, but the Consultant must specify requested modifications up-front and submit with their proposal. The chosen Consultant must also have a current business license.

Payment for contract services will be made monthly, upon receipt of the Consultant's billing statement, for work done to date.

**Invoices shall include a summary of progress through the billing date and shall not be submitted more often than once per month. All billings will be processed through the City Project Manager.**

### **10.1 - Budget Breakdown**

The funding source for this project is partially funded by the Bankruptcy Trustee, Clackamas County, the City of Oregon City and potentially the Metro Construction Excise Tax. The budget appropriated for consulting work on this project is \$500,000. No federal funding is anticipated for this project.

The Consultant shall include an estimated fee for services to be used by the city for budgetary purposes including the number of hours proposed for the services required, deliverables, due dates, expenses and hourly rates. This proposed budget shall be based on the deliverables expected, but the fee estimate will not be used as an evaluation criterion.

## **SECTION 11 – EXHIBITS**

- A. Willamette Falls Legacy Project Area Maps and Tax Lot Information.
- B. Personal Services Agreement (PSA) Boilerplate.
- C. Description of the Project Area.
- D. Background Information And Required Deliverables.
- E. Existing Reports And Information About The Site



# Blue Heron Mill Map Packet

Aerial Photo ..... Page 1

Contour Map ..... Page 2

Taxlot and Ownership Map ..... Page 3

Zoning Map ..... Page 4

Utilities Map ..... Page 5

Natural Resources Map ..... Page 6

Original Plat Map ..... Page 7

Site Plan ..... Page 8

Parcel Map ..... Page 9





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## Blue Heron Mill -- Aerial Photo Map (2010)

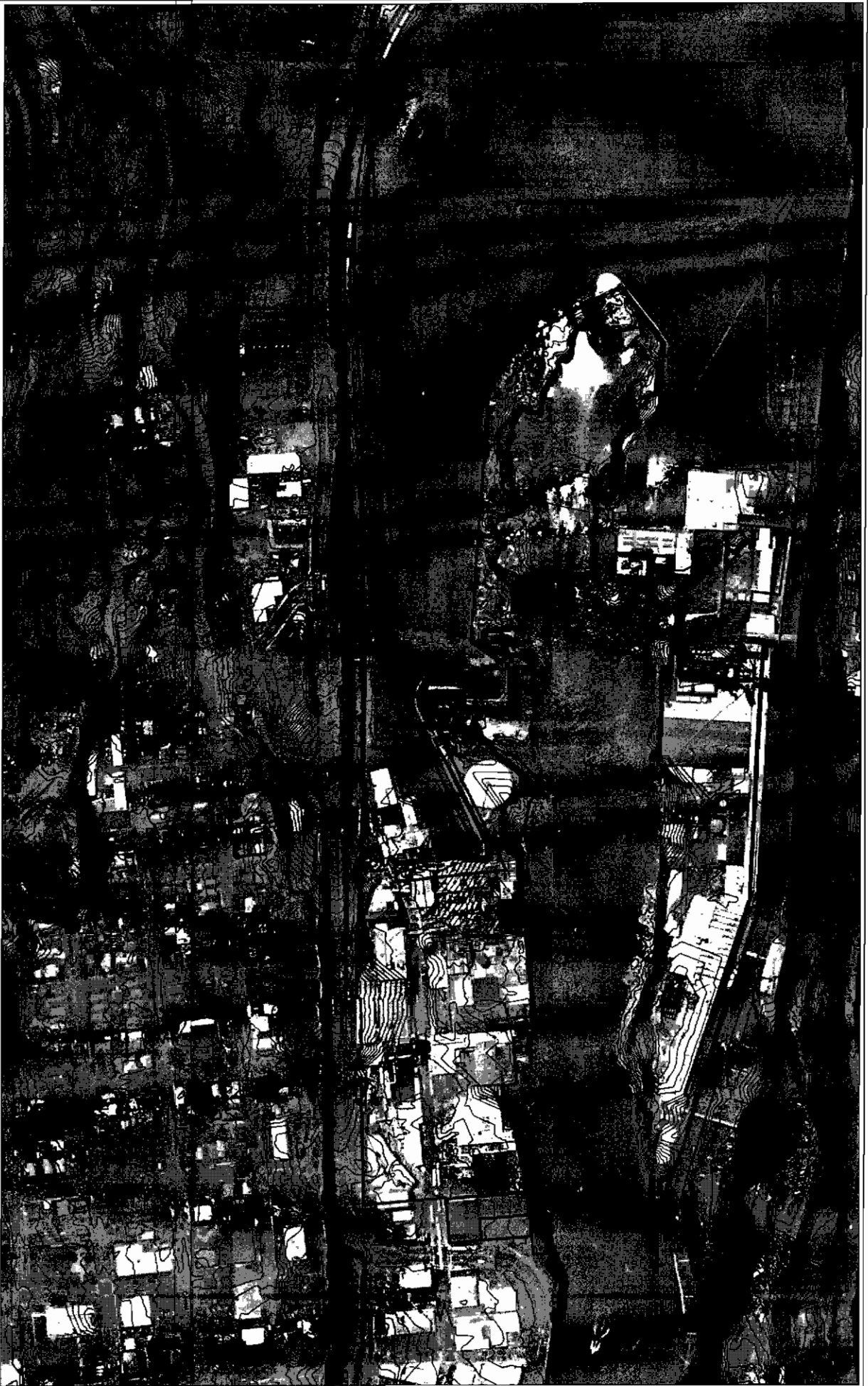


City of Chicago City  
 P.O. Box 3000  
 100 Center St  
 Chicago, IL 60601  
 312-437-3000  
 312-437-3000  
 www.cityofchicago.org



Map Date: March 20, 2010  
 Map Name: Blue Heron Mill -- Aerial Photo Map -- Chicago -- 1000000000.ppt

Please recycle this material when possible.



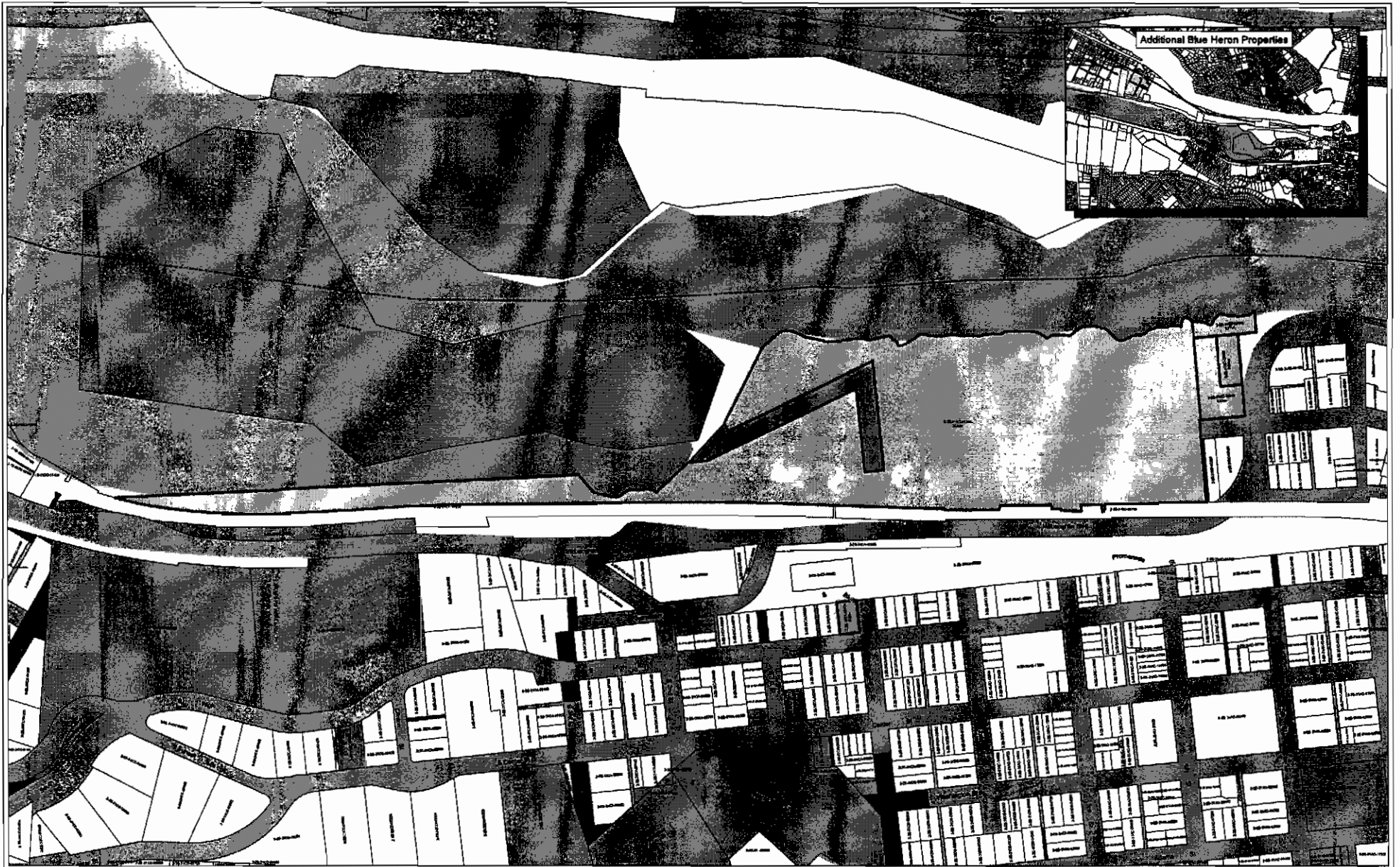
# Blue Heron Mill -- Contour Map

— 2 ft contours  
 — 10 ft contours



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THE U.S. ARMY CORPS OF ENGINEERS  
 VICKSBURG DISTRICT  
 MISSISSIPPI  
 1954






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## Blue Heron Mill -- Taxlots and Ownership Map



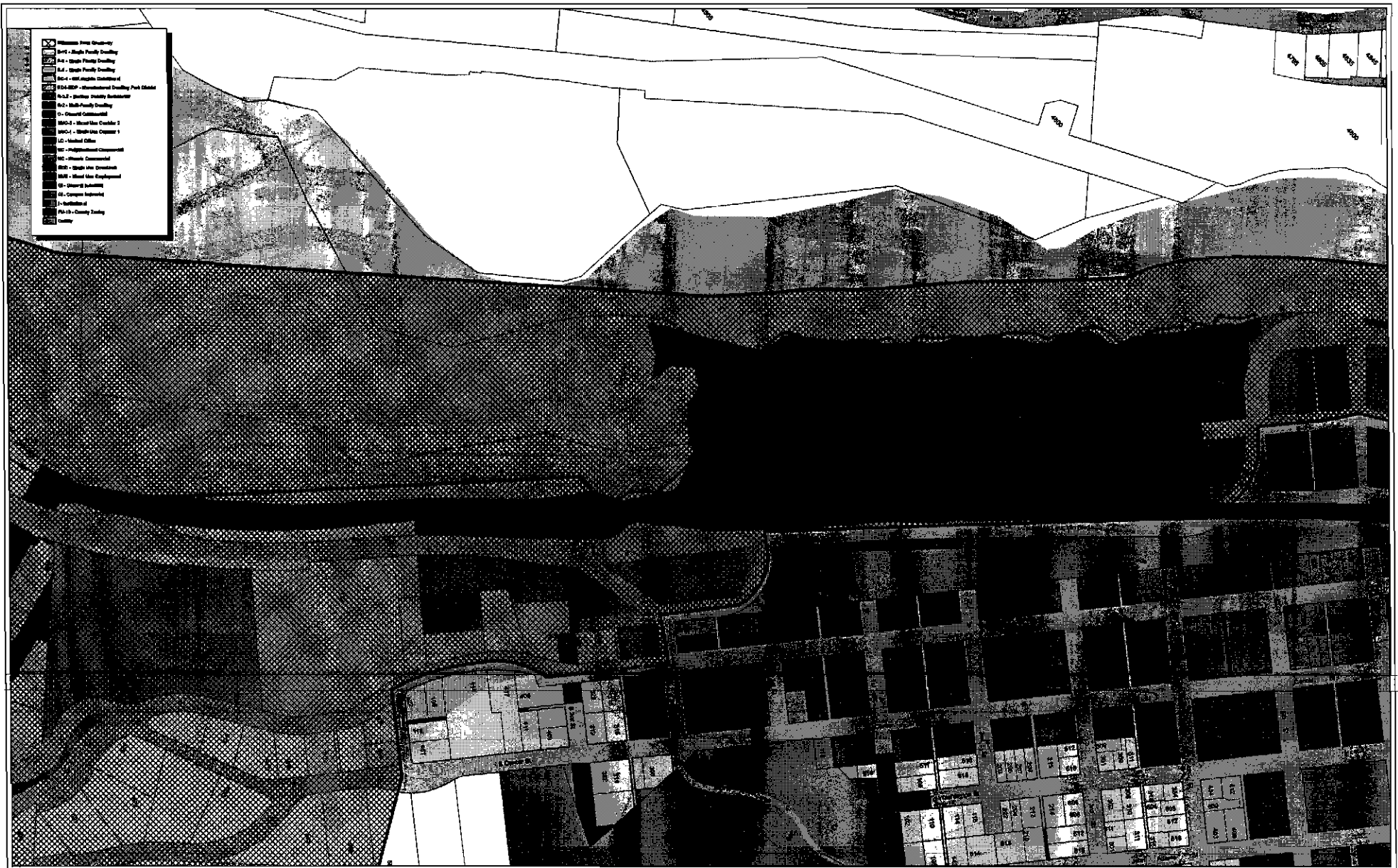
-  Blue Heron Taxlots
-  City Owned Taxlots
-  PGE Owned Taxlots

City of Oregon City  
 P.O. Box 2000  
 225 Center St.  
 Oregon City, OR 97059  
 (503) 338-2000  
 www.oregoncity.gov



Map Date: March 20, 2012  
 File Name: Blue Heron Mill - Taxlots and Ownership Map - PG208 - 021408.Mxd  
 Map Scale: Blue Heron Mill - Taxlots and Ownership Map - 24x36, 2012

Please specify unit labels when using paper.



- ⊗ Willamette Greenway
- ⊗ R1 - Single Family Dwelling
- ⊗ R2 - Single Family Dwelling
- ⊗ R3 - Single Family Dwelling
- ⊗ R4 - Single Family Dwelling
- ⊗ R5 - Single Family Dwelling
- ⊗ R6 - Single Family Dwelling
- ⊗ R7 - Single Family Dwelling
- ⊗ R8 - Single Family Dwelling
- ⊗ R9 - Single Family Dwelling
- ⊗ R10 - Single Family Dwelling
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- ⊗ R15 - Single Family Dwelling
- ⊗ R16 - Single Family Dwelling
- ⊗ R17 - Single Family Dwelling
- ⊗ R18 - Single Family Dwelling
- ⊗ R19 - Single Family Dwelling
- ⊗ R20 - Single Family Dwelling

This map is a representation of the zoning districts in the City of Oregon City. It is not a legal document. For more information, please contact the City of Oregon City Planning Department at 503-398-2200.



## Blue Heron Mill -- Zoning Map and Willamette Greenway



City of Oregon City  
 503-398-2200  
 503-398-2201  
 503-398-2202  
 503-398-2203  
 503-398-2204  
 503-398-2205  
 503-398-2206  
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 503-398-2218  
 503-398-2219  
 503-398-2220



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The City of Oregon City makes no representation, warranty or implied, as to the accuracy, completeness and timeliness of the information displayed. This map is not suitable for legal, engineering, or surveying purposes. Verification of any errors is appreciated.

Please verify all natural stream grade elevations.



# Blue Heron Mill -- Natural Resource Map



- Geologic Hazards
- Natural Resource Overlay District
- Both

City of Oregon City  
 P.O. Box 2000  
 625 Center St.  
 Oregon City, OR 97140  
 503-375-2222  
 www.cityofoc.org



Map Date: 08/20/2010 - Natural Resource Map - 100% - 10/10/2010  
 Map Name: Blue Heron Mill - Natural Resource Map - 100%\_100

# PLAT OF OREGON CITY

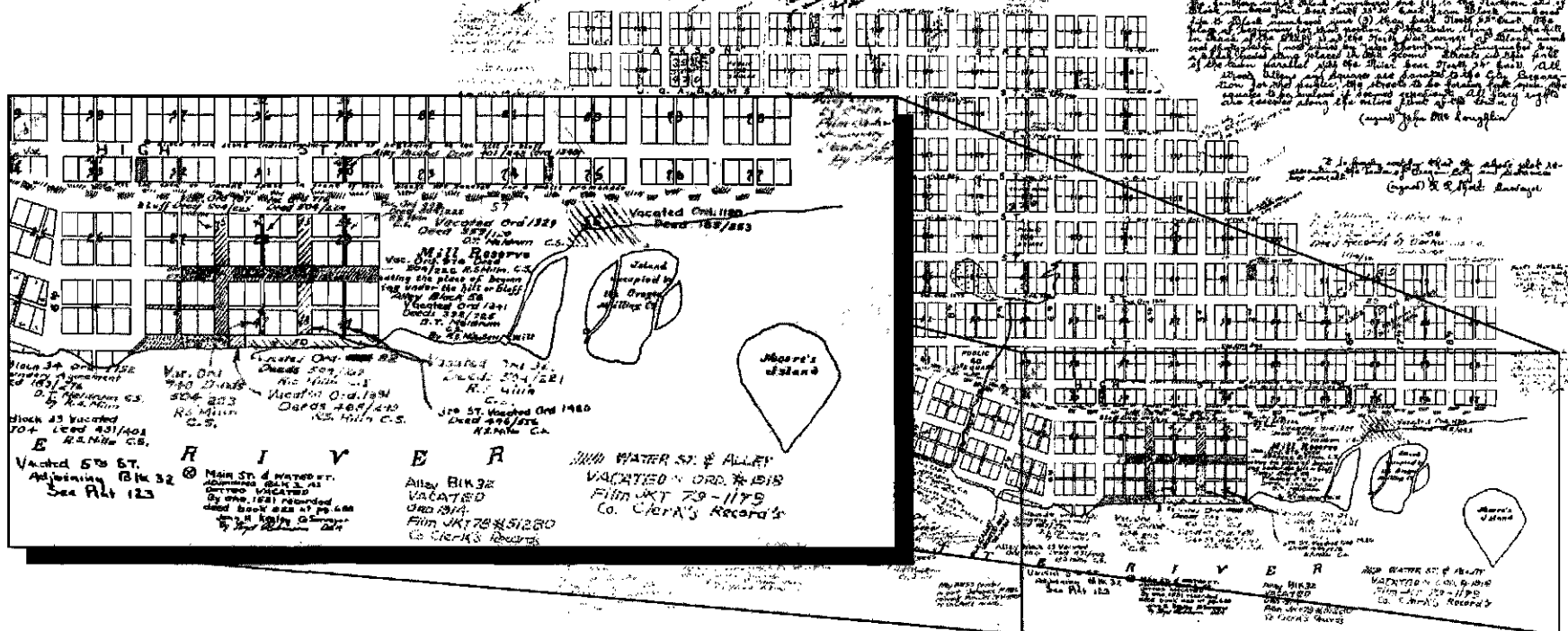
Scale: 500 Feet To The Inch

Be it remembered that on the second day of November in the year of our Lord one thousand nine hundred and twenty one the Mayor and Council of the City of Oregon City did cause to be recorded in the office of the Mayor and Council of the City of Oregon City the following plat of Oregon City for the purpose of recording the same within...

Open to view of the public the original plat of the City of Oregon City and the same is hereby certified to be a true and correct copy of the original plat of the City of Oregon City as the same appears on file in the office of the Mayor and Council of the City of Oregon City. In witness whereof I have hereunto set my hand and the seal of my office the day and year above written.

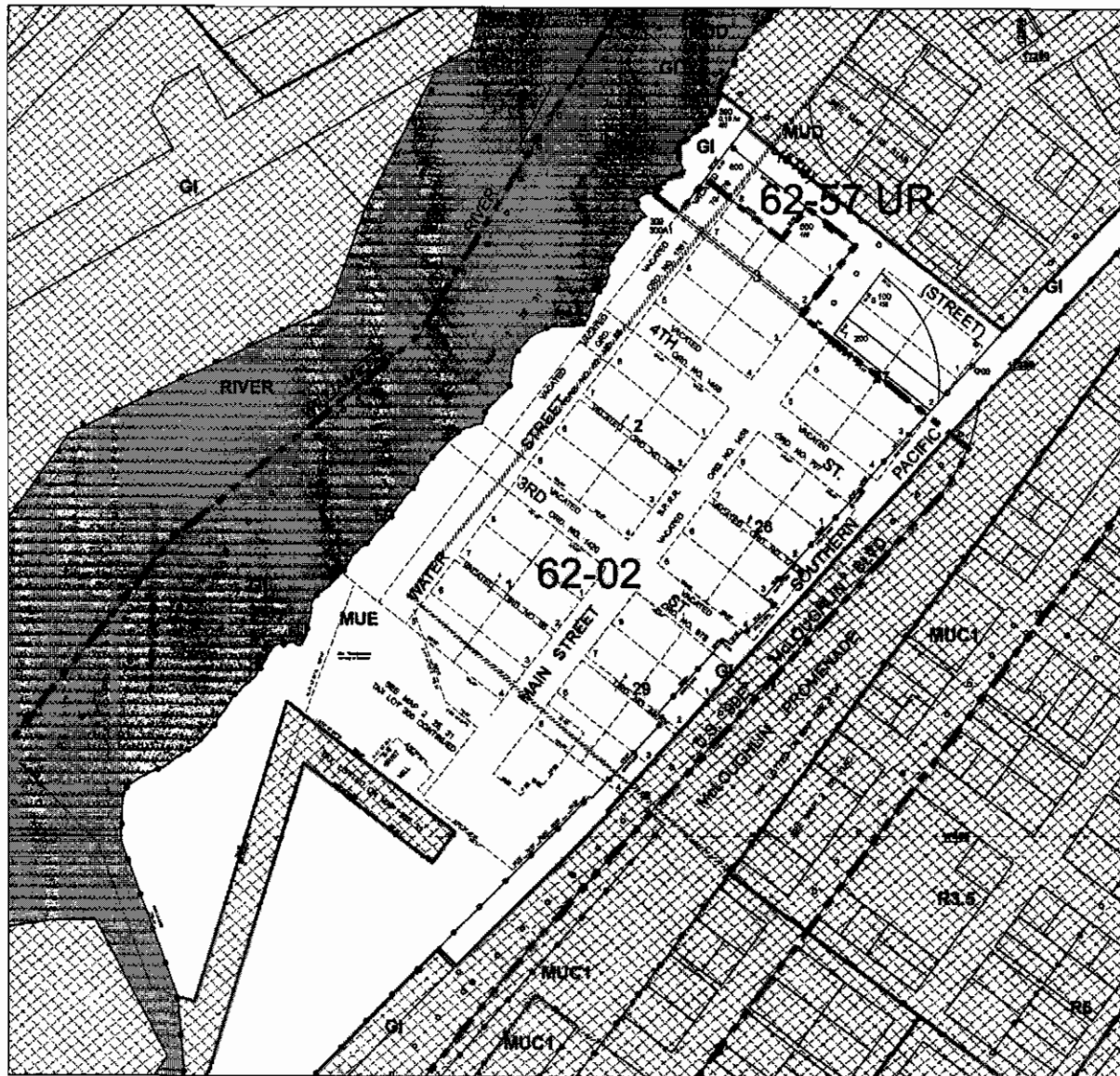
*E. H. Alvord*  
 Mayor of the City of Oregon City

The (Resurvey) plat is on a scale of two hundred and forty feet to the inch... The survey of the Blue Heron Mill plat is on a scale of two hundred and forty feet to the inch... The survey of the Blue Heron Mill plat is on a scale of two hundred and forty feet to the inch...



Blue Heron Mill -- Original Plat





2 2 E 31 BD

S.E. 1/4 N.W. 1/4 SEC. 31 T.2S. R.2E. W.M.  
Clackamas County  
1" = 100'

**D. L. C.  
OREGON CITY CLAIM (UNRECORDED)**  
*Cancelled Taxlot*

- Parcel Boundary
- Private Road R/O
- Metresal Boundary
- Railroad Corridor
- Tax Credit Area
- Map Index
- Water Line
- Land Use Zoning
- Park
- Water
- Corner
- Section Corner
- 1/2" Line
- 1/4" Line
- 1/8" Line
- 1/16" Line
- 1/32" Line
- 1/64" Line
- Historic Corridor 40'
- Historic Corridor 50'

THIS MAP IS FOR ASSESSMENT PURPOSES ONLY

10 100 ft

2 2 E 31 BD

## Blue Heron Mill --Tax Map 2-2E-31BD



## STANDARD CONDITIONS TO OREGON CITY PERSONAL SERVICES AGREEMENT

1. Contractor Identification. Contractor shall furnish to City its taxpayer identification number, as designated by the Internal Revenue Service, or Contractor's social security number, as City deems applicable.

2. Payment.

(a) Invoices submitted in connection with this Agreement shall be properly documented and shall identify the pertinent agreement and/or purchase order numbers.

(b) City agrees to pay Contractor within thirty (30) days after receipt of Contractor's itemized statement. Amounts disputed by City may be withheld pending settlement.

(c) City certifies that sufficient funds are available and authorized for expenditure to finance the cost of the services to be provided pursuant to this Agreement.

(d) City shall not pay any amount in excess of the compensation amounts set forth above, nor shall City pay Contractor any fees or costs that City reasonably disputes.

3. Independent Contractor Status.

(a) Contractor is an independent contractor and is free from direction and control over the means and manner of providing labor or services, subject only to the specifications of the desired results.

(b) Contractor represents that it is customarily engaged in an independently established business and is licensed under ORS chapter 671 or 701, if the services provided require such a license. Contractor maintains a business location that is separate from the offices of the City and bears the risk of loss related to the business as demonstrated by the fixed price nature of the contract, requirement to fix defective work, warranties provided and indemnification and insurance provisions of this Agreement. Contractor provides services for two or more persons within a 12 month period or routinely engages in advertising, solicitation or other marketing efforts. Contractor makes a significant investment in the business by purchasing tools or equipment, premises or licenses, certificates or specialized training and

Contractor has the authority to hire or fire persons to provide or assist in providing the services required under this Agreement.

(c) Contractor is responsible for obtaining all assumed business registrations or professional occupation licenses required by state or local law (including applicable City or Metro business licenses as per Oregon City Municipal Code Chapter 5.04). Contractor shall furnish the tools or equipment necessary for the contracted labor or services. Contractor agrees and certifies that:

(d) Contractor is not eligible for any federal social security or unemployment insurance payments. Contractor is not eligible for any PERS or workers' compensation benefits from compensation or payments made to Contractor under this Agreement.

(e) Contractor agrees and certifies that it is licensed to do business in the state of Oregon and that, if Contractor is a corporation, it is in good standing within the state of Oregon.

4. Early Termination.

(a) This Agreement may be terminated without cause prior to the expiration of the agreed-upon term by mutual written consent of the parties or by the City upon ten (10) days written notice to the Contractor, delivered by certified mail or in person.

(b) Upon receipt of notice of early termination, Contractor shall immediately cease work and submit a final statement of services for all services performed and expenses incurred since the date of the last statement of services.

(c) Any early termination of this Agreement shall be without prejudice to any obligation or liabilities of either party already accrued prior to such termination.

(d) The rights and remedies of City provided in this Agreement and relating to defaults by Contractor shall not be exclusive and are in addition to any other rights and remedies provided by law or under this Agreement.

5. No Third-Party Beneficiaries. City and

**STANDARD CONDITIONS TO OREGON CITY  
PERSONAL SERVICES AGREEMENT**

Contractor are the only parties to this Agreement and are the only parties entitled to enforce its terms. Nothing in this Agreement gives, is intended to give, or shall be construed to give or provide, any benefit or right, whether directly or indirectly or otherwise, to third persons unless such third persons are individually identified by name herein and expressly described as intended beneficiaries of the terms of this Agreement.

6. Payment of Laborers; Payment of Taxes.

(a) Contractor shall:

- (i) Make payment promptly, as due, to all persons supplying to Contractor labor and materials for the prosecution of the services to be provided pursuant to this Agreement.
  - (ii) Pay all contributions or amounts due to the State Accident Insurance Fund incurred in the performance of this Agreement.
  - (iii) Not permit any lien or claim to be filed or prosecuted against City on account of any labor or materials furnished.
  - (iv) Be responsible for all federal, state, and local taxes applicable to any compensation or payments paid to Contractor under this Agreement and, unless Contractor is subject to back-up withholding, City will not withhold from such compensation or payments any amount(s) to cover Contractor's federal or state tax obligation.
  - (v) Pay all employees at least time and one-half for all overtime worked in excess of forty (40) hours in any one week, except for individuals excluded under ORS 653.100 to 653.261 or under 29 U.S.C. §§ 201 to 209 from receiving overtime.
- (b) If Contractor fails, neglects or refuses to make prompt payment of any claim for labor or services furnished by any person in connection with this Agreement as such claim becomes due, City may pay such claim to the person furnishing the labor or services and shall charge the amount of the payment against funds due or to become due Contractor by reason of this Agreement.
- (c) The payment of a claim in this manner shall not relieve Contractor or Contractor's surety

from obligation with respect to any unpaid claims.

(d) Contractor and subcontractors, if any, are subject employers under the Oregon workers' compensation law and shall comply with ORS 656.017, which requires provision of workers' compensation coverage for all workers.

7. SubContractors and Assignment.

Contractor shall neither subcontract any of the work, nor assign any rights acquired hereunder, without obtaining prior written approval from City. City, by this Agreement, incurs no liability to third persons for payment of any compensation provided herein to Contractor.

8. Access to Records. City shall have access to all books, documents, papers and records of Contractor that are pertinent to this Agreement for the purpose of making audits, examinations, excerpts and transcripts.

9. Ownership of Work Product; License. All work products of Contractor that result from this Agreement (the "Work Products") are the exclusive property of City. In addition, if any of the Work Products contain intellectual property of Contractor that is or could be protected by federal copyright, patent, or trademark laws, or state trade secret laws, Contractor hereby grants City a perpetual, royalty-free, fully paid, nonexclusive and irrevocable license to copy, reproduce, deliver, publish, perform, dispose of, use and re-use, in whole or in part (and to authorize others to do so), all such Work Products and any other information, designs, plans, or works provided or delivered to City or produced by Contractor under this Agreement. The parties expressly agree that all works produced (including, but not limited to, any taped or recorded items) pursuant to this Agreement are works specially commissioned by City, and that any and all such works shall be works made for hire in which all rights and copyrights belong exclusively to City. Contractor shall not publish, republish, display or otherwise use any work or Work Products resulting from this Agreement without the prior written agreement of City.

10. Compliance With Applicable Law.

Contractor shall comply with all federal, state, and local laws and ordinances applicable to the services

## STANDARD CONDITIONS TO OREGON CITY PERSONAL SERVICES AGREEMENT

to be performed pursuant to this Agreement, including, without limitation, the provisions of ORS 279B.220, 279C.515, 279B.235, 279B.230 and 279B.270. Without limiting the generality of the foregoing, Contractor expressly agrees to comply with (i) Title VI of the Civil Rights Act of 1964; (ii) Section V of the Rehabilitation Act of 1973; (iii) the Americans With Disabilities Act of 1990 (Pub. L No. 101-336), ORS 659.425, and all regulations and administrative rules established pursuant to those laws; and (iv) all other applicable requirements of federal and state civil rights and rehabilitation and other applicable statutes, rules and regulations.

11. Professional Standards. Contractor shall be responsible, to the level of competency presently maintained by others practicing in the same type of services in City's community, for the professional and technical soundness, accuracy and adequacy of all services and materials furnished under this authorization.

12. Modification, Supplements or Amendments. No modification, change, supplement or amendment of the provisions of this Agreement shall be valid unless it is in writing and signed by the parties hereto.

13. Indemnity and Insurance.

(a) Indemnity. Contractor acknowledges responsibility for liability arising out of Contractor's negligent performance of this Agreement and shall hold City, its officers, agents, Contractors, and employees harmless from, and indemnify them for, any and all liability, settlements, loss, costs, and expenses, including attorney fees, in connection with any action, suit, or claim caused or alleged to be caused by the negligent acts, omissions, activities or services by Contractor, or the agents, Contractors or employees of Contractor provided pursuant to this Agreement.

(b) Workers' Compensation Coverage. Contractor certifies that Contractor has qualified for workers' compensation as required by the state of Oregon. Contractor shall provide the Owner, within ten (10) days after execution of this Agreement, a certificate of insurance evidencing coverage of all subject workers under Oregon's workers' compensation statutes. The insurance certificate and policy shall indicate that the policy

shall not be terminated by the insurance carrier without thirty (30) days' advance written notice to City. All agents or Contractors of Contractor shall maintain such insurance.

(c) Comprehensive General and Automobile Insurance. Contractor shall maintain comprehensive general and automobile liability insurance for protection of Contractor and City and for their directors, officers, agents, and employees, insuring against liability for damages because of personal injury, bodily injury, death, and broad-form property damage, including loss of use, and occurring as a result of, or in any way related to, Contractor's operation, each in an amount not less than \$1,000,000 combined, single-limit, per-occurrence/annual aggregate. Such insurance shall name City as an additional insured, with the stipulation that this insurance, as to the interest of City, shall not be invalidated by any act or neglect or breach of this Agreement by Contractor.

14. Legal Expenses. In the event legal action is brought by City or Contractor against the other to enforce any of the obligations hereunder or arising out of any dispute concerning the terms and conditions hereby created, the losing party shall pay the prevailing party such reasonable amounts for attorney fees, costs, and expenses as may be set by a court. "Legal action" shall include matters subject to arbitration and appeals.

15. Severability. The parties agree that, if any term or provision of this Agreement is declared by a court to be illegal or in conflict with any law, the validity of the remaining terms and provisions shall not be affected.

16. Number and Gender. In this Agreement, the masculine, feminine or neuter gender, and the singular or plural number, shall be deemed to include the others or other whenever the context so requires.

17. Captions and Headings. The captions and headings of this Agreement are for convenience only and shall not be construed or referred to in resolving questions of interpretation or construction.

18. Hierarchy. The conditions contained in this document are applicable to every Personal

## STANDARD CONDITIONS TO OREGON CITY PERSONAL SERVICES AGREEMENT

Services Agreement entered into by the City of Oregon City in the absence of contrary provisions. To the extent there is a conflict, the terms of the Personal Services Agreement will control over the terms of the standard conditions. To the extent there is a conflict between the terms of the standard conditions and any other document, including the scope of services, the terms of the standard conditions shall control those other terms.

19. Calculation of Time. All periods of time referred to herein shall include Saturdays, Sundays and legal holidays in the state of Oregon, except that, if the last day of any period falls on any Saturday, Sunday or legal holiday, the period shall be extended to include the next day that is not a Saturday, Sunday or legal holiday.

20. Notices. Any notices, bills, invoices, reports or other documents required by this Agreement shall be sent by the parties by United States mail, postage prepaid, or personally delivered to the addresses listed in the Agreement attached hereto. All notices shall be in writing and shall be effective when delivered. If mailed, notices shall be deemed effective forty-eight (48) hours after mailing, unless sooner received.

21. Nonwaiver. The failure of City to insist upon or enforce strict performance by Contractor of any of the terms of this Agreement or to exercise any rights hereunder shall not be construed as a waiver or relinquishment to any extent of its rights to assert or rely upon such terms or rights of any future occasion.

22. Information and Reports. Contractor shall, at such time and in such form as City may require, furnish such periodic reports concerning the status of the project, such statements, certificates, approvals, and copies of proposed and executed plans and claims, and other information relative to the project as may be requested by City. Contractor shall furnish City, upon request, with copies of all documents and other materials prepared or developed in relation with or as a part of the project. Working papers prepared in conjunction with the project are the property of City, but shall remain with Contractor. Copies as requested shall be provided free of cost to City.

23. City's Responsibilities. City shall furnish Contractor with all available necessary information, data, and materials pertinent to the execution of this Agreement. City shall cooperate with Contractor in carrying out the work herein and shall provide adequate staff for liaison with Contractor.

24. Arbitration.

All disputes arising out of or under this Agreement shall be timely submitted to nonbinding mediation prior to commencement of any other legal proceedings. The subsequent measures apply if disputes cannot be settled in this manner.

(a) Any dispute arising out of or under this Agreement shall be determined by binding arbitration.

(b) The party desiring such arbitration shall give written notice to that effect to the other party and shall in such notice appoint a disinterested person of recognized competence in the field as arbitrator on its behalf. Within fifteen (15) days thereafter, the other party may, by written notice to the original party, appoint a second disinterested person of recognized competence as arbitrator on its behalf. The arbitrators thus appointed shall appoint a third disinterested person of recognized competence, and the three arbitrators shall, as promptly as possible, determine such matter, provided, however, that:

(i) If the second arbitrator is not appointed as described above, then the first arbitrator shall proceed to determine such matter; and

(ii) If the two arbitrators appointed by the parties are unable to agree, within fifteen (15) days after the second arbitrator is appointed, on the appointment of a third arbitrator, they shall give written notice of such failure to agree to the parties and, if the parties fail to agree on the selection of the third arbitrator within fifteen (15) days after the arbitrators appointed by the parties give notice, then, within ten (10) days thereafter, either of the parties, on written notice to the other party, may request such appointment by the presiding judge of the Clackamas County Circuit Court.

(c) Each party shall each be entitled to present

## STANDARD CONDITIONS TO OREGON CITY PERSONAL SERVICES AGREEMENT

evidence and argument to the arbitrators. The determination of the majority of the arbitrators or the sole arbitrator, as the case may be, shall be conclusive on the parties, and judgment on the same may be entered in any court having jurisdiction over the parties. The arbitrators or the sole arbitrator, as the case may be, shall give written notice to the parties, stating the arbitration determination, and shall furnish to each party a signed copy of such determination. Arbitration proceedings shall be conducted pursuant to ORS 33.210 et seq. and the rules of the American Arbitration Association, except as provided otherwise.

(d) Each party shall pay the fees and expenses of the arbitrator appointed by such party and one-half of the fees and expenses of the third arbitrator, if any.

25. Governing Law. This Agreement shall be governed and construed in accordance with the laws of the state of Oregon without resort to any jurisdiction's conflicts of law, rules or doctrines.

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**STANDARD CONDITIONS TO OREGON CITY  
PERSONAL SERVICES AGREEMENT**



**CITY OF OREGON CITY  
PERSONAL SERVICES AGREEMENT**

This PERSONAL SERVICES AGREEMENT ("Agreement") is entered into between the CITY OF OREGON CITY ("City") and [REDACTED] ("Consultant").

**RECITALS**

A. City requires services that Consultant is capable of providing under the terms and conditions hereinafter described.

B. Consultant is able and prepared to provide such services as City requires under the terms and conditions hereinafter described.

The parties agree as follows:

**AGREEMENT**

1. Term. The term of this Agreement shall be from the date the contract is fully executed until [REDACTED], unless sooner terminated pursuant to provisions set forth below. However, such expiration shall not extinguish or prejudice City's right to enforce this Agreement with respect to (i) breach of any warranty; or (ii) any default or defect in Consultant's performance that has not been cured.

2. Compensation. City agrees to pay Consultant on a time-and-materials basis for the services required. Total compensation, including reimbursement for expenses incurred, shall not exceed \$[REDACTED].

3. Scope of Services. Consultant's services under this Agreement shall consist of services as detailed in Exhibit A, attached hereto and by this reference incorporated herein.

4. Standard Conditions. This Agreement shall include all of the standard conditions as detailed in Exhibit B, attached hereto and by this reference incorporated herein.

5. Integration. This Agreement, along with the description of services to be performed attached as Exhibit A and the Standard Conditions to Oregon City Personal Services Agreement attached as Exhibit B, contain the entire agreement between and among the parties, integrate all the terms and conditions mentioned herein or incidental hereto, and supersede all prior written or oral discussions or agreements between the parties or their predecessors-in-interest with respect to all or any part of the subject matter hereof.

6. Notices. Any notices, bills, invoices, reports or other documents required by this Agreement shall be sent by the parties by United States mail, postage prepaid, or personally delivered to the addresses below. All notices shall be in writing and shall be effective when delivered. If mailed, notices shall be deemed effective forty-eight (48) hours after mailing, unless sooner received.

To the City:

City of Oregon City  
PO Box 3040  
625 Center Street  
Oregon City, OR 97045  
Attention: City Manager

To Consultant:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Consultant shall be responsible for providing the City with a current address. Either party may change the address set forth above for purposes of notices under this Agreement by providing notice to the other party in the manner set forth above.

7. Governing Law. This Agreement shall be governed and construed in accordance with the laws of the state of Oregon without resort to any jurisdiction's conflicts of law, rules or doctrines.

IN WITNESS WHEREOF, the parties have caused this Agreement to be executed by their duly appointed officers on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

CITY OF OREGON CITY

(CONSULTANT)

By: \_\_\_\_\_  
David W. Frasher  
Title: City Manager

By: \_\_\_\_\_  
Title: \_\_\_\_\_

DATED: \_\_\_\_\_, 20\_\_.

DATED: \_\_\_\_\_, 20\_\_.

By: \_\_\_\_\_  
Department Head's Name  
Title: Department Head's Title

APPROVED AS TO LEGAL SUFFICIENCY:

By: \_\_\_\_\_  
City Attorney

## EXHIBIT C- DESCRIPTION OF THE PROJECT AREA.

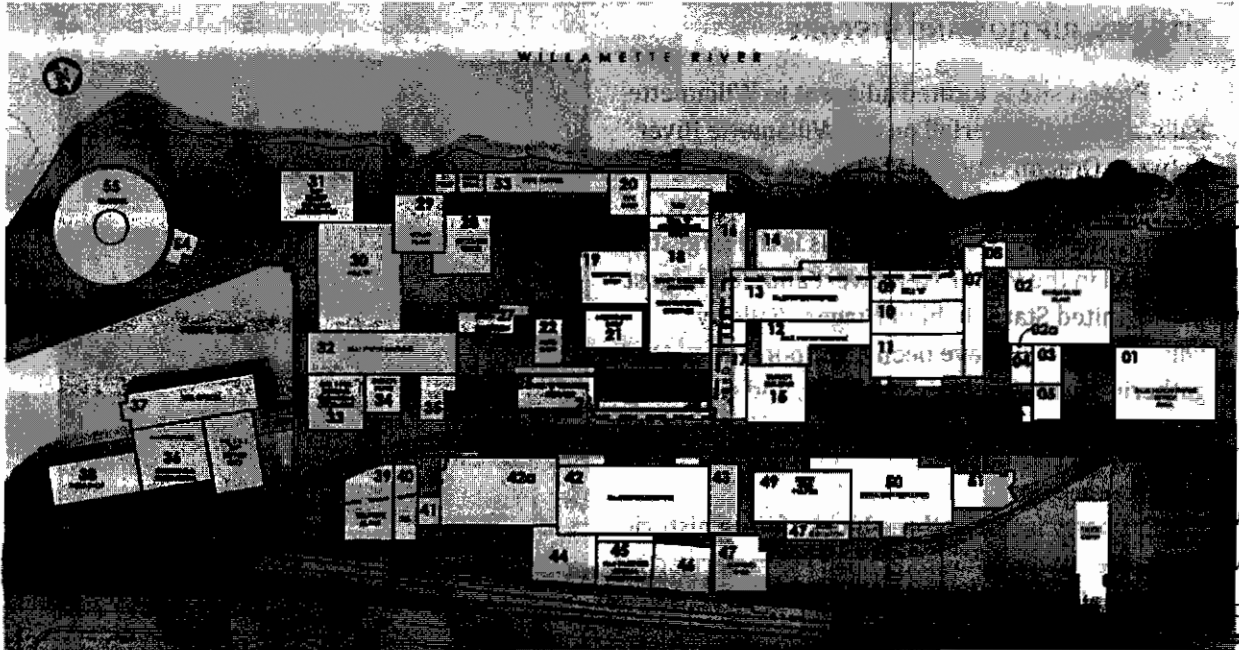


FIGURE 3 - BUILDING KEY PLAN

all levels ARCH/REC/USE  
Site by the property of confidential information of  
digital image and document management. Project  
plans & related to the project from 2011 to 2012

Willamette Falls Legacy Project  
Oregon City, Oregon



### ADDRESS

419 Main Street

### TAX LOTS

2-2-E-31BD TL 300 (21.99 acres)

2-2-E-31BD TL 390 (.27 acres)

2-2-E-31BD TL 500 (.63 acres)

2-2-E-31BD TL 600 (.26 acres)

## SITE DESCRIPTION AND HISTORY

The Project site is located adjacent to Willamette Falls, a natural waterfall on the Willamette River between Oregon City and West Linn, the Oregon City bluffs, as well as Oregon City's downtown commercial core. Willamette Falls is the largest waterfall in the Pacific Northwest and 2nd largest in the United States behind Niagara Falls by volume. The Falls have been an important gathering place for fishing, trading, and gathering of several tribes for many centuries prior to white settlement.

The property includes three blocks facing historic Main Street, which has long been characterized by traditional downtown uses such as barbers, hotels and restaurants. Since the 1830's, the site has

been occupied by large industrial uses including a flour mill, sawmill, brick production, woolen mill and, since 1908, a paper mill. Over 600,000 square feet of vacant industrial space cover the site in 57 buildings that are in varying states of condition. The project does not include the settling ponds/lagoon in West Linn, which were purchased by Clackamas County's Water Environment Services (WES)

The Oregon City mill as it is today started in 1908 as the Hawley Pulp and Paper Mill. W.P. Hawley bought the mill and adjacent properties and eventually installed four paper machines to produce a variety of paper products including fruit wrap, bread paper, wrapping paper, toweling, bags and newsprint. Ownership transferred to the Los Angeles Times as Publishers Paper Co. and then to Jefferson Smurfit Corporation. In May 2000, Smurfit Stone Container Corporation sold the mill to its employees and KPS Special Situations Fund, L.P., a New York City-based private equity fund, creating the Blue Heron Paper Company.

In 2006, the employees bought out KPS creating Blue Heron Paper Company as a 100% employee owned stock ownership plan (ESOP). On February 23, 2011, the Blue Heron Paper Company announced the closure of the mill and the layoff of over 175 employees. The site is currently being held by a bankruptcy trustee who is in the process of property disposition.

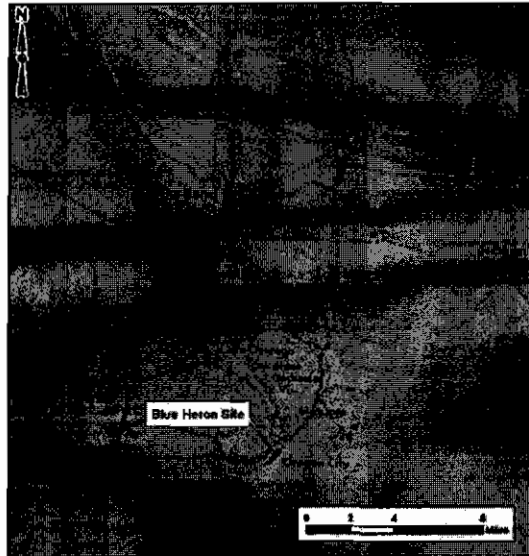


Figure 1: Location Map

## **STRUCTURES AND BUILDINGS**

Existing equipment, utilities and non-building structures with salvage value are currently being removed from the site under a contract between the bankruptcy Trustee and a salvage contractor. Salvage work is scheduled to be completed in November 2013 and includes the removal of the majority of the paper mill operations infrastructure. Major renovation work is necessary to put most of the buildings and much of the site into a stable and usable condition for any type of future use. Roadways would require upgrades for pedestrian/vehicle separation, improvements to the pavement and new lighting.

With the exception of the former Blue Heron Paper Office Building and the Mill E Offices the buildings would be difficult to reuse even as industrial facilities without improving their entries, emergency exiting, general circulation, restroom facilities, heating and cooling systems, power supply distribution and fire protection.

There are over 500,000 square feet of vacant industrial space in 57 separately identified structures in various states of condition. Preliminary study indicates there is compatibility for adaptive re-use, hazardous buildings materials and extensive structural retrofitting considerations. [More detailed information can be found in Exhibit E]

## **PGE DAM**

PGE owns the Willamette Falls Dam and associated property upriver of the site including easements and land under some of the foundation of the buildings abutting the dam. Whilst the Dam's main power generating infrastructure is located on the West Linn side of the Willamette River, PGE has rights of access across the Blue Heron Mill site to access its property and maintain its facilities on the Oregon City side of the river. PGE's history at the falls dates back 125 years, so they're very supportive of community efforts to protect, retain and enhance a mix of uses in the area while still achieving the strict environmental and operational standards in their newly-renewed 30-year hydroelectric generating license.

## **HABITAT**

The location of the site near Willamette Falls provides critical habitat opportunities such as a refuge for migrating salmonids (on federal list of endangered species) and pacific lamprey, as well as providing improved connectivity for migrating birds. Currently, fish and wildlife habitat on the site is relatively limited and fragmented due to the proximity of major highways, the railroad and urban development on both shores. Integrating these opportunities would be part of an effective site development strategy.

## **STORMWATER**

Prior to 1995, the mill operation's process water and stormwater runoff, as well as excess river water were discharged directly back to the Willamette River via three tailraces located on the site. In 1995, a

collection and treatment system was installed to treat both process water and stormwater together prior to discharge. Industrial processes are no longer occurring at the site and materials from these processes including pipe and pump infrastructure are being salvaged from the site. Following salvage operations, some of the buildings may be demolished, and the site stabilized and left essentially dormant until redevelopment occurs.

An Interim Stormwater Plan was created by ESA and Associates and is available in Exhibit E of the RFP. It is intended to provide a conceptual plan for managing stormwater runoff during interim site conditions prior to commencement of any major site improvements.

Discharges from the site are currently regulated under an industrial NPDES (1200-z) permit issued for the former industrial paper mill operations. While industrial activities for which this permit was originally intended no longer occur at the site, the permit has not been officially terminated. However, the existing system currently discharges to a wetland treatment pond which will be unavailable in the near term. It is understood that the 1200z permit (including monitoring and reporting requirements) will cover stormwater management at the site until the site is stabilized as negotiated with DEQ.

Under the existing stormwater management system, stormwater is centrally collected in the pipe tunnel, pumped to the clarifier and then pumped to the offsite wetland treatment ponds. Redevelopment activities on the site are not anticipated for many years and would not be covered by the current industrial permit. Rather, any development would be required to adhere to the Stormwater Management Plan, which is part of the Municipal (MS4) permit for Oregon City, and to follow adopted City design guidelines at that time.

## **HISTORIC SIGNIFICANCE**

The project site is located on the site of Dr. John McLoughlin's original mill as well as the original first 5 blocks of historic Oregon City, which were slowly overtaken by mill development through the years. The site is also adjacent to scenic Willamette Falls (second largest in the United States). Willamette Falls is also recognized by the Confederated Tribes of the Grand Ronde and Warm Springs, and Siletz, and the Confederated Tribes of the Umatilla Indian Reservation, and Yakama Indian Nation as a sacred gathering place of high cultural significance.

There are currently no locally designated historic structures (OCMC 17.40) located on the property. The Blue Heron site is not currently located within a local or National Register Historic District. However, a report was prepared for Portland General Electric & the Blue Heron Paper Company, in cooperation with the West Linn Paper Company, in May 2002 by Kramer and Company, George Kramer, M.S., HP, Sr. Preservation Specialist. Heritage Research Associates indicated that some of the buildings located onsite are contributing historic structures. *"Willamette Falls Industrial Area Request for Determination of Eligibility 2002"* - George Kramer.

In the spring of 2012, the City of Oregon City provided updated survey data to the 2002 Determination of Eligibility, including additional information on the 1950s structures into the Oregon Historic Site Database. In the fall of 2012, the Oregon State Historic Preservation Office issued a Revised Determination of Eligibility for the site that concurred with the updated information and, due to the

salvage work onsite, indicated that the site was no longer eligible for listings as a National Register District. Therefore, all of the buildings were reviewed for individually eligibility. (See Exhibit E for more information on this topic)

Buildings listed in the National Register of Historic Places, either individually or as a contributing building in a historic district, are eligible to take advantage of the 20% Federal Tax Credit Program and the State Special Assessment Program. A future property owner may choose to designate some or all of the historically contributing buildings to take advantage of both programs. It is anticipated that the Master Plan will require the retention and rehabilitation of some of the historic buildings onsite.

#### **WILLAMETTE FALLS HERITAGE AREA COALITION**

The Coalition, a 501(c)(3) partnership of public, private, and nonprofit organizations and citizens that share a common passion for the Willamette Falls and its heritage, is currently applying for designation as a National Heritage Area and the newly created State Heritage Area Designation. National Heritage Areas (NHAs) are designated by Congress as places where natural, cultural, and historic resources combine to form a cohesive, nationally important landscape. NHAs are a grassroots, community-driven non-regulatory approach to heritage conservation and economic development. Through public-private partnerships, NHA entities support historic preservation, natural resource conservation, recreation, heritage tourism, and educational projects. Leveraging funds and long-term support for projects, NHA partnerships foster pride of place and an enduring stewardship ethic. The Coalition shares many of the same goals for the area and will be a major stakeholder in the planning process.

## **CURRENT ZONING**

### ***Underlying Zone***

#### **G-I General Industrial –OCMC 17.36**

##### **Comprehensive Plan: Industrial**

The General Industrial District is designed to allow uses relating to manufacturing, processing, production, storage, fabrication and distribution of goods or similar as defined by the community development director. The uses permitted in the General Industrial District are intended to protect existing industrial and employment lands to improve the region's economic climate and protect the supply of sites for employment by limiting new and expanded retail commercial uses to those appropriate in type and size to serve the needs of businesses, employees, and residents of the industrial areas.

## **OVERLAY INFORMATION**

#### **Willamette Greenway OCMC 17.48**

The City's greenway regulations were established in the 1980 Comprehensive Plan with the purpose of minimizing potential negative impacts to the river, while encouraging industrial uses of the river (for Oregon City, primarily focused on logging/mill uses). Chapter 17.48, which includes the greenway code, is not implemented very often, as the City has limited developable land adjacent to the river. Almost all of the mill site is located within the "compatibility area", which requires a Planning Commission review of the development application/master plan process. The city has generally viewed development that meets the adopted commercial development standards to be in compliance with the goals and standards for the Willamette Greenway District.

#### **Geologic Hazard OCMC 17.44**

The Geologic Hazards Overlay regulates development on unstable or steep slopes or on land abutting unstable or steep slopes. The Geologic Review is done at the time of development review and may require enhanced geotechnical reports and documentation by a structural engineer to ensure that the proposed development adequately addresses the Geologic Hazards construction criteria.

#### **Nat. Res. Overlay District (NROD) OCMC 17.49**

The Natural Resource Overlay District designation provides a framework for protection of Metro Titles 3 and 13 lands, and Statewide Planning Goal 5 resources within Oregon City. The Natural Resource Overlay District (NROD) implements the Oregon City Comprehensive Plan Natural Resource Goals and Policies, as well as Federal Clean Water Act requirements for shading of streams and reduction of water temperatures, and the recommendations of the Metro ESEE Analysis.

The NROD district utilizes a 200 foot buffer from the ordinary high water line for land abutting the Willamette River. Any new development (new impervious surfaces on existing pervious land) within the buffer must be processed by a Type III Planning Commission Variance. Please note that very little pervious land exists on the main developed mill site. Additionally, a development that involves concurrent demolition/new construction review would be considered exempt from the overlay



district as it would be considered an onsite replacement (OCMC 17.49.80- Exemptions "Replacement, additions, alterations and rehabilitation of existing structures, roadways, utilities, etc., where the ground level impervious surface area is not increased."

#### **Flood Management Overlay District OCMC 17.42**

The Flood Management Overlay District is an overlay zone classification defining areas subject to periodic flooding or inundation which can result in property harm or loss, disruption of public services, hazards for public health, or added expense for public services. Land within the 1996 flood inundation area and the 100- year flood plain are subject to this chapter. The areas or special flood hazard identified by the Federal Insurance Administration in a scientific and engineering report entitled "The Flood Insurance Study (FIS) for Clackamas County, Oregon and Incorporated Areas," dated June 17, 2008, with accompanying flood insurance maps is adopted by reference and declared to be a part of this chapter. The Clackamas County FIS study determined that the Base Flood Elevation for Oregon City is 50.8 feet. The 1996 flood event (considered a 100 year flood event) exceeded this elevation in portions of the site.

A good portion of the southern half of the site is also within the Oregon City Flood Overlay District. All new construction or substantial upgrades to buildings located within the overlay district is required to meet all applicable sections of the district. The development standards are found in OCMC 17.42.160. However, variances may be issued for the reconstruction, rehabilitation or restoration of structures listed on the National Register or identified as a locally designated historic structure.

While completing the due diligence report this fall, it became apparent that further study is needed to determine how the existing flood management overlay district may be impacted by development at the site. As such, hydraulic modeling or review of the hydraulic model developed in the FIS is recommended as part of the Master Plan process to better answer this question.

## **PROPOSED ZONING**

### **Mixed Use Downtown- "MUD" OCMC 17.34**

The mixed-use downtown (MUD) district is designed to apply within the traditional downtown core along Main Street and includes the "north-end" area, generally between 5th Street and Abernethy Street, and some of the area bordering McLoughlin Boulevard. Land uses are characterized by high-volume establishments constructed at the human scale such as retail, service, office, multi-family residential, lodging or similar as defined by the community development director. A mix of high-density residential, office and retail uses are encouraged in this district, with retail and service uses on the ground floor and office and residential uses on the upper floors. The emphasis is on those uses that encourage pedestrian and transit use.

During the 2004 Comprehensive Plan update, the city approached Blue Heron to see if they were interested in upzoning their property to MUD, but allow the existing industrial use to be permitted onsite. At that time, Blue Heron felt that it was not in their best interest to support a rezoning of the property. Ever since 2004, the city has been generally supportive of rezoning the site to MUD, subject to meeting all applicable criteria.

However, through the Master Planning process, a new district or zoning designation may be created that better implement the vision. A hybrid MUD zone with additional text amendments could also be utilized.

# EXISTING REPORTS AND INFORMATION ABOUT THE SITE

## EXHIBIT E

### Attachments

1. **Willamette Falls Legacy Project Site Stabilization and Building Assessment Report-**  
Prepared by: Shiels Oblatz Johnsen, Inc. Kramer and Company, DiLoreto Architecture llc, KPFF  
Environmental Science Associates, Environmental Resource Management
2. **Willamette Falls Legacy Project Habitat and Water Resources Opportunities-**  
Environmental Science Associates
3. **Phase II Environmental Site Assessment Results**, prepared by ERM
4. **Boundary Survey** –prepared by AKS
5. **2002 Willamette Falls Industrial Area, Request For Determination Of Eligibility** prepared  
by George Kramer
6. **Historic Site SHPO Database** – survey printout
7. **Sanborn Maps**
8. **September 2012 updated Determination of Eligibility Letter**, Oregon State Historic  
Preservation office
9. **Historic Context Statement of Mill Site-** Stephen Dow Beckham (in draft form- currently not  
available)
10. **Willamette Falls Heritage Area Coalition Application for Federal Heritage Area** (in draft  
form-currently not available)
11. **Sample photos from Blue Heron Photo Collection:** Clackamas County Historical Society *all  
rights reserved*
12. **Catalytic Value of the Willamette Falls Project: A report on the impact of transformation  
of Oregon City's former Blue Heron Mill site:** prepared by Metro
13. **Willamette Falls Funding Strategy An overview of opportunities and  
action steps to finance transformative re-development in Oregon City**, prepared by Metro

## Exhibit D. Background Information and Required Deliverables

The site's dynamic location immediately adjacent to Willamette Falls and the Oregon City bluffs and its notable role in Oregon's history make this property a truly unique and statewide-significant development opportunity. In early 2011, after over 100 years of paper manufacturing on the site, the Blue Heron Paper Company ceased operations and permanently closed its paper manufacturing facility on the site. Since that time, the property has gone into receivership and is currently for sale. It is being managed by the Blue Heron Bankruptcy Trustee. The City of Oregon City, Metro, Clackamas County and the State of Oregon have deemed the site to be a "legacy opportunity" due to the extraordinary opportunity to transform not only downtown Oregon City but this entire part of the metropolitan Portland region.

Oregon City will lead a public visioning, master planning and rezoning process designed to help transform a former paper mill alongside Willamette Falls into a regionally significant economic redevelopment project and visitor destination. The 23-acre site will reconnect Oregonians with the second-largest waterfall in North America for the first time in more than a century. Further, the sites represents not only one of the state's most significant natural and scenic resources, but also one of its most historic for its role in Native American history through the "End of the Oregon Trail" era and the sawmill/papermill industrial era and now into the new economies of the 21<sup>st</sup> century.

With support from state agencies, Metro and Oregon City evaluated the site and conducted extensive investigations during the past two years to assess opportunities and risks. Results of environmental investigations are promising; they indicate that conditions are manageable, and aren't as significant as feared. The public collaboration also gained a clearer understanding of the possibilities for reusing historical structures and the significant costs necessary to stabilize the site.

The Site Stabilization and Building Assessment Report is included in Exhibit E and will be accessible to firms submitting a Request for Proposal. The assessment did not identify any one particular issue that would prohibit future redevelopment of the site. However, it did identify stabilization and redevelopment costs for numerous development scenarios, thus contributing to a better understanding of the interrelationship of the buildings to the site. The redevelopment scenarios were created as an exercise to understand the short and long-term costs associated with the site, they should not be construed as a preferred development model.

At this point, the public partners do not have the resources needed to purchase, redevelop and operate the entire site. However, the partnership remains committed to being a catalyst for its transformation, working toward four core values: economic redevelopment, public access, cultural interpretation and habitat restoration.

As the local governing body of the site, Oregon City is the leader for the master planning phase of the project. The city is collaborating with the property's trustee, while Metro, the State of Oregon and Clackamas County remain active partners.

The resulting vision will facilitate rezoning, preparing a portion of the site for economic redevelopment and a portion as an outdoor habitat restoration and public access destination. These future uses should be not only compatible but synergistic, taking full advantage of the transformational opportunity that access to and viewing of the majestic Willamette Falls can provide. The partners believe that planning for the property will create an opportunity for public purchase of the portion necessary to let visitors experience the falls, offer cultural and historical interpretation, and restore habitat along the Willamette River. Meanwhile, by eliminating

uncertainty, this work will prepare the rest of the site for private investment. Throughout the planning process, the property will remain on the market.

#### **Four Guiding Values**

The future of the Willamette Falls site will be shaped by four shared values: public access, economic development, habitat restoration and cultural interpretation. These values were initiated by the Oregon City City Commission and have been used as the framework/lenses for all project decisions since the spring of 2011.

**Public access:** Visitors will get a front-row seat to experience the majestic and truly extraordinary Willamette Falls. Cut off from public enjoyment and effectively removed from the public consciousness for more than 150 years, the falls are one of the most scenic places along the Willamette River. They also provide an important opportunity for Oregonians to connect with the river, which is isolated from many of the communities along its route.

**Economic redevelopment:** The Willamette Falls property will carry on a tradition of economic development along the riverfront, where mills thrived for more than a century. With the closure of the Blue Heron Paper Co., Oregon City lost 175 jobs – a blow that must be made up through redevelopment. Returning part of the site to private developers, the partners will ensure the transformation supports Oregon City's vision for the future and reinvigorates the downtown as a hub of employment, shopping, business and tourism.

**Habitat restoration:** Historically, the falls were surrounded by unique plants because of microclimates from the mist. Protecting the site provides an opportunity to reestablish native plant communities, enhancing this ecologically diverse stretch of the upper reaches of the Willamette. Many rare plants thrive on river islands, in the Willamette Narrows and along Canemah Bluff. This land is also critical for water quality – every fish and lamprey that travels the river passes through or around the falls.

**Cultural interpretation:** Future visitors will learn about the rich history of the Oregon City riverfront. Much like Celilo Falls in the Columbia River Gorge, Willamette Falls served as an important cultural site for native tribes. The falls also tell the story of the area's industrial development – John McLoughlin built the Pacific Northwest's first lumber mill here. And, in 1844, Oregon City became the first incorporated city west of the Rocky Mountains. As the End of the Oregon Trail and the birthplace of Oregon, it served as a launching point for thousands of new Oregonians.

#### **Willamette Falls Visioning/Master Plan Process**

##### **Objective**

The purpose of this Request for Proposal is to select a Consulting Team to assist the City of Oregon City, in cooperation with the bankruptcy trustee, in completing a Master Plan and Rezoning of the former Blue Heron Paper Mill Site and adjacent falls area. This planning project will create a vision for the site through a robust public process that respects the history and nature of the land and provides needed certainty to the private and non-profit development community by removing existing and perceived barriers to site redevelopment.

The site is currently zoned G-1 General Industrial and per Policy 2.2.12 of the Oregon City Comprehensive Plan, is required to undergo a master planning process prior to obtaining a Zone Change and Comprehensive Plan amendment. Understanding the value of gaining land entitlements for the site, the bankruptcy trustee has given initial support to sign off on any needed land use applications while the site remains in bankruptcy.

Oregon City will act as the lead agency in the visioning and master planning process. The visioning and master plan process will look at further refining and expanding on the four shared values (Public Access, Economic Development, Cultural Interpretation, and Habitat Restoration) and the existing due diligence documentation that has been performed to date.

### **Staff Support**

Oregon City has dedicated approximately 1.5 FTE to support this project over the next year. The complexity of the site, substantial interest of the project by the public and the need to coordinate communications between the Partnership, will require that the Project Manager, along with key Oregon City staff will be more involved in the day to day coordination of the project. It is anticipated that the Project Manager will attend all weekly consultant meetings and will be available for light administrative duties. Metro staff will also be on hand to support the project through technical review and will be available to assist the project team with TPR compliance discussions with ODOT.

### **Visioning /Community Engagement Plan**

A major component of the plan will be the implementation of a stakeholder and public engagement process that aims to bring a broad base of interests into a vibrant visioning process. The mill site is not just an Oregon City redevelopment concern. It is located along almost a mile of the Willamette River shoreline on land that can arguably be called the birthplace of Oregon and the industrial expansion of the West. This site elicits local, regional and statewide passion, and potentially national and international recognition. The public outreach plan aims to engage a diversity of groups to create a long-range multi-phased plan that fully embraces the four shared values, yet understands the market forces in Oregon City and financing needed to make the vision a reality.

This process will capitalize on existing involvement frameworks used by the City and Metro; and the ongoing public outreach created for the surrounding Willamette Falls Heritage Area application. The plan shall establish public involvement objectives; identify all project stakeholders and their aspirations, values and concerns; describe the array of tools and activities best suited to inform and engage Oregon City, regional residents, businesses, regional and statewide elective officials and other stakeholders (e.g. environmental, historic advocacy groups, tribal interests); establish a schedule for implementation; and incorporate measures to evaluate success. Above all, the visioning and engagement plan should also be structured to inspire and create an environment that allows for the creation of champions for the project. The Consultant team will need to effectively communicate with the public on how their input will be used in this and/or future planning efforts onsite.

Potential community engagement tools and activities include, but are not limited to:

- Recognizable look or logo included on all project-related materials.
- Informative, accessible and interactive website led by City staff. The consultant will provide consultation and site content, including photos and narrative that describes the status of the project, upcoming meetings, video updates, other opportunities for involvement, and draft and final work products.

- Communications language that will ensure the project is understandable in common terms, not only “plannereze.”
- Facebook page to be created and administered by City staff. The Consultant will provide content for updates, photos, community activities, etc.
- 1-3 Open Houses as appropriate.
- Community conversations (30-40) as early in the process as possible that engage in two-way communications with stakeholders. These conversations should be held in venues that are familiar and comfortable to the various stakeholders, (standing meetings at stakeholder locations, religious buildings, schools, senior centers, farmers markets, existing community celebrations, libraries, businesses and/or business organizations)
- Activities tailored to engage the area’s youth, minority, elderly, non-English speaking and disenfranchised groups.
- Community surveys (2-3) with a potential to utilize the Metro’s Opt In survey which 18,000 citizens participate in, Newsletters, flyers, FAQs and other outreach materials that provide project information and publicize community forums and other activities.
- Media releases, short films, advertisements and content for potential stories in local and regional publications.
- Guided site tours and facilitated conversations in conjunction with city staff.
- Summaries of public input delivered in a timely fashion to decision-makers preceding project milestones.
- Final report summarizing public input and recommendations for using the information gained in future planning phases (e.g. open space planning)

## Master Plan

Based on the outcome of the visioning process, the city will, in concert with the Blue Heron Bankruptcy Trustee’, embark on a simplified general development master plan (OCMC 17.65) that will lead to the needed entitlements for the site, a major step for the development community. This plan will provide a balance of certainty and flexibility which will incorporate the core values of the visioning process, but provide enough fluidity for the plan to adapt to changing market forces.

The Master Plan is intended to be a **framework document**, rather than a fleshed out redevelopment plan, but it should provide a high level aspirational vision for the future of the site. It is anticipated that future property development will further refine the document as development occurs.

The Master Plan process will provide the following final outputs/deliverables:

1. The Consultant team is responsible for writing and submitting the Quasi-Judicial Land Use application for the master plan on behalf of the applicant. Representatives of the consultant team are expected to attend all public hearings related to this project (4-7). The application shall be submitted in time to be heard at the **April 24, 2014 Planning Commission Hearing**. This is part of an agreement with the City and the Trustee. The chosen team will frame all scopes of work to meet this timeline. This date can only be amended with approval by the Trustee.
2. Rezoned and amended Comprehensive Plan from GI-Industrial to MUD- Mixed Use Downtown ( or equivalent) on the property. *A new district or zoning designation or a hybrid*

*MUD zone with additional text amendments may be utilized if it better implements the Master Plan.*

3. Clarification of the flood plain boundary (based on hydrology studies)
4. Identification of off-site impacts and mitigation projects necessary to address the identified impacts.
5. Infrastructure improvement estimates and financial framework plan
6. Compliance to the Regional Transportation Plan (RTP) and Transportation Planning Rule (TPR) and adoption of a Multimodal Mixed-use Area (MMA) from the Oregon Department of Land Conservation and Development, if necessary
7. Identification of lands available for open space, public access and development
8. Allowance for a partition of open space/public access parcel, if applicable.
9. Strategy for general public access from the North to South end of the property and identified opportunities to connect the site to surrounding pedestrian amenities on both land and water
10. Market study and financial implementation and strategy plan that will guide and educate elected officials and the general public on the fiscal and political approach needed to implement the vision.
11. Identification / incorporation of innovative design approaches and strategies appropriate for the site

### **Concerns , Aspirations, and Hurdles For the Project**

This is a very dynamic site with amazing opportunities and challenging complexities. At its heart, the master plan will need to balance at lot of competing interests with a goal to adopt a plan that will put the site on a firm institutional, political, financial and physical foundation for site development.

This master plan will, in no particular order, need to:

- Elevate the site into a regional amenity by providing development and open space opportunities to ensure that the site will be a four- season destination location.
- Validate the work and stories of the former Blue Heron employees within the existing public involvement process
- Take advantage of and leverage redevelopment and revitalization efforts of nearby downtown Oregon City.
- Successfully articulate the public roles, private roles, the general re-development model to be followed and who will manage and govern implementation.
- Provide clear *communication* and direction to the public on how the master plan and rezoning fits within the larger visioning process.
- Find a way to create a master plan and development model that will be financially viable with a firm understanding of the existing Oregon City and regional real estate market.
- Inspire regional, state and national political support for future phases of the project and hopefully clearly identify a near term catalyst project that can keep the momentum moving.
- Balance the desires of the bankruptcy trustee and the public without a clear understanding of the needs and wants of a future owner or developer.



- Incorporate innovative and green approaches to redevelopment that encourages rather than deters private investment.
- Take advantage of regional access provided by I-205 while tempering the barrier effect of McLoughlin Boulevard (Highway 99E) which separates the site from downtown Oregon City.

**Specialties and Sub-Consultants**

The specialties and sub-consultants listed below will be needed to adequately assess the site, engage the public and provide the desired information for the entitlement process. The specialties/products will most likely be amended upon selection of the chosen consultant team and are listed below for informational purposes.

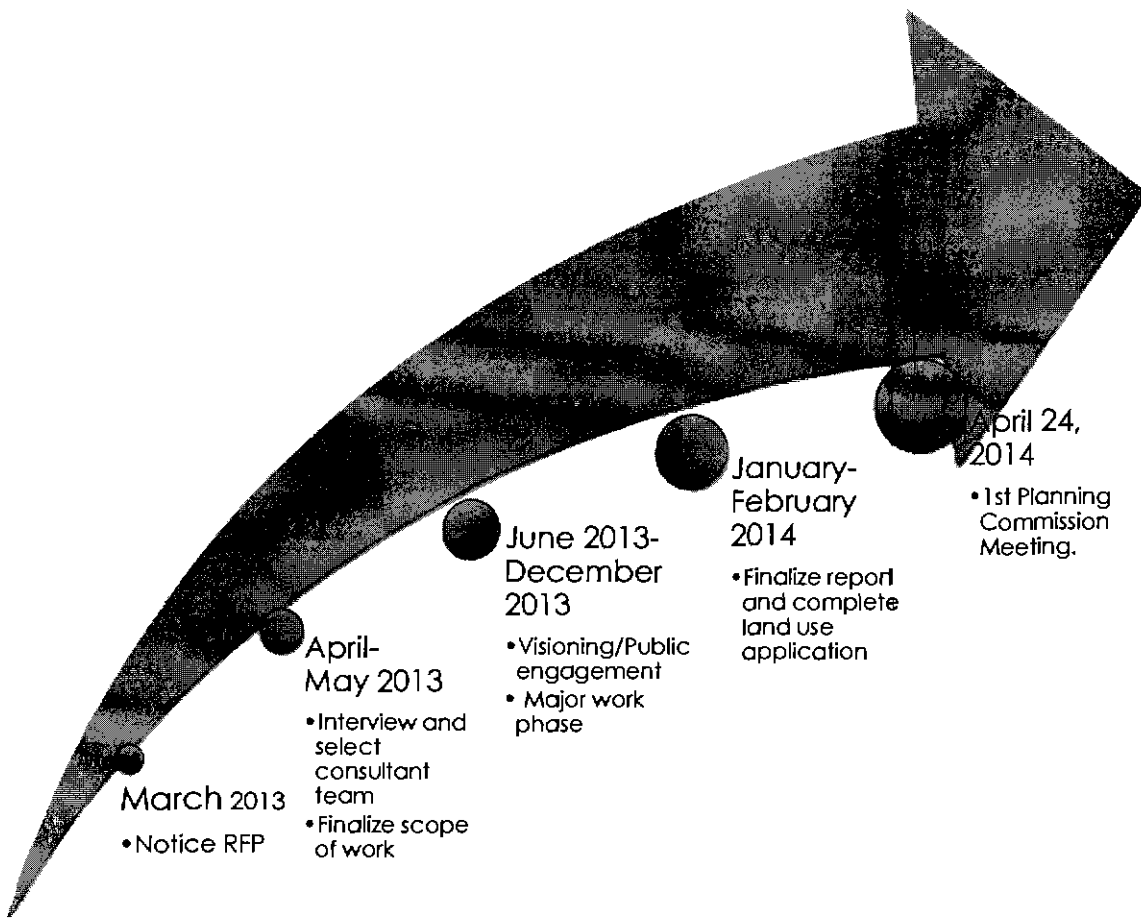
**The consultant is encouraged to review the existing information in Exhibit E to determine what existing work products can be utilized by the consultant team, the amount of additional work needed for each specialty/deliverable, and if additional specialties will be needed for this project. The City of Oregon City encourages the consultant teams to build on existing information as much as practicable and avoid duplicating documents unless there is sufficient cause. Utilizing consultants that have multiple skills sets can also help keep costs within budget.**

The total budget shall not exceed **\$500,000**.

<b>Lead Consultant</b>	Co-ordinate Master Plan/Outreach/Strategy
<b>Urban Designer / Planner</b>	Develop Urban Design Options, Prepare and submit Master Plan Land Use application.
<b>Preservation Architect</b>	Identify and explore adaptive reuse and historic rehabilitation options for buildings.
<b>Hydraulic Engineer or Water Resource Engineer</b>	Review base flood elevations, hydraulic modeling. Look at the potential for altering existing flood plain boundaries if certain buildings are removed/constructed.
<b>Landscape Architect, Biologist</b>	Develop conceptual site design options for open space, habitat conservation/restoration and streetscapes as appropriate to secure public buy in.
<b>Commercial Real Estate Advisor</b>	Establish value of development options
<b>Economic Advisor / Studies</b>	Market studies to (1) guide potential uses; (2) guide current and future investment; (3) development feasibility studies to test market viability and; (4) recommendations to seed near and far term development and provide strategies for next steps and implementation (5) financial implementation plan, with cost breakdown of funding gaps.

<b>Pre-Construction Services</b>	Consult team on proposed development options, cost estimates, constructability.
<b>Transportation Planner</b>	Identify multimodal transportation issues and alternate transportation design approaches for entitlement process.
<b>Transportation/ access study</b>	Reduce trans. impact requirements for development Oregon City to formally adopt Regional Center Plan (Regional Center Compliance) to meet ODOT TPR reqs. Provide support for obtaining MMA if necessary
<b>Engineering Services</b>	Provide further work on stormwater and infrastructure improvements and timing, with a look at implementing a shared systems approach to the site.
<b>Illustrator / Graphics</b>	Provide illustrations and graphic support for final report
<b>Outreach / Visioning/Public Engagement Plan</b>	Engage public, stakeholders and other agencies meaningfully in the process with a view to collective support of the final framework master plan, sufficient to support re-zoning . Link public input to decision-making milestones.
<b>Cultural/ Historic Landscape Inventory/Archaeology</b>	Establish a common cultural understanding of the site as a baseline for the Visioning process. Utilize existing work products and augment as needed. Archeological issues white paper and creation of an inadvertent discovery plan for future development may be warranted.
	<b>Total</b> <span style="float: right;"><b>\$500,000</b></span>

## Visioning and Master Planning Timeline





 **COPY**

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**DAN JOHNSON**  
MANAGER

**DEVELOPMENT AGENCY**

**DEVELOPMENT SERVICES BUILDING**  
150 BEAVERCREEK ROAD | OREGON CITY, OR 97045

April 11, 2013

Development Agency Board  
Clackamas County

Members of the Board:

Presentation of the Clackamas Regional Center Working Group's Recommended Work Program for  
the Clackamas Town Center Urban Renewal District

<b>Purpose/Outcomes</b>	Provide an opportunity for additional public testimony on the Clackamas Town Center Urban Renewal District Recommended Work Program.
<b>Dollar Amount and Fiscal Impact</b>	Expenditures of up to \$48,260,000 over the next 6 years on projects deemed a priority by the Clackamas Regional Center Working Group
<b>Funding Source</b>	Urban Renewal
<b>Safety Impact</b>	None
<b>Duration</b>	Work Program implementation over the next 6 years
<b>Previous Action</b>	Board direction to establish the Clackamas Regional Center Working Group
<b>Contact Person</b>	Dan Johnson, Manager – Development Agency 503-742-4325 or danjoh@co.clackamas.or.us
<b>Contract No.</b>	Not Applicable

**BACKGROUND:**

In April 2012, the Department of Transportation and Development and the Development Agency engaged the community in developing a Work Program that best utilizes the remaining funds in the Clackamas Town Center Urban Renewal District. A Working Group was established that included representatives from local businesses, citizen groups, education providers, and service districts (Attachment A). This group met throughout the last year to provide guidance on project types, areas of need, evaluation criteria and funding allocation. In addition, they ensured that any recommendations were consistent with the goals of existing plans for the area, including the Clackamas Town Center Urban Renewal Plan, Clackamas Regional Center Plan, Clackamas County Strategic Plan and the Harmony Community Campus Vision.

Two open houses and two surveys were held to give the broader public opportunities to provide feedback on the emerging recommendations. This additional input further shaped the Work Program.

The final recommended Work Program prioritizes remaining projects identified in the Clackamas Town Center Urban Renewal District. A significant portion (82%) of available funds has been prioritized for transportation projects that improve safety, congestion and connectivity as well as improve the ability for adjacent properties to redevelop. The remaining funds focus on Community Use projects and programs to assist in new development or redevelopment (Attachment B).

Discussions primarily focused on prioritizing remaining projects that would facilitate increased private development and job creation. Recently there have been discussions at the Board level concerning an "alternative view" relating to return of these dedicated funds to the overlapping taxing districts in the area. Staff has provided estimates illustrating the additional revenue available with the planned

termination of the levy in June 2013, funds available to each of the taxing agencies if the Board were to decide to return the remaining funds to the agencies rather than use them to complete the projects outlined in the Clackamas Town Center Work Program. Also provided is an analysis of benefit to each of the taxing districts if the transportation projects are constructed, supporting additional growth within the Clackamas Regional Center Area (Attachment C).

The Work Program recommended by the CRC Working Group is complete and is presented to the Board for consideration.

**RECOMMENDATION:**

- No recommendation at this time, as more public testimony is expected at the April 11<sup>th</sup> Business Meeting.

Respectfully submitted,



Dan Johnson  
Development Agency Manager

For information on this issue or copies of attachments, please contact Dan Johnson @ 503-742-4325
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## CLACKAMAS REGIONAL CENTER WORKING GROUP MEMBERS

Kaiser – Jim Gersbach	Medical
Clackamas Town Center – Dennis Curtis	Retail
Eastside Athletic Club – Jennifer Harding	Small Business
Geller Silvis & Associates – Anna Geller	Affordable Housing
Miles Fiberglass – Lori Luchak	Small Business
Thomas Joseph Dry Cleaning – Thomas Joseph	Small Business
North Clackamas Chamber – David Kelly	Chamber of Commerce
Doug Bean & Associates – Doug Bean	Leasing
Clackamas Community College – Shelly Parini	Continuing Education
Happy Valley– Jason Tuck	Adjacent City
Milwaukie– Bill Monahan	Adjacent City
North Clackamas Schools – Joe Krumm	K-12 Education
Clackamas County Fire District – Ken Horn	Public Safety
Clackamas County Sheriff – Matt Ellington	Public Safety
Cyndi Lewis-Wolfram	North Clackamas CPO
Patricia Holloway	Southgate CPO
Martha Waldemar	Sunnyside CPO



CLACKAMAS TOWN CENTER URBAN RENEWAL DISTRICT  
**FINAL RECOMMENDED WORK PROGRAM**



**Clackamas County Development Agency**  
working in partnership with the  
**Clackamas Regional Center Working Group**

March 2013

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## **INTRODUCTION**

The Clackamas Town Center Urban Renewal District was established in 1980 to construct the necessary improvements to stimulate growth and job creation in the Town Center area. Since that time, 42 different projects of varying size and complexity have been completed in the area (Appendix E). These projects have fostered sizable amounts of private investment in the area, resulting in \$505 million of increased assessed value and significant job creation since the plan's adoption.

The Urban Renewal District levy is scheduled to terminate in 2013. With the planned termination of the levy, the County established a Clackamas Regional Center Working Group and began a year-long process with the community to help prioritize the remaining projects and programs to be implemented within the Clackamas Regional Center. It is an important discussion as there are significant needs in the area, but limited funds available to meet those needs through the urban renewal plan for the area.

The result of this process is this Work Program, which is consistent with adopted plans and established priorities for the area. Priority projects have been identified to complete by the end of 2018 with the remaining urban renewal funds.

## **GUIDING POLICIES AND PLANS**

There are four existing plans in the Clackamas Regional Center area, each with its own goals and objectives (Appendix B). The CRC Working Group used these plans as guiding documents to establish the criteria by which to evaluate potential projects and programs. The four plans are:

- Clackamas Town Center Urban Renewal Plan, 1980
- Clackamas Regional Center Plan, 1998
- Harmony Community Campus Vision, 2009
- Clackamas County Strategic Plan, 2011

Though all the plans provide a framework and tools to realize the vision for the Clackamas Regional Center, development of this Work Program focused on prioritizing the remaining projects identified within the Clackamas Town Center Urban Renewal Plan.

The Clackamas County Transportation System Plan (TSP) is currently being updated through a separate and extensive process scheduled to be completed by the end of 2013. Frequent coordination and communication occurred between the two efforts to ensure consistency with both the TSP and CRC Work Program.

## **PUBLIC INVOLVEMENT**

An effective work program must be one that results from extensive discussions with the community in which the proposed improvements are to be done. The County utilized several methods to provide community members ample opportunities to be informed of the process and provide input.

**WORKING GROUP** -- The County brought together community leaders, representatives from neighboring jurisdictions and local service districts, and business representatives from the Clackamas Town Center area to help guide the process and ensure the Work Program reflects the areas of need and provides the maximum benefit. The members of this Clackamas Regional Center (CRC) Working Group (Appendix A) were responsible for communicating with their constituents to get feedback on the recommended Work Program.

**WEBSITE** -- A web page has been maintained on the Clackamas County Department of Transportation and Development website where Working Group meeting summaries and other project related documents were posted for review and comment.

**ONLINE SURVEY** -- An online survey was conducted to reach out to those who might not be able to provide input by attending a specific meeting or open house. The survey focused on the areas of need and types of projects that people felt were needed in the area. Approximately 180 people participated.

**OPEN HOUSES** -- An open house was conducted in the Clackamas Town Center on October 10, 2012, where participants commented on the areas of need and project types. A second open house was held at the New Hope Community Church on January 8, 2013 to give people an opportunity to review and provide feedback on the recommended Work Program.

## **GOALS AND OBJECTIVES**

While each of the four existing area plans has unique goals and objectives, the CRC Working Group identified the following common overarching goals:

- Encourage economic growth
- Foster a healthy community
- Provide safe and efficient travel options
- Improve circulation and connections for all forms of travel

## **EVALUATION CRITERIA**

The CRC Working Group developed primary goals and evaluation criteria based on the goals and objectives outlined in the four governing plans referred to above. While there was an emphasis on the Urban Renewal Plan objectives because urban renewal is the primary source of funding, the group also sought to achieve the other plans' objectives as well. This criterion was used as a filter to rank potential projects.

The primary goals and associated evaluation criteria are as follows:

**GOAL: Improve the Economic Health of the Area**

Evaluation Criteria

- Creates family wage jobs
- Encourages efficient use of land
- Promotes compact development
- Improves ability for businesses to thrive
- Encourages private development of land
- Increases the assessed value of the area

**GOAL: Improve the Health and Vitality of the Citizens that Live, Work and Play in the Area**

Evaluation Criteria

- Provides a range of housing types and density
- Increases access to recreational opportunities
- Increases access to education and training opportunities
- Preserves and enhances natural features
- Improves physical health of citizens
- Removes blighting influences
- Improves or protects air quality
- Minimizes negative impact to private property

**GOAL: Provide a Transportation Network for Vehicles, Transit, Bicycles and Pedestrians to Accommodate Current Users and Future Growth**

Evaluation Criteria

- Improves regional access to the area
- Improves vehicular connectivity within the Regional Center
- Improves safety
- Improves connectivity for bicyclists and pedestrians
- Provides connectivity to regionally-significant destinations

**GOAL: Develop Projects that are Cost-Effective**

Evaluation Criteria

- Fits within budget constraints
- Ability to leverage other funds
- Ability for long-term maintenance needs to be met
- Maximizes benefit in relation to cost

## **PROJECT TYPES**

The Clackamas Town Center Urban Renewal Plan identifies projects or programs that should be completed in order to meet the objectives of the plan and foster a vibrant Regional Center. Those can be categorized into four types:

- Transportation Improvements (Including multi-modal)
- Drainage and Utility Improvements
- Community Facilities
- Development and Redevelopment

## **AREAS OF NEED**

The CRC Working Group had several discussions about issues and needs within the Regional Center area and participated in a mapping exercise to identify specific needs and deficiencies based on their own experiences and knowledge of the area. These areas of need were further refined based on comments from the CRC Working Group and community at large to identify specific objectives within each project type.

### **A. Transportation / Street Network Projects**

1. Improve east-west connectivity
  - Eliminate dead-end roads
  - Provide better connections to and from 82<sup>nd</sup> Ave
  - Minimize out-of-direction travel
  - Improve connections from east of I-205 to the Town Center area
2. Improve safety and congestion of street network
  - Improve intersections to reduce congestion and queuing issues
  - Provide more options / routes for people to move to and through the area

### **B. Multi-Modal Projects**

A Clackamas Regional Center Pedestrian and Bicycle Plan was adopted in September 2012. This plan identifies and prioritizes many pedestrian/bicycle improvements needed in the area. A map showing priority routes can be found in Appendix I. A list of prioritized improvements can be found in Appendix J. The CRC Working Group agreed to use the recommendations in this plan as they set priorities.

When looking at the recommendations from the CRC Pedestrian and Bicycle Plan, the Working Group recommends improvements that:

- Provide connectivity (systems, not segments)
- Are high quality and promote usage
- Focus on connections to and from the Town Center core

**C. Community Use Projects**

1. Develop community gathering places within the CRC area
  - Improve or expand on existing parks, open spaces and recreational facilities
  - Develop plazas in conjunction with private developments
  - Incorporate water features, artwork and other interactive features
2. Develop gateways to the Regional Center

**D. Development and Redevelopment Projects**

1. Facilitate multi-use development
  - Leverage private investment
  - Stimulate job creation
  - Reduce auto related trips
2. Stimulate low and moderate housing development
  - Provide a diversified housing stock
3. Develop a façade or property beautification program
  - Focus on a specific area to maximize impact
  - Be inclusive and encourage participation
  - Be easily understood and accessible for potential participants

**POTENTIAL PROJECTS**

Because the primary source of funding is urban renewal, the CRC Working Group recommended that only projects consistent with the objectives of the Urban Renewal Plan and within the urban renewal district boundary be considered for funding and inclusion in the Work Program. The following projects meet those criteria.

<b>TRANSPORTATION: STREET NETWORK</b>	
Monterey Extensions	New 2-lane extension from 82 <sup>nd</sup> to Fuller Road
	New 2-lane extension from Schumacher to Stevens
Boyer Drive	New 2-lane extension from 82 <sup>nd</sup> to Fuller Road
Otty Street Realignment	Realign Otty St. with Otty Rd at 82 <sup>nd</sup>
Otty Road	82 <sup>nd</sup> to 92 <sup>nd</sup> - widen; add turn lanes, sidewalks, on-street parking, central median and landscaping
Fuller Road	Otty to Johnson Creek Blvd. - widen street; add turn lanes, sidewalks, on-street parking, central median and landscaping
Harmony Road	Improvements to accommodate existing and future traffic volumes, and multi-modal travel
Southgate and Sunnyside	Road closures to westbound through traffic at 80th Ave. to help reduce traffic impacts.
Sunnyside Road	Roadway and pedestrian improvements necessary to assure efficient circulation

82 <sup>nd</sup> Ave/Johnson Creek Blvd. Intersection	Extend westbound left turn queue storage, rebuild median, increase storage from 200 ft to 350 ft minimum.
82 <sup>nd</sup> Ave	Widen to 7 lanes with boulevard from Sunnyside Rd to Sunnybrook Blvd
	Add second southbound left turn lane at 82 <sup>nd</sup> Ave & Johnson Creek Blvd intersection
	Widen to 5 lanes + bike lanes from Johnson Creek Blvd to Causey Ave.
<b>TRANSPORTATION: BIKE AND PEDESTRIAN PROJECTS</b>	
Clackamas Regional Center Bike/Pedestrian Corridors	Provide bike and pedestrian connections in the Regional Center
CRCA Pedestrian and Bicycle Sign Plan	Way-finding system as outlined in the Clackamas Regional Center Area Pedestrian Bicycle Plan
Sunnyside Road	82 <sup>nd</sup> to 97 <sup>th</sup> - study to evaluate traffic operations, median beautification, bike lanes, parking in strategic sections, assess lane design, modify Comp Plan standard section
	Modified boulevard treatment including lane redesign, medians, beautification, curb extensions, reconstructed sidewalks, landscaping, south side bike lanes
85 <sup>th</sup> Ave	Improve with sidewalks from Causey Ave to Monterey Ave
Phillips Creek Trail	Construct trail through Town Center for access to light rail
Phillips Creek Greenway	Construct Regional Center path
Causey Ave	Widen and add bike lane from Fuller Rd to I-205
Sunnyside Ped-Bike Overpass	Construct a ped-bike overpass; location TBD
I-205 Ped-Bike Overpass	Construct a ped-bike overpass, location TBD
I-205 Multi-Use Path Connections	Complete connections from Clatsop to Mt. Scott Creek
Clackamas Regional Park Trail	Construct multi-use trail within proposed regional park
82 <sup>nd</sup> Avenue	Causey to Sunnyside Rd - boulevard treatment
	Sunnyside to Monterey - restripe for bike lanes
	Sunnyside north to County line - add bike lanes
	I-205 north to Sunnyside Rd - Add bike lanes
	I-205 north to Sunnyside Rd - Add sidewalks
	Clatsop to Monterey -- multi-modal: widen to add sidewalks, lighting, central median, planting strips, landscaping.
	On west side from Causey to Sunnyside -- fill in sidewalk and landscaping gaps
	On east side from King to Orchard - fill in sidewalk and landscaping gaps

<b>COMMUNITY USE</b>	
Day Care Sites	Assist in development of day care facilities in the Town Center area
Develop Public Spaces and Parks	Develop in needed areas or in conjunction with new development
<b>DEVELOPMENT AND REDEVELOPMENT</b>	
Facilitate Multi-Use Development	Market and feasibility analysis, public uses and facilities, and circulation improvements associated with developments
Low and Moderate income Housing Subsidy	Provide land write-downs, loans, grants and other authorized subsidies to the County Housing Authority to develop low-to-moderate income housing
Public Improvements in Conjunction with New Development	Construct necessary public improvements to help facilitate new development
CTC Master Plan Development	Construct facilities that serve the public and help to carry out the CTC Master Plan

## **WORK PROGRAM**

The Work Program is a prioritized list of projects consistent with the overarching goals and objectives for the Clackamas Regional Center, and are located within the Clackamas Town Center Urban Renewal District, which is the primary source of funding. A draft Work Program was presented for consideration to the CRC Working Group and community at large prior to inclusion in this document.

It is important to note that this plan is considered a living document. The County will continue to meet with the CRC Working Group regularly to review project implementation and adjust the work program as needed.

## **TRANSPORTATION / STREET NETWORK PROJECTS**

Each transportation-related project was filtered through the established evaluation criteria to provide an initial ranking of priority. The projects were then evaluated to see how many areas of need were met with the goal of implementing projects that serve multiple areas of need. Finally, they were categorized into three tiers with the first tier being the highest priority. Those projects are:

### Tier One

Monterey Extension – 82<sup>nd</sup> Ave. to Fuller Road

Sunnyside/Stevens Intersection Improvements

Southwest Connector Improvements

Fuller Road Improvements – Otty to Johnson Creek Blvd.

Otty Road Improvements – 82<sup>nd</sup> Ave. to 92<sup>nd</sup> Ave.

### Tier Two

Monterey Extension – Schumacher to Stevens  
Sunnyside Road – Modified Boulevard Improvements  
Boulevard Improvements on 82<sup>nd</sup> – Causey to Sunnyside  
Johnson Creek Blvd. – I-205 Interchange Improvements  
Improve Fuller/King-82<sup>nd</sup> Intersection  
Boyer Drive Extension – 82<sup>nd</sup> Ave. to Fuller Rd.

### Tier Three

Extend Westbound Left Turn on Johnson Creek Blvd. at 82<sup>nd</sup> Ave.  
Add Second Southbound Left Turn on 82<sup>nd</sup> Ave. at Johnson Creek Blvd.  
Widen 82<sup>nd</sup> Ave. from King to Causey  
Otty Street Realignment  
Closures of Southgate Road and Sunnyside Street

Allocation: \$33,800,000 for Tier One projects.

A map of each transportation project can be found in Appendix G. Detailed descriptions of the projects can be found in Appendix H.

### MULTI-MODAL PROJECTS

The Clackamas Regional Center Pedestrian and Bicycle Plan, adopted by the Board of County Commissioners in September 2012, was developed to create safe and efficient connections to the Regional Center's many key destinations. This was accomplished through many meetings with community members to identify deficiencies in the system. A list of key routes and recommended improvements was developed and prioritized by the community (Appendix I).

The intent is to incorporate the recommendations and priorities in the Pedestrian and Bicycle Plan into this Work Program with the goal of completing systems or routes and not just segments. The following routes are recommended for implementation as part of this Work Program:

- Route 1 – Connections from Town Center Light Rail Station to Kaiser Sunnyside Hospital
- Route 3 – Improvements in the mixed housing area north of the Town Center
- Route 6 – Connections from the Harmony Campus to Town Center Light Rail Station
- Route 7 – Complete connections from the Harmony Campus to Kaiser Sunnyside Hospital
- Establish a Program to Assist with On-Site Pedestrian Improvements



Some pedestrian and bicycle improvements identified in the routes will be completed as part of the Tier One transportation/street network projects. A more detailed description of the recommended improvements within each route is in Appendix J.

Allocation: \$4,960,000

If other funding becomes available, the following two multi-modal projects could also be considered for implementation:

Install bike lanes on existing streets within the Clackamas Regional Center	\$150,000
Way-finding sign network within the Clackamas Regional Center	\$150,000

#### DEVELOPMENT / REDEVELOPMENT PROGRAM

A Property Enhancement Program will be developed as part of this Work Program. The program will provide incentives for business owners within the Regional Center area to upgrade the appearance of their property, such as building façade or landscaping improvements. The details of the plan will be developed in consultation with the CRC Working Group in 2013. Willing participants will be able to utilize the program in 2014.

Allocation: \$750,000

#### COMMUNITY USE PROJECTS AND PROGRAMS

The community consistently expressed the desire for more parks and open space within the Regional Center. This could be in the form of recreational areas, natural areas, linear parks or public plazas. Two significant obstacles inhibit the ability to develop additional parks or open space: the lack of available land and the need for ongoing maintenance/operations of the improvements. This Work Program will seek partnerships with other jurisdictions, private property owners and/or developers to provide the desired improvements while fulfilling the long-term maintenance requirements.

Allocation: \$500,000 available as a match with other jurisdictions

A Public Plaza Development Program will be developed in early 2014 to provide incentives to new or existing developments with an interest in providing public plaza space within their development.

Allocation: \$250,000

#### Funding Allocation Summary

The initial allocation of remaining urban renewal funds for the above project types is:

Transportation/ Street Network	\$33,800,000
Multi-Modal	\$ 4,960,000
Development/Redevelopment	\$ 750,000
<u>Community Use</u>	<u>\$ 750,000</u>
Total	\$40,260,000

Cost estimates for construction-related projects are preliminary. As the scope of each project is refined, estimates may be adjusted. The estimates assume no other financial contribution from other jurisdictions or grants. The Development Agency will seek to leverage other funds for each project. A Tier Two project may be recommended for funding if there are cost savings through scope refinement or other financial partners on Tier One projects.

#### IMPLEMENTATION TIMELINE

This Work Plan will be implemented over the next six years. Transportation and multi-modal improvements will be staggered so as not to create unnecessary strain on traffic movement in the area. The programs for off-site pedestrian improvements, property enhancement and public and plaza development will be developed by early 2014 and available to willing participants shortly thereafter. A timeline of this Work Plan can be found in Appendix K.

## APPENDIX A

### CLACKAMAS REGIONAL CENTER WORKING GROUP MEMBERS

Member	Representation
Kaiser – Jim Gersbach	Medical
Clackamas Town Center – Dennis Curtis	Retail
Eastside Athletic Club – Jennifer Harding	Small Business
Geller Silvis & Associates – Anna Geller	Affordable Housing
Miles Fiberglass – Lori Luchak	Small Business
Thomas Joseph Dry Cleaning – Thomas Joseph	Small Business
North Clackamas Chamber – David Kelly	Chamber of Commerce
Doug Bean & Associates – Doug Bean	Leasing
Clackamas Community College – Shelly Parini	Continuing Education
Happy Valley– Jason Tuck	Adjacent City
Milwaukie– Bill Monahan	Adjacent City
North Clackamas Schools – Joe Krumm	K-12 Education
Clackamas County Fire District – Ken Horn	Public Safety
Clackamas County Sheriff – Matt Ellington	Public Safety
Cyndi Lewis-Wolfram	North Clackamas CPO
Patricia Holloway	Southgate CPO
Martha Waldemar	Sunnyside CPO

## APPENDIX B

### GUIDING PLANS SUMMARY

#### 1. Clackamas Regional Center Area Design Plan

Adopted in the Clackamas Comprehensive Plan on December 23, 1998, this plan is the community design plan for the Clackamas Regional Center.

- **VISION:** Over the next 20 to 50 years the Clackamas Regional Center Area will be:
  - The dominant commercial and business center for the east Portland metropolitan area;
  - A cultural, civic and transportation center for the east Portland metropolitan area;
  - An area of diverse residential neighborhoods, commercial districts, natural features, and public attractions and spaces that serve both the local community and the region.
  
- **GOALS:** To achieve this vision, the Clackamas Regional Center Area Design Plan describes policies to guide decisions on land use, transportation, housing and urban design that:
  - Allow and promote compact development as a means to encourage efficient use of land, promote non-auto trips, and protect air quality.
  - Promote development patterns which use land efficiently and support transportation investments.
  - Transition towards more intensive use of land through infill and redevelopment, and phased development of infrastructure and urban design improvements.
  - Accommodate and encourage appropriate land uses in the Regional Center, along Corridors and in the Station Community.
  - Balance growth with the preservation of existing neighborhoods and affordable housing.
  - Create districts and neighborhoods.
  - Provide a range of housing types and density.
  - Provide for more efficient parking.
  - Provide or enhance public amenities such as open space, neighborhood parks, and public gathering places.
  - Preserve and enhance natural features.
  - Increase community attractions.
  - Provide attractive streetscapes.
  - Create civic spaces.
  - Create a safe and pleasant environment.
  - Incorporate design standards and guidelines that promote urban character.
  - Increase visual identity. Provide a transportation network that provides for all modes of transportation.
  - Improve circulation and connections for all modes of transportation.
  - Maintain excellent regional access.

## **2. Clackamas Town Center Urban Renewal District Plan**

The guiding document for the Clackamas Town Center Urban Renewal plan, purpose and objectives include:

- Provide public facilities and an economic climate to encourage private investment in housing and support of the County's housing policy.
- Complement and support public improvements installed by the developer of the Clackamas Town Center Shopping Center.
- Economically support the 82nd Avenue business district.
- Provide public access to, and recreational use of, open space retained within the Development Area.
- Eliminate blighting influences, such as traffic congestion, poor storm drainage, substandard and/or obsolete buildings, nonconforming land uses, lack of public recreation areas, and underutilized land.
- Modify the street system to provide for safe and efficient traffic circulation in and around the Development Area.
- Install or improve public facilities, such as transit improvements, streets, curbs, sidewalks, and street lighting where necessary to provide both short- and long-range mobility and safety needs of the Development Area.
- Rehabilitate and conserve properties compatible with this Plan.
- Develop economically sound residential, commercial, industrial, and recreational facilities that satisfy the principles of good urban design and are mutually supportive and compatible with the surrounding area.
- Develop and encourage private development of land in the Development Area in an efficient and timely manner.
- Create new taxable value to reduce the long-term tax burdens of County residents and other taxpayers.

## **3. Clackamas County Strategic Plan, 2011-2016**

Adopted in 2011, this plan highlights the Vision, Mission, Principles, and Areas of Focus for the Clackamas County Board of County Commissioners over the next five years.

- **VISION:** Urban, suburban, rural and wild: opportunities for all
- **MISSION:** Provide active and responsible leadership through focused investments, innovative partnerships, and citizen empowerment to create healthy, safe, and sustainable communities.

- **PRINCIPLES:**
  - Focus on jobs and a vibrant economy for all communities
  - Keep vulnerable residents safe and healthy
  - Foster a culture of trust, communication, diversity, and innovation
  
- **AREAS OF FOCUS:**
  - Keep our residents safe, healthy and secure
  - Create a network of vibrant communities
  - Provide financial stability and leadership

#### 4. Harmony Community Campus Vision

A two phased focused community effort initiated jointly by Clackamas Community College, North Clackamas Parks and Recreation District, Clackamas County Development Agency, and Clackamas County to develop a unified vision and plan for the future of a 100-acre site at Harmony Road, Sunnybrook Boulevard and 82<sup>nd</sup> Avenue.

- **VISION:** The Harmony Community Campus is a model for sustaining the vitality of the economy, environment and community in Clackamas County and the Region.
  
- **PURPOSE:** To increase opportunities for community members to learn, enhance health and fitness, observe and enjoy nature and gather together.
  
- **MISSION:** The Harmony Community Campus will be a model for a healthy economy, incorporating a variety of educational opportunities, alternative energy uses and green development practices. It will provide resource protection, conservation and alternative transportation, and will enhance natural habitats and the ecology of the area. People will be encouraged to use public transportation, bicycles, walk or carpool to access the area.

- **GUIDING PRINCIPLES:**

*What we do:*

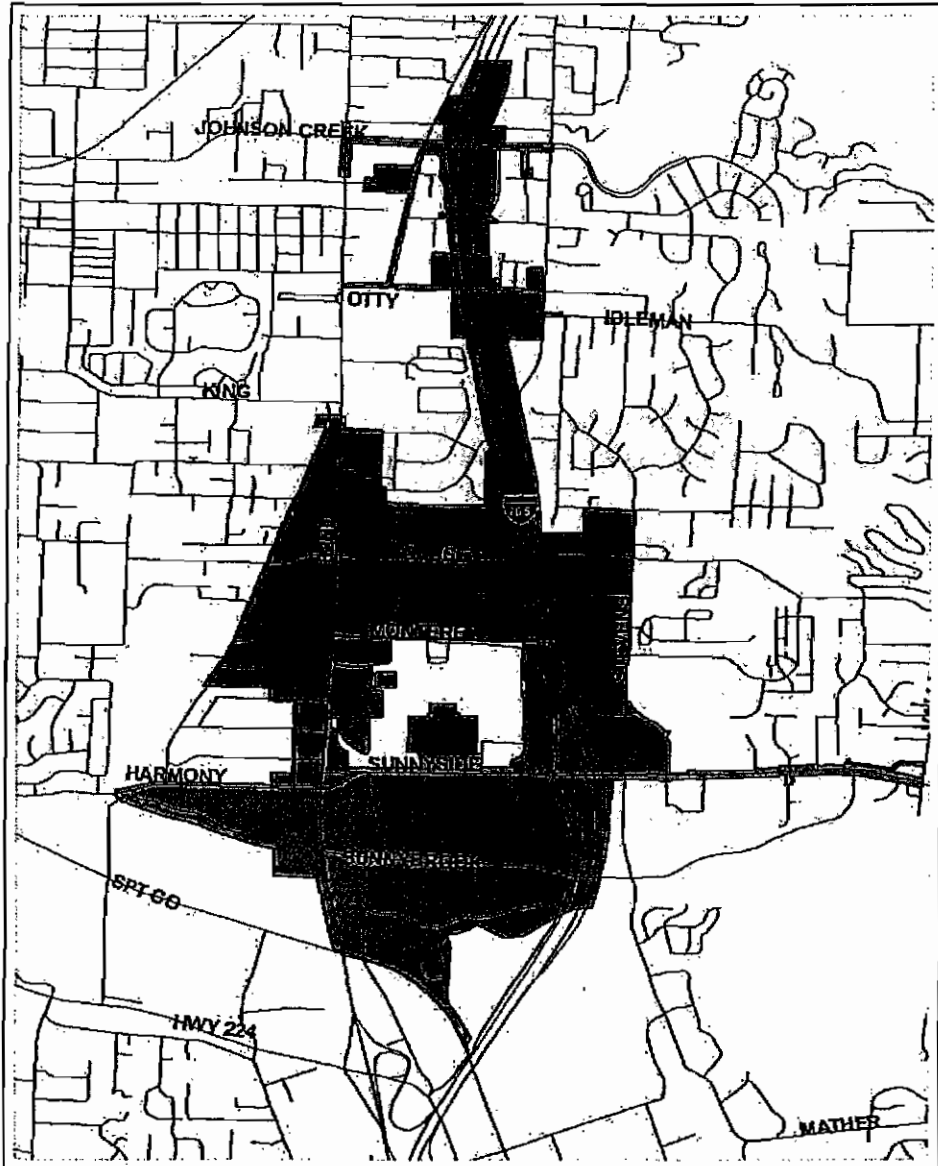
- Provide Lifelong Learning
- Demonstrate Sustainability
- Ensure Environmental Stewardship
- Support Economic Development
- Engagement
- Promote Healthy Living

*How we do it:*

- Ensure Transportation Choices and Accessibility
- Utilize Smart Growth Principles
- Demonstrate Shared Leadership and Responsibility
- Model Collaboration, Cooperation, and Civic

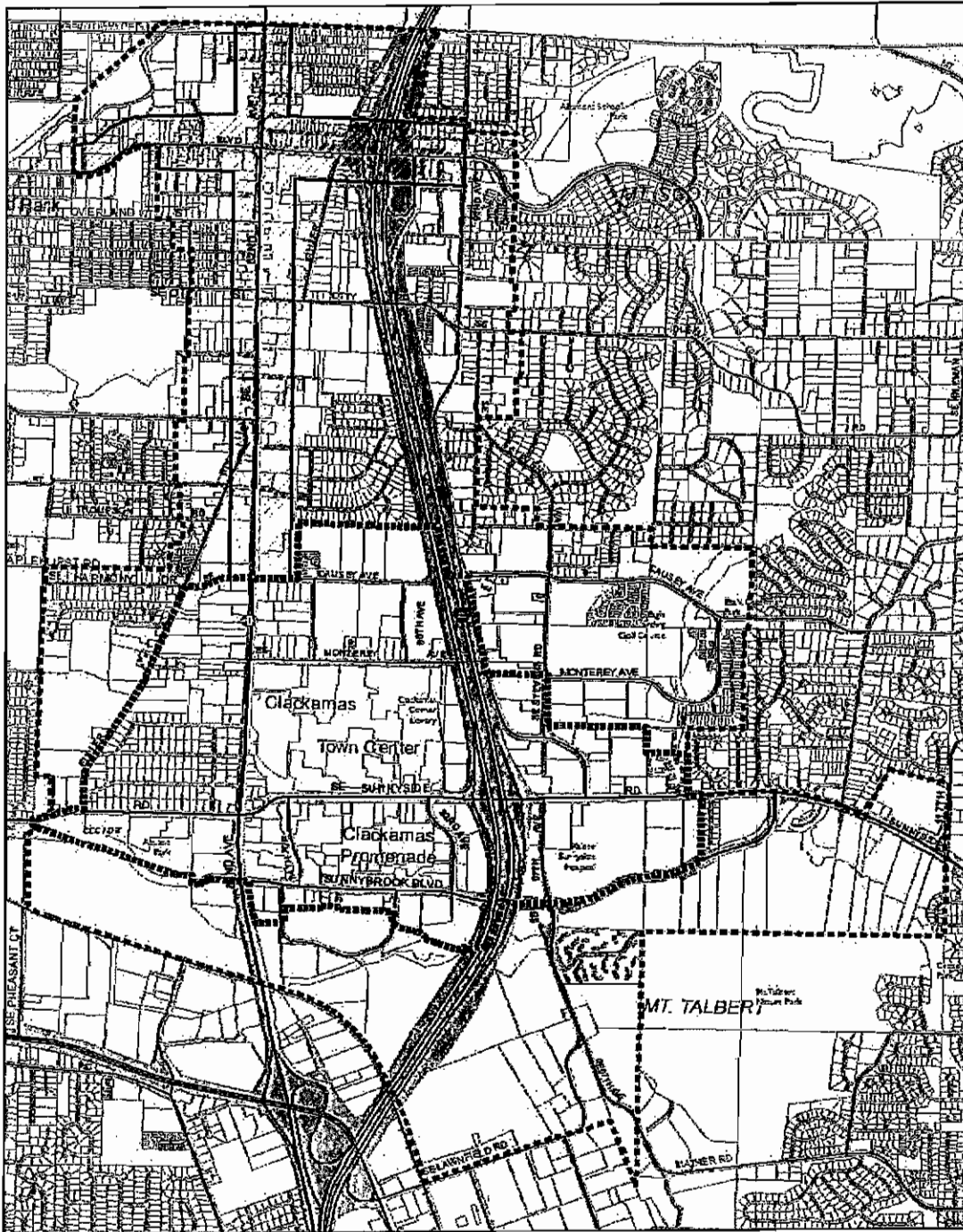
APPENDIX C

CLACKAMAS TOWN CENTER URBAN RENEWAL DISTRICT BOUNDARY MAP



APPENDIX D

CLACKAMAS REGIONAL CENTER AREA MAP





## APPENDIX E

### CLACKAMAS TOWN CENTER URBAN RENEWAL DISTRICT COMPLETED PROJECTS

Project	Project Description	Year Complete
<b>Transportation Improvements</b>		
Stevens/Sunnyside Realignment	Realignment of Stevens Rd to intersect with Sunnyside Rd. at the entrance to Kaiser Hospital	1982
Causey Extension	Extension of Causey west of 82 <sup>nd</sup> Ave. to Fuller Rd.	1983
Monterey & Causey Connections	Full improvement of Monterey & Causey and connections between Monterey & Causey	1984
84 <sup>th</sup> , 86 <sup>th</sup> and 90 <sup>th</sup> Street Improvements	Constructed improvements to facilitate better access and circulation in the Town Center area	1984
Sunnybrook Blvd.	Full improvements between 84 <sup>th</sup> & 93 <sup>rd</sup> south of Clackamas Promenade	1986
Sunnyside Rd/Harmony Rd re-alignment	Previously offset intersection realigned at 82 <sup>nd</sup> Ave.	1987
93 <sup>rd</sup> Avenue Realignment	Reconstruction to facilitate better access and circulation in the Town Center area	1987
82 <sup>nd</sup> Ave Improvements	Construction of street and storm drainage improvements	1988
Boyer Road	Constructed street improvements from 82 <sup>nd</sup> to 85 <sup>th</sup> Ave.	1988
Johnson Creek Blvd./I-205 Interchange	Partnered on construction of new I-205 Interchange at Johnson Creek Blvd	1990
Monterey Overpass & I-205 Frontage Rd.	New overpass and 6,000 ft. frontage road	2001
Stevens Road Widening	Part of Monterey Overpass/I-205 Frontage Rd. project	2001
Sunnybrook East Extension	Partnered in extension of Sunnybrook Ave. east to connect with Sunnyside at 108 <sup>th</sup> Ave.	2002
Causey Extension	Extension of improvements to Causey Ave. from I-205 to Stevens Rd.	2003
Sunnybrook Split Diamond Interchange	New interchange at I-205 and Sunnybrook Blvd	2003
Sunnyside Widening Project Phase I	Road widened to 5 lanes from I-205 to 108 <sup>th</sup> , then to 7 lanes from 108 <sup>th</sup> to 122 <sup>nd</sup>	2004
TriMet Green Line	Provided local match for extension of light rail from Gateway to the Town Center Mall	2009
Monterey Ave. Widening and Improvements	Reconstruction of Monterey from 82 <sup>nd</sup> Ave. to I-205 to Main Street standards to accommodate increased traffic generated by the redevelopment of the Town Center	2009
Pedestrian-Bikeways	Pedestrian and bicycle improvements incorporated into plans of most CTC area road projects	1980 - 2009

<b>Drainage and Utility Improvements</b>		
Flood Control Facility - 84 <sup>th</sup> & Ambler	Storm water detention facility to handle increased run-off in the Phillips Creek Basin	1987
Water Pump and Mainline	Assisted with a new Clackamas Water District Storage Reservoir at 92 <sup>nd</sup> & Otty	1999

<b>Community Facilities</b>		
Branch Library at Clackamas Town Center	Partial funding for establishment of branch library in the Town Center area	1981
Fuller Rd. Fire Station	Assist with construction of new fire station to serve the expanding Town Center area	1984
Ickes & Harmony School Noise Mitigation	Completed in connection with Harmony widening (82 <sup>nd</sup> to Fuller)	1987
CCC/OIT	Joint CCC/OIT campus for an educational/industrial training and employment/business center	1988
Stevens Road Site Improvements and Excess Property Purchase	Purchased ROW from NCS12 for extension of Causey from I-205 to Stevens. Donated excess property to FD1 for new fire station. Three-party development agreement	1990
North Clackamas Regional Park/Swim Center Land Acquisition	Property acquired for swim center facility and additional land to the south for public parks and recreational facilities	1991
Ickes/Harmony Schools Acquisition	CCC/OIT Campus (80,000 sq. ft.)	1991
Joint Use Community College & Sheriffs Facility Land Acquisition	Assist with construction of a joint Sheriff's precinct and Law Enforcement Training Center on Agency-owned land	1999
Sunnybrook Service Center / Brooks Building	Assist with construction of a 4-story, 73,340-square-foot office building for use as the County Development Services building.	1999
Causey Fire Station	3-party development agreement (D.A., School District, Fire District)	2003

<b>Development and Redevelopment</b>		
Clackamas Promenade	Development agreement for Promenade shopping area; land acquisition that facilitated Agency's development of Sunnybrook Blvd.	1993
Sisters of Providence Medical Center	Development agreement for a 34,000-sq.-ft. medical office building	1995
Marriott Courtyard Hotel	Development agreement for a 75,000-sq.-ft. 4-story hotel (136 rooms)	1998
Monarch Phase I Office Building	Development agreement for a 76,000-sq.-ft. Class A office building	1999
Sunnybrook Office Building (Specht)	Development agreement for a 103,000-sq.-ft. Class A office building	2000
Battin Elementary School Acquisition	Clackamas Crossing Development Agreement/Shopping Center (317,104 sq ft)	2001

Mt. Scott Medical Office Building	Development agreement facilitating development of medical office building (39,700 sq. ft) at 92 <sup>nd</sup> & Johnson Creek Blvd.	2002
Monterey Medical Office Building	Development agreement facilitating development of medical office building at 84 <sup>th</sup> & Monterey; 36,000 sq. ft.	2005
Mt. Scott Medical Office Building 2	Development agreement facilitating development of a 53,000-sq-ft. medical office building on 92 <sup>nd</sup>	2009
Clackamas Town Center Expansion	Development agreement facilitating Mall Expansion including 245,00 sq ft. of new retail and entertainment space	2009
Monarch Future Phases	Subsequent phases totaling approximately 200,000 sq. ft. of office/retail	Pending

Throughout the life of the Urban Renewal District, there has been a concerted effort to leverage other funds for projects. The level of urban renewal funds used toward the total cost of these completed projects varies.

## TRANSPORTATION / STREET NETWORK EVALUATION SUMMARY

Each potential project was evaluated against the established criteria listed on page 3 of this document. The numbers reflected below are based on a 1-5 ranking with a score of 5 meaning it meets the evaluation criteria entirely. There is also a desire to move projects forward that provide multiple benefits. Therefore, each was evaluated to determine the areas of need addressed and the number of multi-modal improvements included.

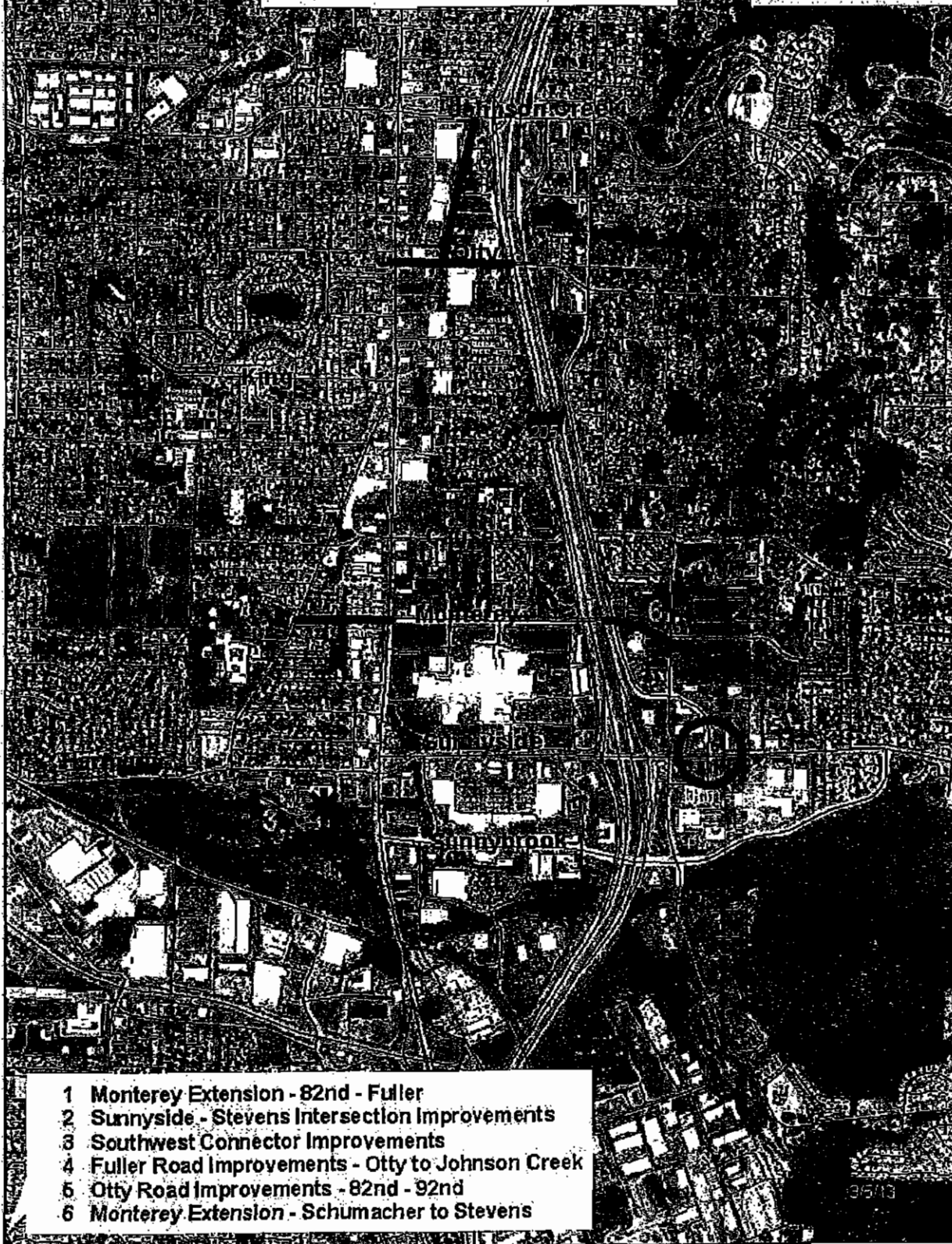
	In Close Proximity to CRC Core Area?	EVALUATION CRITERIA					ADDRESSES THE FOLLOWING AREAS OF NEED				# of Identified Bike/Ped Improve. Included
		Improve Economic Health	Improve Physical Health	Provide Transp. Network for All Users	Cost Effective	Overall Evaluation Criteria Score	Connectivity	Capacity or Congestion Relief	Safety	Multi-Modal	
<b>Tier One</b>											
Southwest Connector Improvements	Yes	3.7	3.6	4.8	4.0	4.0	✓	✓	✓	✓	8
Monterey Extension - 82nd to Fuller	Yes	4.2	2.8	4.4	4.0	3.8	✓	✓		✓	1
Sunnyside / Stevens Intersection Improvements	Yes	4.3	3.0	4.2	3.3	3.7		✓	✓		0
Otty Road Improvements - 82nd to 92nd	No	4.0	2.9	3.8	4.0	3.7	✓			✓	0
Fuller Road Improvements - Otty to Johnson Creek	No	4.2	2.8	3.8	4.0	3.7	✓			✓	0
Monterey Extension - Schumacher to Stevens	Yes	4.3	3.0	4.6	3.0	3.7	✓	✓		✓	0
<b>Tier Two</b>											
JCB / I-205 Interchange Improvements	No	3.7	3.0	3.4	3.5	3.4	✓	✓			0
Sunnyside Road - Modified Boulevard Improvements	Yes	2.8	3.0	4.2	3.3	3.3			✓	✓	6
Boulevard Improvements on 82nd - Causey to Sunnyside	Yes	3.0	2.9	3.2	3.3	3.1			✓	✓	5
Extend Westbound Left Turn on JCB at 82nd	No	1.7	2.5	3.6	4.8	3.1		✓	✓		0
Improve Fuller / King / 82nd Intersection	No	2.0	2.8	2.8	4.5	3.0		✓	✓		0
<b>Tier Three</b>											
Add Second Southbound Left Turn on 82nd at JCB	No	1.7	2.5	3.6	3.8	2.9		✓	✓		0
Widen 82nd from King to Causey	Yes	2.2	2.8	3.8	2.5	2.8			✓	✓	0
Boyer Drive Extension - 82nd to Fuller	No	2.8	2.4	3.2	2.8	2.8	✓	✓	✓		0
Otty Street Realignment	No	2.3	1.5	3.0	3.0	2.5	✓	✓	✓		0
Southgate / Sunnyside Closures	Yes	1.2	2.1	2.4	3.0	2.2		✓	✓		0

Indicates top 5 ranking

**APPENDIX G**

**TRANSPORTATION / STREET NETWORK MAPS**

## TIER ONE IMPROVEMENTS



- 1 Monterey Extension - 82nd - Fuller
- 2 Sunnyside - Stevens Intersection Improvements
- 3 Southwest Connector Improvements
- 4 Fuller Road Improvements - Otty to Johnson Creek
- 5 Otty Road Improvements - 82nd - 92nd
- 6 Monterey Extension - Schumacher to Stevens

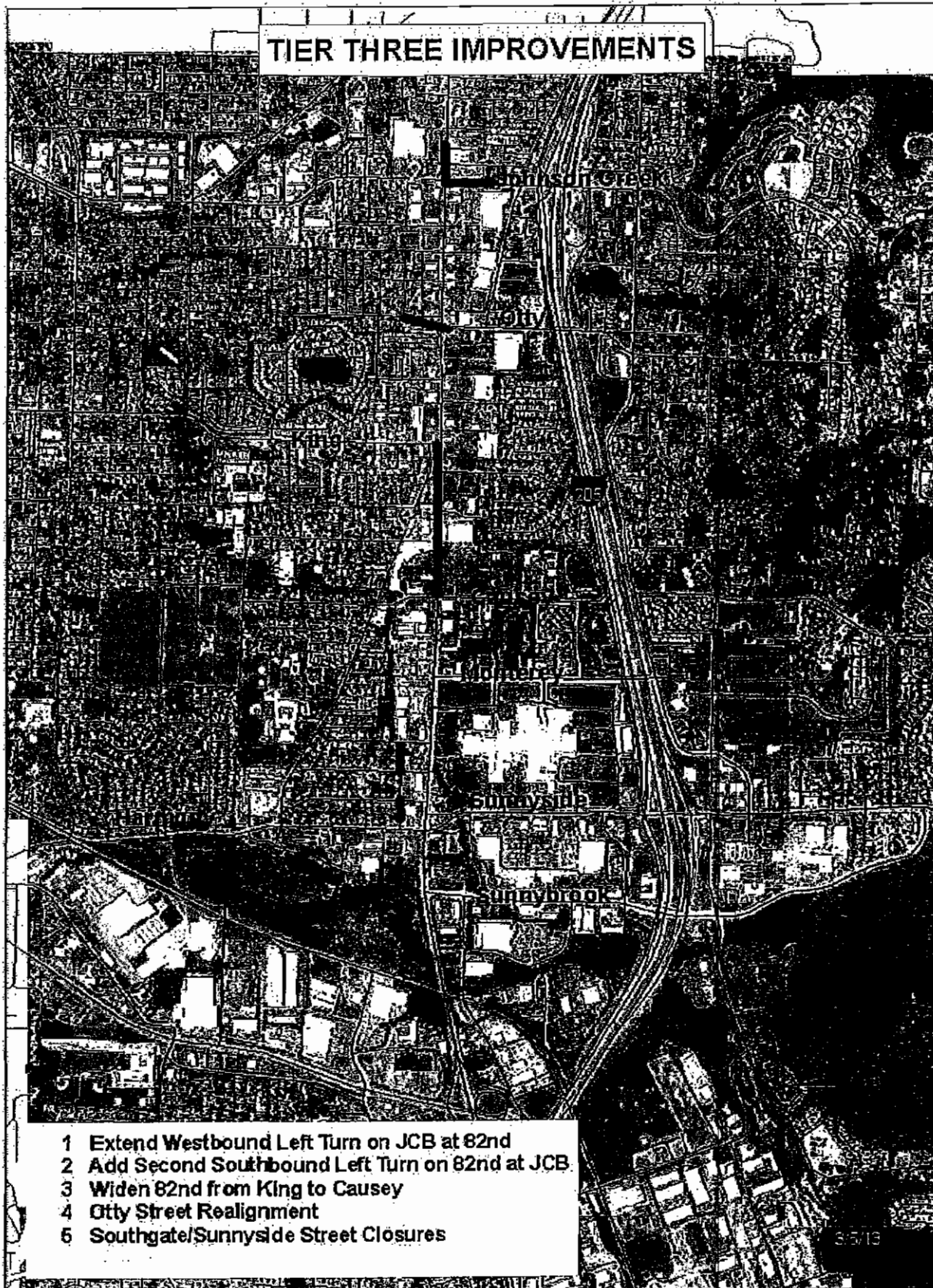
## TIER TWO IMPROVEMENTS



- 1 Sunnyside Road - Modified Boulevard Improvements
- 2 Boulevard Improvements on 82nd - Causey to Sunnyside
- 3 JCB/205 Interchange Improvements
- 4 Improve Fuller/King Intersection
- 5 Boyer Drive Extension - 82nd to Fuller

3.5/13

## TIER THREE IMPROVEMENTS



- 1 Extend Westbound Left Turn on JCB at 82nd
- 2 Add Second Southbound Left Turn on 82nd at JCB
- 3 Widen 82nd from King to Causey
- 4 Otty Street Realignment
- 5 Southgate/Sunnyside Street Closures



**APPENDIX H**

**CLACKAMAS REGIONAL CENTER  
TRANSPORTATION / STREET NETWORK  
PROJECT DESCRIPTIONS**

## MONTEREY EXTENSION – 82<sup>ND</sup> TO FULLER

### PROJECT JUSTIFICATION

The area lacks effective east-west connectivity for vehicles, pedestrians and bicyclists. This creates out-of-direction travel resulting in additional congestion on other streets and reduces overall safety of the street network. This project creates an alternative connection west from the Town Center area to Fuller Road. It is specifically identified in the CTC Urban Renewal Plan and is within the Urban Renewal District boundary.

### PROJECT DESCRIPTION

This project will construct a new 2 or 3 lane road approximately 1,200 feet in length with bike lanes, sidewalks and street lighting. Signal modifications will be required at 82<sup>nd</sup> Avenue. The project also includes a small bridge over Phillips Creek.

PROJECT PRIORITY Tier 1      ANTICIPATED COMPLETION Spring 2014

ESTIMATED COST \$7,200,000      OTHER POTENTIAL FUNDING ? Yes

ADJACENT DEVELOPMENT POTENTIAL ? Yes



## SUNNYSIDE – STEVENS INTERSECTION IMPROVEMENTS

### PROJECT JUSTIFICATION

The intersection at Stevens Road and Sunnyside experiences frequent queuing and congestion issues as it serves as a primary access into Kaiser as well as a primary north-south travel option on Stevens serving the Eagle Landing development.

### PROJECT DESCRIPTION

A traffic analysis is needed to determine appropriate measures to mitigate existing traffic issues. Based on that analysis, improvements could include additional turn lanes, turn lane extensions for increased storage or signal timing modifications.

<u>PROJECT PRIORITY</u>	Tier 1	<u>ANTICIPATED COMPLETION</u>	Winter 2015
<u>ESTIMATED COST</u>	\$2,000,000	<u>OTHER POTENTIAL FUNDING ?</u>	No
<u>ADJACENT DEVELOPMENT POTENTIAL ?</u>	Yes		



## SOUTHWEST CONNECTOR IMPROVEMENTS

### PROJECT JUSTIFICATION

The Harmony Road/Sunnyside Road/82<sup>nd</sup> Avenue area experiences significant congestion and out-of-direction travel, which increases safety concerns. These streets serve the important regional destinations of the Clackamas Community College Campus and North Clackamas Aquatic Center. The ability of the college to develop its master plan is dependent on improvements to the street network in the area.

### PROJECT DESCRIPTION

Potential projects are currently being evaluated through the Transportation System Plan update process. The results of that analysis will determine which projects should move forward for consideration. The focus is on projects that improve the safety and mobility of motorists, pedestrians and cyclists in this area.

PROJECT PRIORITY Tier 1      ANTICIPATED COMPLETION Spring 2017

ESTIMATED COST \$15,000,000      OTHER POTENTIAL FUNDING ? Yes

ADJACENT DEVELOPMENT POTENTIAL ? Yes



## FULLER ROAD IMPROVEMENTS – OTTY TO JOHNSON CREEK

### PROJECT JUSTIFICATION

The Fuller Road Station Area Plan outlines development opportunities surrounding the light rail station. In order for that development to move forward, certain infrastructure improvements need to be completed. Portions of Fuller Road in front of the Park and Ride have been improved to the desired standard. Improvements to the remaining roadway will make adjacent properties to the east ready for development.

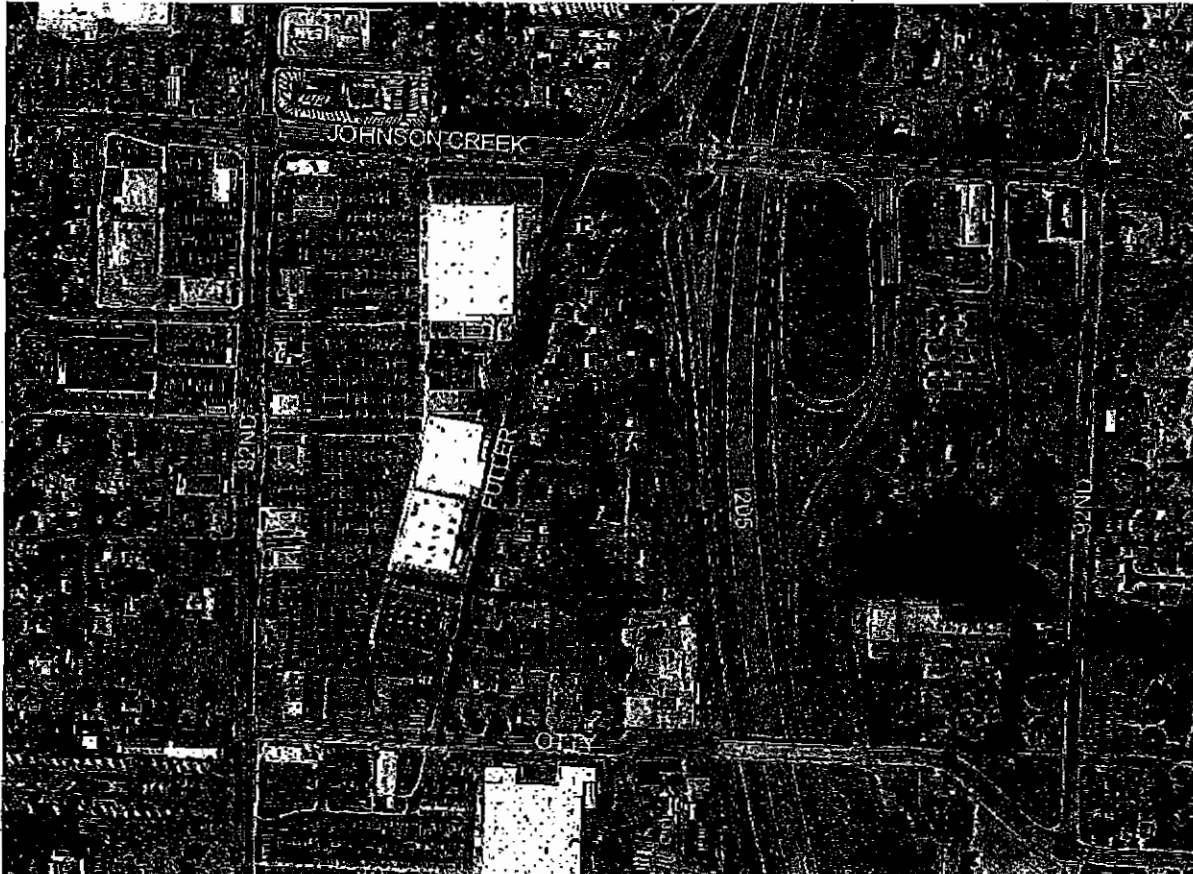
### PROJECT DESCRIPTION

This project would widen the roadway, add turn lanes, landscaping, lighting, on-street parking, sidewalks and bike lanes to match improvements at the Park and Ride. The total length is approximately 1,300 feet.

PROJECT PRIORITY Tier 1      ANTICIPATED COMPLETION Spring 2018

ESTIMATED COST \$4,000,000      OTHER POTENTIAL FUNDING ? Yes

ADJACENT DEVELOPMENT POTENTIAL ? Yes



## MONTEREY EXTENSION – SCHUMACHER TO STEVENS

### PROJECT JUSTIFICATION

The area lacks effective east-west connectivity for vehicles, pedestrians and bicyclists. This creates additional congestion on other streets and reduces overall safety of the street network. This project will provide a more direct connection from the Eagle Landing development to the Town Center and Max Green Line transit stop. It is consistent with the goals outlined in the CTC Urban Renewal Plan and is within the Urban Renewal District boundary.

### PROJECT DESCRIPTION

A feasibility study was completed in 2005 to analyze potential alignments to connect Schumacher Road to Stevens Road at Monterey Boulevard. The study had to also consider impacts to adjacent properties, the New Hope Church and a funeral home and cemetery. At a minimum, the project would construct a two-lane roadway with a sidewalk on one side. Several variables affect what ultimately could be constructed.

<u>PROJECT PRIORITY</u>	Tier 1	<u>ANTICIPATED COMPLETION</u>	TBD
<u>ESTIMATED COST</u>	\$6,600,000	<u>OTHER POTENTIAL FUNDING ?</u>	Yes
<u>ADJACENT DEVELOPMENT POTENTIAL ?</u>	Yes		



**Note:** It is highly probable this will be constructed as part of the Eagle Landing development.

## OTTY ROAD IMPROVEMENTS – 82<sup>ND</sup> AVE. TO 92<sup>ND</sup> AVE.

### PROJECT JUSTIFICATION

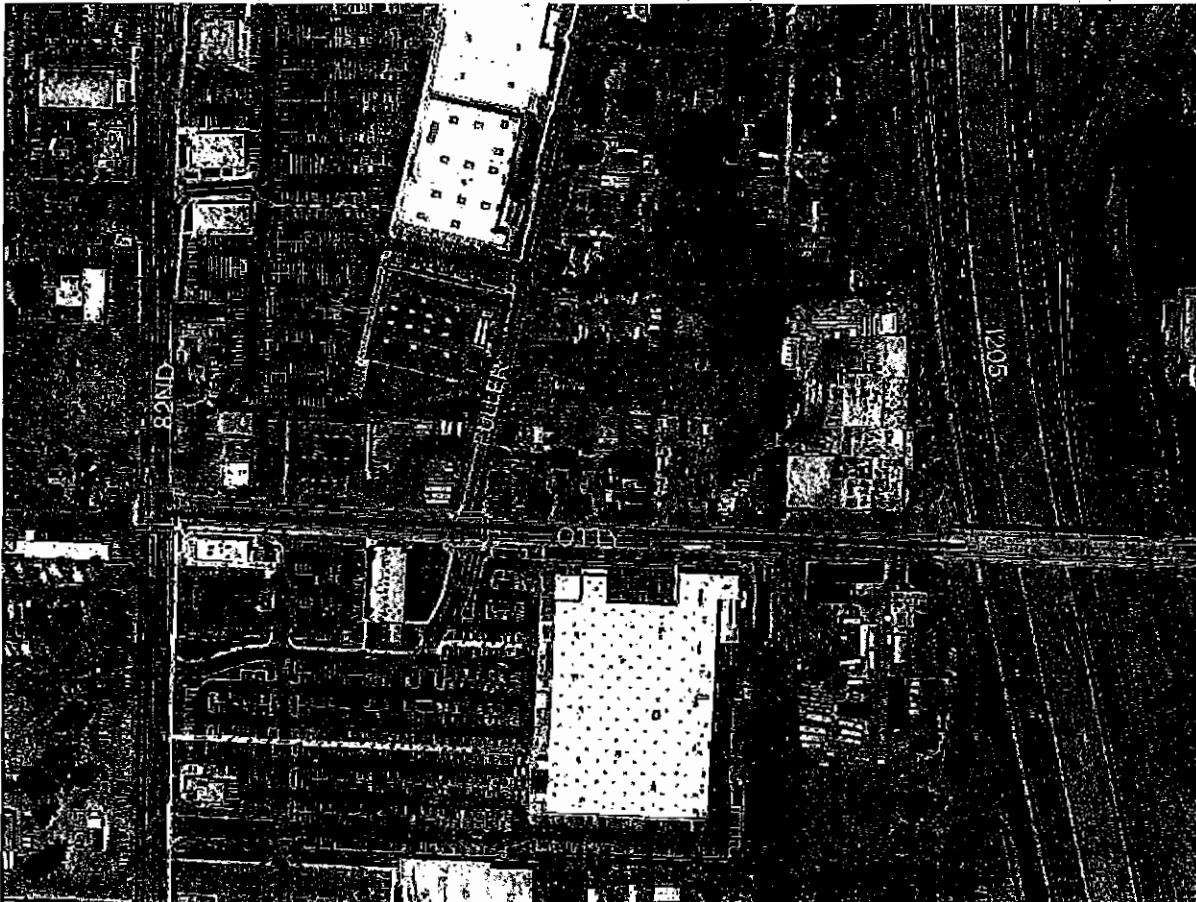
The Fuller Road Station Area Plan outlines development opportunities surrounding the light rail station. In order for that development to move forward, certain infrastructure improvements need to be completed. Otty Road is one of two access points to the Fuller Road Station area and redevelopment opportunities exist on Otty Road.

### PROJECT DESCRIPTION

This project would widen the roadway, add turn lanes, landscaping, on-street parking, and a sidewalk and bike lane on the north side. The total length is approximately 1,300 feet.

<u>PROJECT PRIORITY</u>	Tier 1	<u>ANTICIPATED COMPLETION</u>	TBD
<u>ESTIMATED COST</u>	\$5,000,000	<u>OTHER POTENTIAL FUNDING ?</u>	Yes

ADJACENT DEVELOPMENT POTENTIAL ? Yes



## SUNNYSIDE ROAD BOULEVARD IMPROVEMENTS

### PROJECT JUSTIFICATION

Portions of Sunnyside Road between 82<sup>nd</sup> and 97<sup>th</sup> Avenue are not constructed to County Boulevard standards. There are areas where there are no bike lanes and sidewalk widths are minimal.

### PROJECT DESCRIPTION

This project would conduct an analysis of traffic operations, travel lane design, and opportunities for pedestrian and bicycle improvements. Feasible alternatives would be constructed from 82<sup>nd</sup> Avenue to 97<sup>th</sup> Avenue.

PROJECT PRIORITY Tier 2      ANTICIPATED COMPLETION TBD

ESTIMATED COST \$3,000,000      OTHER POTENTIAL FUNDING ? No

ADJACENT DEVELOPMENT POTENTIAL ? No





## 82<sup>ND</sup> AVE. BOULEVARD TREATMENT FROM CAUSEY TO SUNNYSIDE

### PROJECT JUSTIFICATION

This section of 82<sup>nd</sup> Avenue lacks the amenities included in the Clackamas Regional Center Design Plan for boulevards. Improvements are needed to upgrade the appearance and improve safety for pedestrians and cyclists.

### PROJECT DESCRIPTION

This project would construct boulevard improvements on 82<sup>nd</sup> Avenue between Causey and Sunnyside, including wider sidewalks, street lighting, landscaping, street trees, bike lanes and a central median. 82<sup>nd</sup> Avenue is under ODOT jurisdiction so proposed improvements would need ODOT's approval.

<u>PROJECT PRIORITY</u>	Tier 2	<u>ANTICIPATED COMPLETION</u>	TBD
<u>ESTIMATED COST</u>	\$5,500,000	<u>OTHER POTENTIAL FUNDING ?</u>	No

ADJACENT DEVELOPMENT POTENTIAL ? Yes



## JOHNSON CREEK BLVD AND I-205 INTERCHANGE IMPROVEMENTS

### PROJECT JUSTIFICATION

The I-205 and Johnson Creek Boulevard interchange is a significant entrance and exit point for travelers to and from the Clackamas Regional Center. It is also the nearest on-off ramp to the Fuller Road Station Area. An improvement to this facility is necessary in order to redevelop the Fuller Road area to its greatest potential.

### PROJECT DESCRIPTION

Project would construct improvements based on a traffic analysis that could include an additional loop ramp, northbound on-ramp and a realignment of the southbound off-ramp.

PROJECT PRIORITY Tier 2      ANTICIPATED COMPLETION TBD

ESTIMATED COST \$14,500,000      OTHER POTENTIAL FUNDING ? No

ADJACENT DEVELOPMENT POTENTIAL ? Yes



## FULLER / KING / 82<sup>ND</sup> AVE. INTERSECTION IMPROVEMENTS

### PROJECT JUSTIFICATION

The intersections of Fuller/King and King/82<sup>nd</sup> are only about 100 feet apart. This close proximity creates significant safety and congestion issues. Vehicles traveling eastbound on King are often queued past the Fuller Road intersection, which makes left turns from King to Fuller very difficult.

### PROJECT DESCRIPTION

This project would disconnect Fuller at King and construct a cul-de-sac or hammerhead. The Boyer Road extension project would likely need to be constructed simultaneously in order to provide adequate access to residences and businesses in the area.

<u>PROJECT PRIORITY</u>	Tier 2	<u>ANTICIPATED COMPLETION</u>	TBD
<u>ESTIMATED COST</u>	\$255,000	<u>OTHER POTENTIAL FUNDING ?</u>	Yes

ADJACENT DEVELOPMENT POTENTIAL ? No



**BOYER DRIVE EXTENSION – 82<sup>ND</sup> AVE. TO FULLER**

**PROJECT JUSTIFICATION**

If Fuller Road is closed at King Road, there will be no direct access to this area from 82<sup>nd</sup> Avenue. Providing an extension will maintain direct access and improve east-west connectivity in the area. This project is specifically identified in the Urban Renewal Plan.

**PROJECT DESCRIPTION**

This project will construct a two-lane roadway extension approximately 250 feet in length with new sidewalks at Boyer Drive between 82<sup>nd</sup> Avenue and Fuller Road. Significant right-of-way acquisition will be required that impact two businesses on 82<sup>nd</sup> and one office building on Fuller Road.

**PROJECT PRIORITY** Tier 2      **ANTICIPATED COMPLETION** TBD

**ESTIMATED COST** \$3,700,000      **OTHER POTENTIAL FUNDING ?** No

**ADJACENT DEVELOPMENT POTENTIAL ?** No



## JOHNSON CREEK BLVD WESTBOUND LEFT TURN LANE EXTENSION AT 82<sup>ND</sup>

### PROJECT JUSTIFICATION

Vehicles currently traveling westbound on Johnson Creek Boulevard and turning left onto 82<sup>nd</sup> Avenue experience significant queuing.

### PROJECT DESCRIPTION

This project would extend the southbound left turn lane on Johnson Creek Boulevard at 82<sup>nd</sup> Avenue to increase storage space from 200 feet to 350 feet minimum, which will improve movement through the intersection.

PROJECT PRIORITY Tier 3      ANTICIPATED COMPLETION TBD

ESTIMATED COST \$50,000      OTHER POTENTIAL FUNDING ? No

ADJACENT DEVELOPMENT POTENTIAL ? No



**SECOND SOUTHBOUND LEFT TURN LANE ON 82<sup>ND</sup> AVE. AT JOHNSON CREEK BLVD**

**PROJECT JUSTIFICATION**

Vehicles currently traveling southbound on 82<sup>nd</sup> Avenue and turning left onto Johnson Creek Boulevard experience significant queuing, and this is a high crash location.

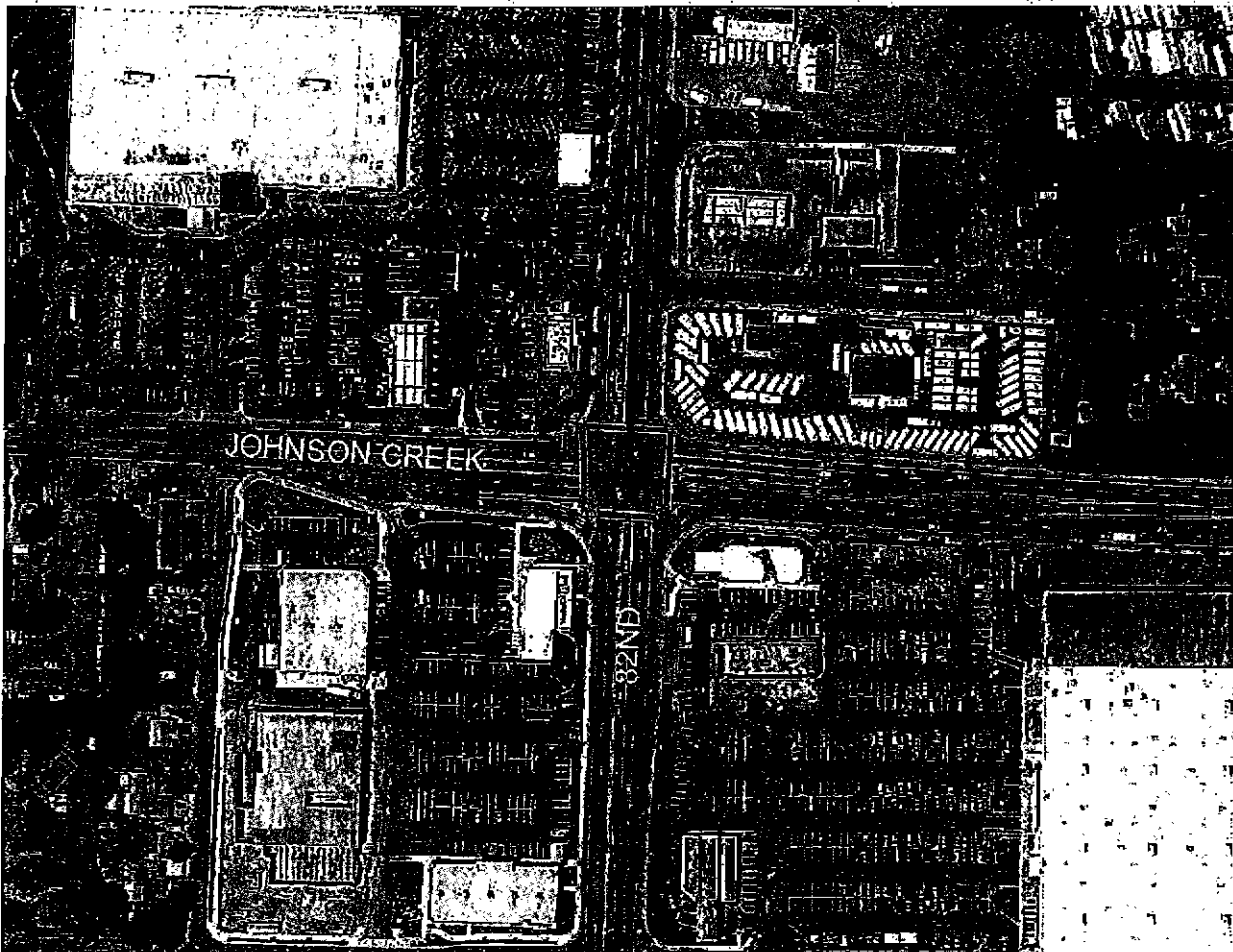
**PROJECT DESCRIPTION**

This project would add a second southbound left turn lane on 82<sup>nd</sup> Avenue at Johnson Creek Boulevard, thus increasing the queuing space and improving movement through the intersection.

**PROJECT PRIORITY** Tier 3      **ANTICIPATED COMPLETION** TBD

**ESTIMATED COST** \$330,000      **OTHER POTENTIAL FUNDING ?** No

**ADJACENT DEVELOPMENT POTENTIAL ?** No



## 82<sup>ND</sup> AVE. WIDENING FROM KING TO CAUSEY

### PROJECT JUSTIFICATION

82<sup>nd</sup> Avenue from Clatsop Street south to Monterey Avenue lacks adequate sidewalks, lighting, landscaping and bike lanes. While improvements are needed in several locations along this corridor, only those needed between King and Causey can be completed with this project as the remainder are outside the Urban Renewal District.

### PROJECT DESCRIPTION

This project would widen 82<sup>nd</sup> Avenue between King Road and Monterey Avenue to provide continuous sidewalks, landscaping strips, lighting and bike lanes. 82<sup>nd</sup> Avenue is under ODOT jurisdiction so proposed improvements would need ODOT's approval.

PROJECT PRIORITY Tier 3      ANTICIPATED COMPLETION TBD

ESTIMATED COST \$17,500,000      OTHER POTENTIAL FUNDING ? No

ADJACENT DEVELOPMENT POTENTIAL ? Yes



## OTTY STREET REALIGNMENT

### PROJECT JUSTIFICATION

Improved east-west connectivity is needed to provide people with options to move through the area and to reduce congestion on other roads. Skewed intersections create unsafe turning movements. A majority of the needed improvements are within the North Clackamas Revitalization Area Urban Renewal District.

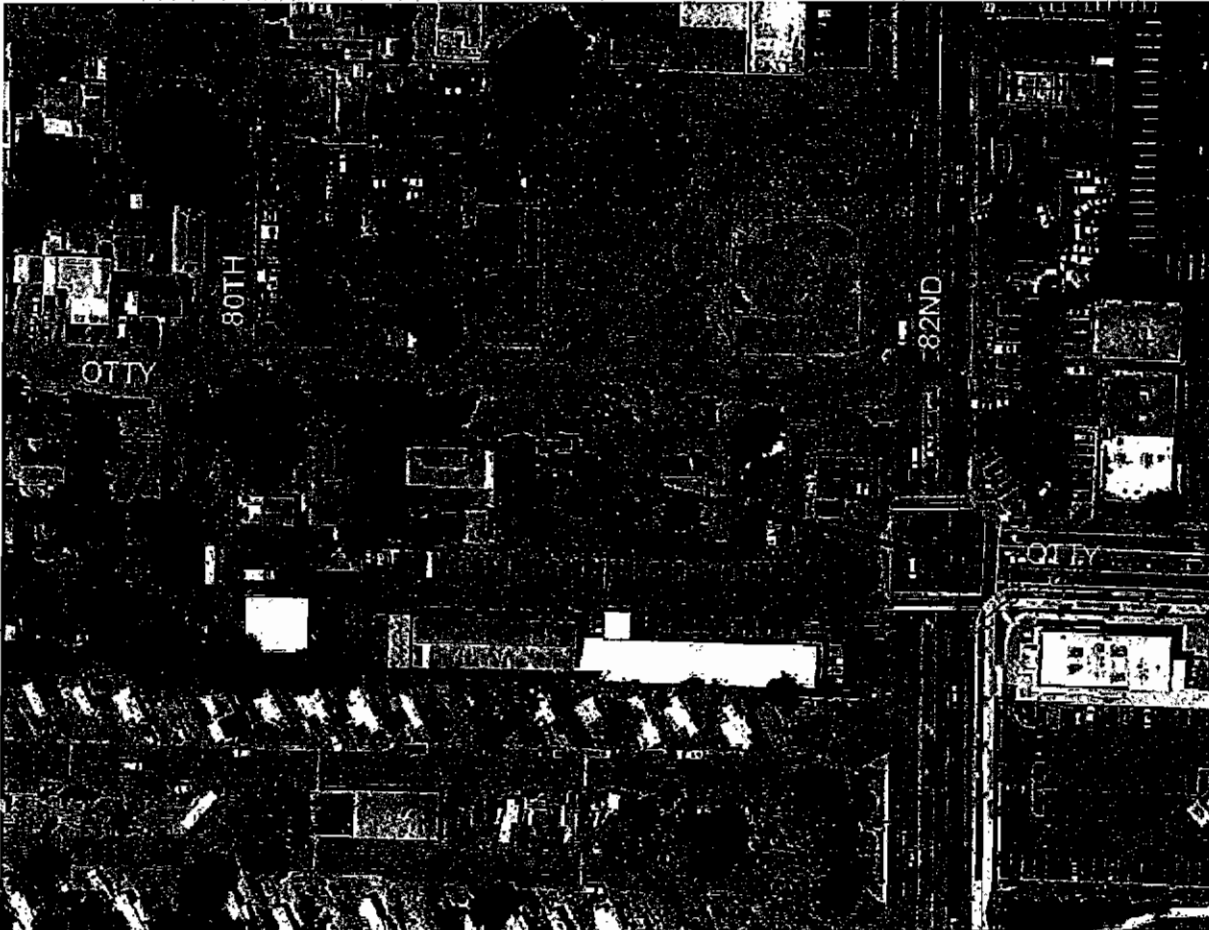
### PROJECT DESCRIPTION

This project would realign Otty Street on the west side of 82<sup>nd</sup> Avenue with Otty Road on the east side. This will require property acquisition on Otty Street.

PROJECT PRIORITY Tier 3      ANTICIPATED COMPLETION TBD

ESTIMATED COST \$1,600,000      OTHER POTENTIAL FUNDING ? Yes

ADJACENT DEVELOPMENT POTENTIAL ? Yes





## SOUTHGATE AND SUNNYSIDE STREET CLOSURES

### PROJECT JUSTIFICATION

The residential area west of 82<sup>nd</sup> Avenue and north of Harmony Road is impacted by heavy "shortcut" traffic traveling west to Harmony and Fuller Road. Closure of Southgate and Sunnyside Street will reduce this conflict. This is a project specifically identified in the Urban Renewal Plan.

### PROJECT DESCRIPTION

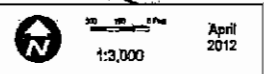
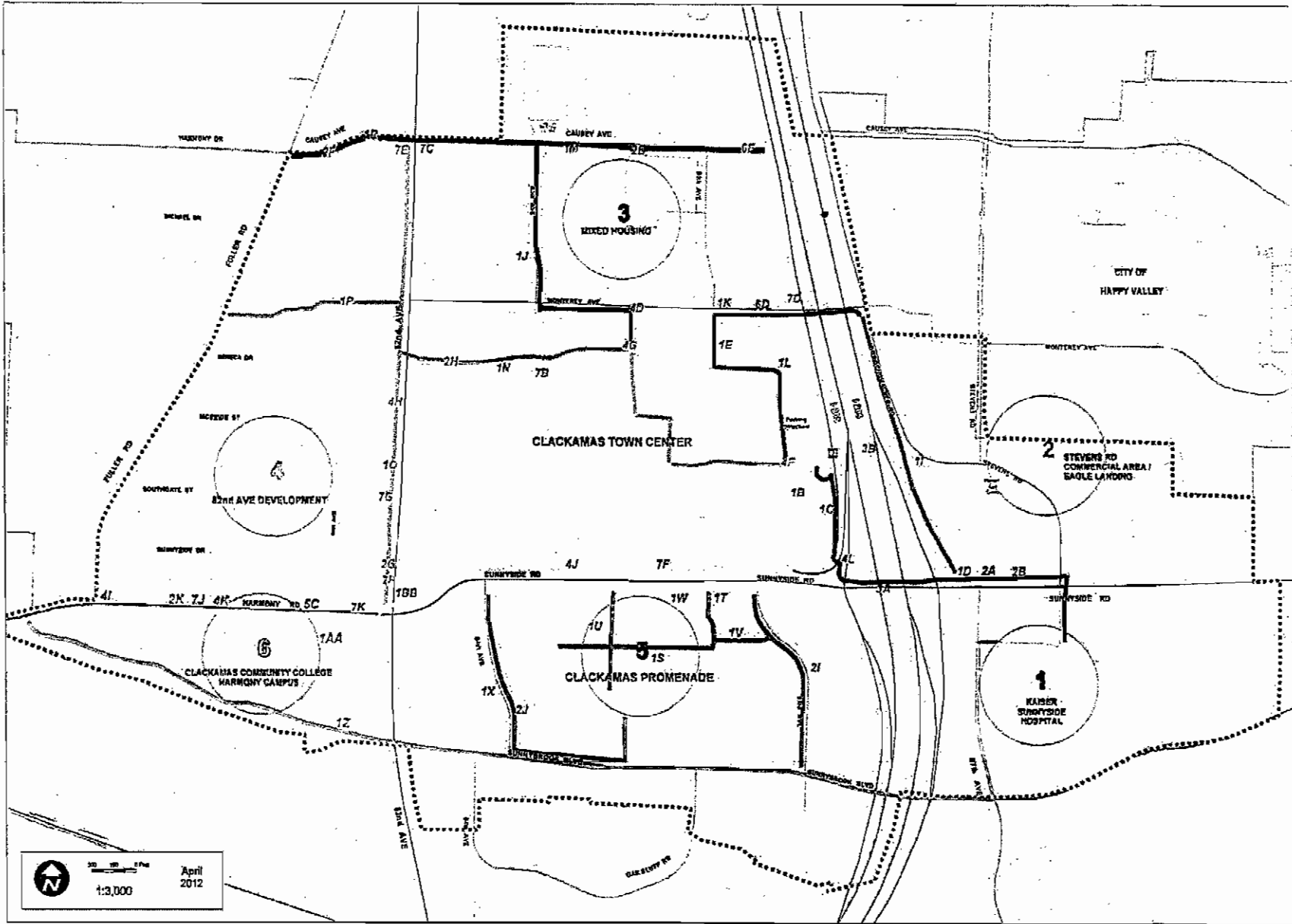
The project would close Southgate and Sunnyside Street to westbound through traffic at 80<sup>th</sup> Avenue. Modifications would allow for eastbound travel.

PROJECT PRIORITY Tier 3      ANTICIPATED COMPLETION TBD

ESTIMATED COST \$200,000      OTHER POTENTIAL FUNDING ? No

ADJACENT DEVELOPMENT POTENTIAL ? No





Clackamas Regional Center  
 Pedestrian / Bicycle Connection Project  
**ROUTES AND PROJECTS**

- PROJECT STUDY AREA
- DESTINATION

Recommended Projects → 1A, 2B, etc.

- Routes To Destinations**
- 1 Kaiser Hospital
  - 2 Eagle Landing Mixed-Use Development
  - 3 Mixed Housing North of Town Center
  - 4 SE 82 Ave Development
  - 5 Clackamas Promenade
  - 6 Clackamas Community College/Olympic Aquatic Center
  - 7 Clackamas Community College Connected to Kaiser Hospital

## APPENDIX J

**PROJECT NUMBERS HIGHLIGHTED IN YELLOW ARE RECOMMENDED FOR IMPLEMENTATION**

Project No.	Project	Total Score	Estimated Cost
<b>1D</b>	Construct sidewalk extension/bulb to accommodate pedestrians and cyclists around signal pole at the Sunnyside Road/I-205 northbound interchange. (Needs Report 1.j.)	14.5	\$ 20,000
<b>2A</b>	Install "green" transition bike lane from where bike lane ends on Sunnyside Road travelling west to the I-205 overpass. (Needs Report 1.c.)	14.5	\$ 5,000
<b>1C</b>	Construct walkway from Max Green Line platform directly south through existing fence along north and east edges of the Clackamas Town Center southeast parking lot to the I-205 multi-use path via stairway and/or to Sunnyside Road. (Needs Report 1.a.)	14	\$ 40,000
<b>2B</b>	Widen Sunnyside Road to the north for a bike lane on Sunnyside Road from the I-205 northbound/Sunnyside Rd intersection to approximately 200 feet to the east. (Needs Report 1.c.)	13.5	\$ 1,000,000
<b>4L</b>	Traveling south on the I-205 multi-use path, install a pedestrian signal to cross the I-205 northbound/Sunnyside Rd intersection across the right turn lane (Needs Report 1.k.)	13	\$ 30,000
<b>3A/3B</b>	Widen I-205 overpass on Sunnyside Road for bicyclists/pedestrians. (Needs Report 1.b.) OR, construct separate bicycle/pedestrian bridge over I-205. (Needs Report 1.b.)	13	\$ 4,000,000

Total Estimated Cost for Route 1

\$ 5,095,000

Project No.	Project	Total Score	Estimated Cost
<b>1K</b>	Construct a pedestrian stairway with bike grooves for cyclists from the intersection of Monterey Avenue/90th Avenue to the Clackamas Town Center parking lot. (Needs Report 3.c.)	14	\$ -
<b>1E</b>	Construct walkway from Max Green Line transit station north to Monterey Avenue/90th Avenue through Clackamas Town Center parking lot. (Needs Report 2.a.)	11.5	\$ -
<b>1L</b>	Construct contiguous walkway from Max Green Line station north to strip mall/Clackamas Corner Library. (Needs Report 3.d.)	11	\$ 40,000
<b>6D</b>	Install bicycle signs on Monterey Avenue directing cyclists to I-205 multi-use path and/or median refuge/crossing treatment. (Needs Report 3.e.)	10	\$ 5,000
<b>7D</b>	Install parabolic mirror and/or signage to resolve limited sight distance issue at the intersection of the I-205 multi-use path and the path extension at Monterey Avenue. (Needs Report 3.m.)	9	\$ 2,000
<b>1i</b>	Analyze feasibility of constructing multi-use path from I-205 northbound/Sunnyside Road intersection north to Bob Schumacher Road. (Needs Report 2.c.)	9	\$ 150,000

Total Estimated Cost for Route 2

\$ 197,000

ROUTE 3: MAXED ADJACENT NORTH OF CLACKAMAS TOWN CENTER

ROUTE PRIORITY #4

Project No.	Project	Total Score	Estimated Cost
2D	Install bike boulevard on Causey Avenue between 82 <sup>nd</sup> Avenue east to the I-205 multi-use path. The bike boulevard should include consideration of the following: left turn lane removal, curb extensions, raised crosswalks for traffic calming and bike sharrows. (Needs Report 3.b.)	13.5	\$ 500,000
2F	Install bike lanes on Causey Avenue between Fuller Road and 82 <sup>nd</sup> Avenue. (Needs Report 3.u.)	13.5	\$ 25,000
4D	Install crosswalk(s) where needed at Town Center access drive off of Monterey Avenue leading to the Mall Transit Center. (Needs Report 3.n.)	13	\$ 5,000
1J	Remove trees and construct separated sidewalk with landscape strip or curb tight sidewalk along part of 85 <sup>th</sup> Avenue between Causey Avenue and Monterey Avenue. (Needs Report 3.a.)	13	\$ 75,000
7C	At the intersection on 82 <sup>nd</sup> Avenue/Causey Avenue (SE and SW corners), install sidewalk ADA ramps. (Needs Report 3.h.)	11	\$ 10,000
1R	Replace/repair sidewalks on Causey Avenue west of 82 <sup>nd</sup> Avenue to standard requirement. (Needs Report 4.o.)	11	\$ 10,000
1M	Repair heaving sidewalks along Causey Avenue between 82 <sup>nd</sup> Avenue and 90 <sup>th</sup> Avenue. (Needs Report 3.g.)	10.5	\$ 10,000
6F	Remove "End Bike Route" sign at the end of the Causey Avenue cul-de-sac at the I-205 multi-use path. (Needs Report 3.s.)	10	\$ 1,000
7E	82 <sup>nd</sup> Avenue/Causey Transit Stop: install pedestrian amenities, e.g. covered shelter. (Needs Report 3.v.)	10	\$ -

Total Estimated Cost for Route 3

\$ 636,000

ROUTE 4: 82<sup>ND</sup> AVENUE DEVELOPMENT/HOUSING

ROUTE PRIORITY #5

Project No.	Project	Total Score	Estimated Cost
4F	Install pedestrian safety devices (e.g. pedestrian signal, signage) for the crosswalk at the Max Green Line Park & Ride to JC Penney. (Needs Report 3.p.)	15	\$ 30,000
4G	Install pedestrian safety devices (e.g. pedestrian signal, signage) for the crosswalks leading to the Transit Center on the north side of the mall. (Needs Report 3.r.)	13.5	\$ -
1N	Construct a pedestrian connection through the north Clackamas Town Center parking area west to 82 <sup>nd</sup> Avenue. Construct sidewalk between 82 <sup>nd</sup> Avenue access driveway and the Transit Center north of the cinema. (Needs Report 4.a.)	13.5	\$ -
1O	Construct sidewalk/landscape strip along both sides of 82 <sup>nd</sup> Avenue from Sunnyside Road north to Causey Avenue as per boulevard standard. (Needs Report 4.b.)	13	\$ 1,000,000

<b>2G</b>	Install bike lanes on 82 <sup>nd</sup> Avenue within the project area, if adequate right-of-way exists. If not, acquire right-of-way for bike lanes along 82 <sup>nd</sup> Avenue. (Needs Report 4.d.)	13	\$ 50,000
<b>4H</b>	Increase walk time at crosswalks along 82 <sup>nd</sup> Avenue within project area. (Needs Report 4.k.)	12.5	\$ -
<b>1P</b>	Construct east/west connector street (Monterey) with sidewalk/bike boulevard treatment between 82 <sup>nd</sup> Avenue and Fuller Road. (Needs Report 4.c.1.)	11	\$ -
<b>7G</b>	Install transit amenities along 82 <sup>nd</sup> Avenue within project area. (Needs Report 4.i.)	11	\$ -
<b>7H</b>	Analyze feasibility of decreasing number of driveways and implementing 82 <sup>nd</sup> Avenue Access Management Targets (Map X-CRC-8). (Needs Report 4.l.)	11	\$ 30,000
<b>2H</b>	Install bike lane on Town Center driveway (northernmost access) from 82 <sup>nd</sup> Avenue to the CTC North Mall Transit Center. (Needs Report 4.g.)	8	\$ -
<b>7B</b>	Upgrade sidewalks and crosswalks on the north side of the mall to ADA standards. (Needs Report 3.f.)	7	\$ -

Total Estimated Cost for Route 4

\$ 1,110,000

**ROUTE 5: CLACKAMAS PROMENADE SHOPPING CENTER  
ROUTE PRIORITY #6**

Project No.	Project	Total Score	Estimated Cost
<b>2I</b>	Install bike lanes along 93 <sup>rd</sup> Avenue. (Needs Report 5.f.)	15	\$ 30,000
<b>1T</b>	Construct pedestrian connection along access drive within the Promenade from the crosswalk on Sunnyside Road at about the 9000 block (Petco). (Needs Report 5.b.)	12.5	\$ 50,000
<b>1V</b>	Construct an east/west connector walkway west of 93 <sup>rd</sup> Avenue along the north side of the Target store. (Needs Report 5.d.)	11	\$ 50,000
<b>1S</b>	Analyze feasibility of strategically locating and constructing walkways within Clackamas Promenade parking lot. (Needs Report 5.a.)	10.5	\$ 200,000
<b>1U</b>	Construct walkway(s) from the second driveway heading south through the Promenade Shopping Center parking lot. (Needs Report 5.c.)	10.5	\$ 90,000
<b>2J</b>	Install bike lanes along 84 <sup>th</sup> Avenue. (Needs Report 5.i.)	9.5	\$ 25,000
<b>1X</b>	Construct sidewalks along the west side of 84 <sup>th</sup> Avenue. (Sidewalks exist along east side of 84 <sup>th</sup> Avenue.) (Needs Report 5.h.)	8	\$ 130,000

Total Estimated Cost for Route 5

\$ 575,000

**ROUTE 6: CLACKAMAS COMMUNITY COLLEGE (CCC)/OREGON INSTITUTE OF TECHNOLOGY/AQUATIC CENTER  
ROUTE PRIORITY #2**

Project No.	Project	Total Score	Estimated Cost
<b>7F</b>	Prepare traffic study to analyze feasibility of reducing travel lanes or other modifications to add pedestrian/bike improvements including landscaping on Sunnyside Road between 82 <sup>nd</sup> Avenue and I-205. (Needs Report 4.f.)	15	\$ 30,000

<b>7J</b>	Analyze ingress/egress to CCC Harmony Campus west of 82 <sup>nd</sup> Avenue. Consider requiring vehicles to use entrance further west at signalized intersection if traffic issue exists or require modifications to existing access ways to increase safety for pedestrians and bicyclists. (Needs Report 6.d.)	15	\$ 10,000
<b>1BB</b>	Extend Sunnyside Road multi-use path to the intersection of 82 <sup>nd</sup> Avenue/Harmony Road.	15	\$ 100,000
<b>1B</b>	Construct walkway along existing north/south street in the Clackamas Town Center southeast parking lot to Sunnyside Road. (Needs Report 1.a.)	14	\$ 80,000
<b>1W</b>	Repair heaving sidewalks (as per the Sunnyside Road design in Figure X-CRC-3) along south side of Sunnyside Road adjacent to Promenade and on south side of Sunnyside Road between 82 <sup>nd</sup> and I-205. (Needs Report 5.g.)	14	\$ 50,000
<b>7K</b>	Add and paint bike stencils along Harmony Road. (Needs Report 6.e.)	13	\$ 5,000
<b>4K</b>	Analyze need for additional crosswalks across Harmony Road west of 82 <sup>nd</sup> Avenue at the CCC Harmony Campus area. If needed, provide additional crosswalk(s). (Needs Report 6.l.)	13	\$ 10,000
<b>2K</b>	Provide safer left turn movement for cyclists from Harmony Road to the CCC Harmony Campus. (Needs Report 6.j.)	13	\$ 5,000
<b>1AA</b>	Construct/replace sidewalks along Harmony Road, west of 82 <sup>nd</sup> to Fuller Road as per the Harmony Road Regional Boulevard design in Figure X-CRC-4. (Needs Report 6.i.)	12	\$ 3,300,000
<b>4J</b>	Analyze need for additional crosswalks across Sunnyside Road between 82 <sup>nd</sup> Avenue and the I-205 overpass. If needed, provide additional crosswalk(s)/pedestrian refuge areas. (Needs Report 6.k.)	11.5	\$ 50,000
<b>4I</b>	Paint crosswalk at intersection of Harmony Road and Fuller Road. (Needs Report 6.g.)	11.5	\$ 5,000
<b>5C</b>	Install lighting along Harmony Road west of Sunnyside Road. (Needs Report 6.f.)	10.5	\$ 200,000

Total Estimated Cost for Route 6

\$ 3,845,000

<b>ROUTE 7: CLACKAMAS COMMUNITY COLLEGE HARMONY CAMPUS TO I-205</b>			
<b>ROUTE PRIORITY #3</b>			
<b>Project No.</b>	<b>Project</b>	<b>Total Score</b>	<b>Estimated Cost</b>
<b>1Z</b>	Construct bikeway from existing aquatic center multi-use path east to 82 <sup>nd</sup> Avenue/Sunnybrook Boulevard.	13	\$ 150,000

Total Estimated Cost for Route 7

\$ 150,000

## CLACKAMAS REGIONAL CENTER - WORK PROGRAM TIMELINE

2013				2014				2015				2016				2017				2018							
Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4				
FY 2012-13				FY 2013-14				FY 2014-15				FY 2015-16				FY 2016-17				FY 2017-18				FY 2018-19			

### TRANSPORTATION / STREET NETWORK PROJECTS

Monterey Extension - 82nd to Fuller (Budgeted in 2012-13)		Design																						
Sunnyside - Stevens Intersection Improvements			Design																					
Southwest Connector Improvements	TSP Analysis							Design																
Fuller Road Improvements - Otty to Johnson Creek															Design									
Otty Road Improvements - 82nd to 92nd															Design									

### BIKE AND PEDESTRIAN IMPROVEMENTS

Route 3 - Mixed Housing North of Town Center (Budgeted in 2012-13)		Design																						
Route 1 - Town Center Light Rail Station to Kaiser			Design																					
Route 6 - Harmony Campus to Town Center Light Rail Station										Design														
Route 7 - Harmony Campus to Kaiser										Design														
On-site Pedestrian Improvement Program			Program Developed																					

### DEVELOPMENT / REDEVELOPMENT ASSISTANCE

Property Enhancement Program		Program Developed																					
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### COMMUNITY USE

Parks and Open Space Development	Implementation dependent on developing partnerships and availability of other funding.																							
Public Plaza Development Program		Program Developed																						

**ESTIMATED REVENUE IN THE CLACKAMAS TOWN CENTER URBAN RENEWAL DISTRICT**

Assessed Value (3% annual increase)  
 Added Value from New Development (3% annual increase)  
 Total Assessed Value

**WITHOUT URBAN RENEWAL INVESTMENT**

Assumes 10% of Planned Development Realized

Year 1	Year 20
\$551,773,186	\$967,537,622
\$0	\$163,259,645
\$551,773,186	\$1,130,797,266

**WITH URBAN RENEWAL INVESTMENT**

Assumes 50% of Planned Development Realized

Year 1	Year 20
\$551,773,186	\$967,537,622
\$0	\$803,739,790
\$551,773,186	\$1,771,277,412

\* Dollars Available by Increase A/V after Levy Termination

\*\* Dollars Available if Collected Proceeds are Returned

Excess Value Added After Levy Termination Without Urban Renewal Investment

Excess Value Added After Levy Termination With Urban Renewal Investment

Total Estimated Additional Revenue Over 20 Years Realized as a Result of Additional Development

Taxing District	Annual	Lump Sum
Clackamas Community College	\$307,338	\$890,430
Clackamas ESD	\$200,404	\$449,376
North Clackamas School District ***	\$2,686,087	\$20,446,602
Clackamas County	\$1,642,243	\$7,880,721
Clackamas County Extension and 4-H	\$27,202	\$58,252
Clackamas County Enhanced Law	\$397,056	\$4,019,417
Clackamas County Library District	\$217,619	\$466,019
Clackamas County Soil Conservation	\$23,340	\$49,933
Clackamas County Fire District 1	\$1,324,311	\$6,957,004
North Clackamas Parks and Rec. District	\$296,688	\$2,246,879
Port of Portland	\$34,982	\$74,896
Metro (SVR 2)	\$51,591	\$149,792
Vector Control	\$3,587	\$0
Clackamas Community College Bond	\$86,187	\$249,653
Clackamas County Fire District 1 Bond	\$34,872	\$183,079
North Clackamas School District Bond	\$475,573	\$3,619,972
Metro (SVR 2) Bond	\$88,891	\$257,975

**Total Estimated Tax Revenue**

Annual	Lump Sum
\$7,897,971	\$48,000,000

Annual	Annual	20 Yr Total
\$307,338	\$538,918	\$8,258,278
\$200,404	\$351,410	\$5,384,931
\$2,686,087	\$4,710,070	\$72,176,165
\$1,642,243	\$2,879,682	\$44,127,672
\$27,202	\$47,700	\$730,939
\$397,056	\$696,240	\$10,669,043
\$217,619	\$381,597	\$5,847,513
\$23,340	\$40,927	\$627,155
\$1,324,311	\$2,322,187	\$35,584,728
\$296,688	\$520,245	\$7,972,130
\$34,982	\$61,342	\$939,991
\$51,591	\$90,465	\$1,386,264
\$3,587	\$6,289	\$96,371
\$86,187	\$151,129	\$2,315,876
\$34,872	\$61,148	\$937,025
\$475,573	\$833,921	\$12,778,833
\$88,891	\$155,870	\$2,388,525
\$7,897,971	\$13,849,140	\$212,221,439

Annual	Annual	20 Yr Total
\$307,338	\$986,602	\$12,340,197
\$200,404	\$643,328	\$8,046,606
\$2,686,087	\$8,622,756	\$107,851,546
\$1,642,243	\$5,271,853	\$65,939,187
\$27,202	\$87,324	\$1,092,229
\$397,056	\$1,274,611	\$15,942,559
\$217,619	\$698,592	\$8,737,834
\$23,340	\$74,925	\$937,146
\$1,324,311	\$4,251,243	\$53,173,619
\$296,688	\$952,416	\$11,912,610
\$34,982	\$112,299	\$1,404,611
\$51,591	\$165,614	\$2,071,469
\$3,587	\$11,513	\$144,006
\$86,187	\$276,674	\$3,460,572
\$34,872	\$111,945	\$1,400,180
\$475,573	\$1,526,664	\$19,095,180
\$88,891	\$285,353	\$3,569,130
\$7,897,971	\$25,353,711	\$317,118,683

**\$104,897,244**

**Income Tax Assessment**

New Jobs  
 Salary (Assumes 2% annual increase)  
 Annual Income Tax (9%)

55	1100	
\$45,000	\$65,557	
\$222,750	\$6,490,094	\$60,382,826

270	5400	
\$45,000	\$65,557	
\$1,093,500	\$31,860,460	\$296,424,784

\* The estimates above do not include any potential loss as a result of compression  
 \*\* All estimates are based on the assumption that there will be no further capital construction in the district that is funded by the district  
 \*\*\* North Clackamas School District: Since local revenue collected via the permanent rate for K-12 education is equalized by the State of Oregon through the Statewide School Funding Formula, these funds will not significantly increase the funds available to the North Clackamas School District. The lump sum amount will be largely offset by the School Funding Formula, leaving the district an estimated \$330,000.



April 11, 2013

Board of County Commissioner  
Clackamas County

Members of the Board:

Approval to Apply for the Substance Abuse and Mental Health Services Administration  
(SAMHSA) Treatment Drug Courts Grant Opportunity

<b>Purpose/Outcomes</b>	<b>Purpose:</b> Provide enhanced treatment services to Adult Drug Court Program clients. <b>Outcomes:</b> 60 individuals per year will receive services through the Adult Drug Court Program, an increase of 15 individuals annually. Trauma training will be provided for the Drug Court Team members to increase appropriate justice system response.
<b>Dollar Amount and Fiscal Impact</b>	The total fiscal impact would be up to \$325,000 per year for up to three (3) years (Total = \$975,000). There is no match requirement.
<b>Funding Source</b>	Department of Health and Human Services, Substance Abuse and Mental Health Services Administration
<b>Safety Impact</b>	N/A
<b>Duration</b>	Effective October 1, 2013 through September 30, 2016
<b>Previous Board Action</b>	None – new grant
<b>Contact Person</b>	David Edwards, FQHC Director/CCHCD (503) 742-5325
<b>Contract No.</b>	N/A

**BACKGROUND:**

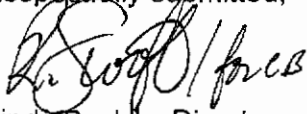
The Clackamas County Health Centers Division (CCHCD) is seeking approval to apply for a new grant with the Department of Health and Human Services through the Substance Abuse and Mental Health Services Administration (SAMHSA) Office. Funding will be used to improve treatment services and justice system response to individuals with trauma histories participating in the Adult Drug Court Program and those with criminal charges in Family Drug Court Program.

The Adult Drug Court has been in existence since the year 2000 and is part of the County's Treatment Courts. Treatment courts are special courts that can provide an alternative to jail or prison for individuals whose crimes are related to mental illness or addiction.

**RECOMMENDATION:**

Staff recommends Board approve CCHCD's request to apply for this funding opportunity, and authorizes Cindy Becker, H3S Director, to sign on behalf of Clackamas County.

Respectfully submitted,



Cindy Becker, Director



**COPY 5**

**CAMPBELL M. GILMOUR**  
DIRECTOR

**DEPARTMENT OF TRANSPORTATION AND DEVELOPMENT**

April 11, 2013

**DEVELOPMENT SERVICES BUILDING**  
150 BEAVERCREEK ROAD | OREGON CITY, OR 97045

Board of County Commissioners  
Clackamas County

Members of the Board:

Board Order Approving the Expansion of the Development Liaison Committee

<b>Purpose/Outcomes</b>	Board Order to expand Development Liaison Committee (DLC) up to 12 members and extend term limits to two (2) years.
<b>Dollar Amount and Fiscal Impact</b>	No additional fiscal impact – existing committee coordinated through Department of Transportation and Development
<b>Funding Source</b>	Department of Transportation and Development (DTD)
<b>Safety Impact</b>	None
<b>Duration</b>	Not Applicable
<b>Previous Action</b>	Study Session – February 12, 2013
<b>Contact Person</b>	Dan Johnson, Development Review Services Manager (503-742-4325 or danjoh@co.clackamas.or.us)
<b>Contract No.</b>	Not Applicable

**BACKGROUND:**

In 1992, the Clackamas County Board of Commissioners adopted Board Order 92-895 forming the Development Liaison Committee (DLC) to maintain regular dialogue with the development community. Per the order, the purpose of the committee was to make recommendations regarding streamlining application processing and reviewing systems related to development. Furthermore, the committee should determine any items to be included in reports made to the Board of County Commissioners. Historically these reports have focused around code revisions, process improvements, and proposed fee adjustments. In addition, the order limited the composition of the DLC to five outside members consisting of two representatives from the Home Builders Association, an Association of General Contractors representative, a citizen, and a representative from a local fire district.

For some time DTD has had discussions about the possible expansion of the DLC to provide feedback from a broader cross section of the ever changing development community in the County. In 2012, this assumption was confirmed by the Economic Development Commission (EDC) when they took a focused look at development service based topics. During this effort the EDC formed a number of committees, one of which worked with DTD staff to gain a better understanding of Clackamas County's development review process. They attended several pre-application conferences and hosted a Development Roundtable to gather feedback from external businesses on their experience working with the County on new development projects. One of the primary EDC recommendations was to expand representation of the Development Liaison Committee to include members from the EDC, Design Review Committee, Planning Commission and Service Districts, and other development entities to establish an enhanced feedback mechanism for our internal and external customers who have participated in the development review process. The Board of County Commissioners accepted the EDC Final Report of 2012 Committees Findings and Recommendations that was presented at a Study Session on November 6, 2012.

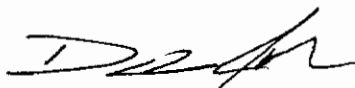
Approval of the proposed Order will not change the committee's purpose; however, it is consistent with the EDC's recommendations of expanding the Development Liaison Committee, increase terms to 2-years and repeals Board Order 92-895.

This attached Board Order has been reviewed and approved by County Counsel as to form.

**RECOMMENDATION:**

- Approve the Board Order to expand the Development Liaison Committee.
- Delegate authority to the Chair to execute the Order.
- Record the Order in the Deed Records of Clackamas County at no cost to the Department of Transportation and Development.

Respectfully submitted,



Dan Johnson, Manager  
Development Review Services

**BEFORE THE BOARD OF COUNTY COMMISSIONERS  
OF CLACKAMAS COUNTY, STATE OF OREGON**

**In the Matter of Expanding  
the Development Liaison  
Committee**



**Board Order No. \_\_\_\_\_  
Page 1 of 2**

**WHEREAS, the Development Liaison Committee was created in 1992 by Board Order No. 92-895; and**

**WHEREAS, the Development Liaison Committee is a vital link between the community and the Department of Transportation and Development for information related to development review practices and procedures; and**

**WHEREAS, the Board of County Commissioners would like to expand the Development Liaison Committee to engage a broader perspective of the local development community;**

**NOW, THEREFORE, IT IS HEREBY ORDERED that Board Order 92-895 is hereby repealed.**

**IT IS FURTHER ORDERED that an official Clackamas County Development Liaison Committee be appointed with the composition to be 12 members as follows:**

- 1 - Design Review Board Representative
- 1 - Planning Commission Representative
- 1 - Engineering or Surveying firm Representative
- 1 - Land Use Consultant Representative
- 1 - Economic Development Commission Representative
- 1 - Clackamas County Business Alliance Representative
- 2 - Local Sanitary/Storm Water District Representatives
- 1 - Water District Representative
- 1 - Clackamas County Home Builders Association Representative
- 1 - Association of General Contractors Representative
- 1 - Citizen Planning Organization Leaders Representative
- 1 - Clackamas County Fire District #1 Representative

1 - Board Order No. 2013-\_\_\_\_\_

**BEFORE THE BOARD OF COUNTY COMMISSIONERS  
OF CLACKAMAS COUNTY, STATE OF OREGON**

**In the Matter of Expanding  
the Development Liaison  
Committee**



**Board Order No. \_\_\_\_\_  
Page 2 of 2**

IT IS FURTHER ORDERED that said committee shall organize themselves and consider items to be determined by the group, with reports to be made to the Board of County Commissioners as determined by the Development Liaison Committee.

IT IS FURTHER ORDERED that a Development Liaison Committee be formed with the above composition, such members to serve for two-year terms.

DATED this \_\_\_\_ day of April, 2013.

BOARD OF COUNTY COMMISSIONERS

\_\_\_\_\_  
Chair

\_\_\_\_\_  
Recording Secretary



**WATER  
ENVIRONMENT  
SERVICES**

Beyond clean water.

Water Quality Protection  
Surface Water Management  
Wastewater Collection & Treatment

Michael S. Kuenzi, P.E.  
Director

7

April 11, 2013

Board of Commissioners  
Clackamas County

Members of the Board:

**BOARD ORDER ACCEPTING THE FINAL COST REPORT AND  
SETTING THE PUBLIC HEARING FOR ASSESSMENT DISTRICT 2009-1 (AD2009-1)  
CLACKAMAS COUNTY SERVICE DISTRICT NO. 1 (CCSD#1)**

<b>Purpose/Outcomes</b>	Acceptance of the Final Cost Report for the project known as Assessment District 2009-1/North Clackamas Revitalization Area Sanitary Sewer Project and set a Public Hearing to receive objections to individual assigned assessments.
<b>Dollar Amount and Fiscal Impact</b>	The final project cost to be allocated to the benefited properties within AD2009-1 is \$10,046,471.50. CCSD#1 anticipates generating sufficient revenue to retire all debt and other District costs through assessments on the benefited properties. There is no impact to the County General Fund.
<b>Funding Source</b>	The project was underwritten by CCSD#1 and financed through an Oregon Department of Environmental Quality Clean Water State Revolving Fund loan; a 2009 American Recovery and Reinvestment (ARRA) loan.
<b>Safety Impact</b>	None
<b>Duration</b>	AD2009-1 will remain open until final payment is made by all assessed properties or approximately until 2033.
<b>Previous Board Action</b>	Service area annexed to CCSD#1 by Order 2008-136; AD2009-1 formed by Order 2009-20; March 19, 2013 BCC briefing on project outcome and next steps required to finalize the assessment district.
<b>Contact Person</b>	Mike Kuenzi, Director – Water Environment Services – 503-742-4566
<b>Contract No.</b>	

**BACKGROUND:**

Assessment District 2009-1 (“AD 2009-1”) was formed to provide public sanitary sewer service to 932 existing residential, commercial and industrial properties in the North Clackamas Revitalization Area Clackamas County Service District No. 1 service area.

The attached Final Cost Report has been prepared upon completion of the North Clackamas Revitalization Area Sanitary Sewer Project for Assessment District 2009-1. The Final Cost Report has been prepared to comply with State Statutes and Board County Commissioners

Board Order No. 75-285, dated March 5, 1975. Sanitary sewer facilities constructed for AD 2009-1 include 212 manholes, 50,917 lineal feet of 8-inch to 12-inch collector pipe, and 934 building sewer connections consisting of 22,890 lineal feet of 4-inch and 6-inch pipe. The Project was constructed in three phases during the 2010-12 construction seasons.

The final cost to construct the sanitary sewers is \$12,117,542.50, 4.6% below the initial 2009 estimate of \$12,700,000.00. The terms of the \$4,142,142 ARRA loan include forgiveness of one-half of the principal; the remaining principal will be interest-free over the 20-year term of the loan. These principal and interest reductions will be passed along to assessments on the benefited properties within AD2009-1, reducing the final Project cost by \$2,071,071.00. The final cost to be allocated to the benefited properties is \$10,046,471.50.

Upon acceptance of the Final Cost Report, each property owner will be mailed a Notice of Intent to Assess for their individual property and the date and time of a public hearing scheduled on May 2, 2013 to receive objections, if any, to individual final assessments.

**RECOMMENDATION:**

Staff respectfully recommends that the Board of County Commissioners, acting as the governing body of Clackamas County Service District No. 1, accept the Final Cost Report and set a public hearing for May 2, 2013, at 10:00 a.m. as the date to receive objections, if any, to the individual final assessments.

Sincerely,



Michael S. Kuenzi, P.E.  
Director

**BEFORE THE BOARD OF COUNTY COMMISSIONERS  
OF CLACKAMAS COUNTY, STATE OF OREGON**

In the Matter of Accepting the Final Cost Report of the Director of Water Environment Services for Assessment District 2009-1 for Clackamas County Service District No. 1 And Setting a Public Hearing

ORDER NO.

This matter comes before the Board of County Commissioners of Clackamas County, Oregon ("Board"), acting as the governing body of Clackamas County Service District No. 1 ("District"), and it appearing that the Director of Water Environment Services submitted to the Board a report describing proposed sanitary sewer improvements consisting of construction of lateral sewers, street mains, and related facilities including easements and rights-of way within Assessment District 2009-1 and published pursuant to Order No. 2009-08; and

It further appearing that after the giving of notice, hearings were duly held on March 5, and March 19, 2009, and that by Order No. 2009-20 the Board declared the formation of Assessment District 2009-1 and ordered the Director of Water Environment Services to proceed with construction of the improvements in accordance with the provisions of said report; and

The Board, now having thoroughly reviewed the submitted Final Cost Report of the above described project, and it appearing that the said report is in all respects favorable and appropriate;

NOW THEREFORE:

IT IS HEREBY ORDERED that the Final Cost Report for Assessment District 2009-1 as submitted as attached hereto as Exhibit A is accepted by the Board of County Commissioners acting as the governing body of Clackamas County Service District No. 1; and

IT IS FURTHER ORDERED that the Director of Water Environment Services is hereby directed to mail to each property owner of each parcel of land to be assessed for the above-mention improvements with Assessment District 2009-1, a written notice of the public hearing, notice of the favorable report, the final cost of the improvements, and the final amount of the proposed assessment against his or her land, and

IT IS FURTHER ORDERED that May 2, 2013, at the hour of 10:00 a.m. in the Hearings Room, 2051 Kaen Road, Oregon City, Oregon, is hereby set as the time and place for a public hearing to receive objections to individual assigned assessments.

DATED this \_\_\_\_ day of \_\_\_\_\_, 2013.

BOARD OF COUNTY COMMISSIONERS  
Governing Body, Clackamas County Service District No. 1

\_\_\_\_\_  
Chair

\_\_\_\_\_  
Recording Secretary



**FINAL COST REPORT**  
**For**  
**CLACKAMAS COUNTY SERVICE DISTRICT NO. 1**  
**ASSESSMENT DISTRICT 2009-1**

North Clackamas Revitalization Area Sanitary Sewer Project

March 2009 – December 2012

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## Executive Summary

Assessment District 2009-1 ("AD 2009-1") was formed to provide public sanitary sewer service to 932 existing residential, commercial and industrial parcels in the Clackamas County Service District No. 1 ("CCSD#1" and "District") service area of the North Clackamas Revitalization Area ("NCRA").

Sanitary sewer facilities constructed for AD 2009-1 by CCSD#1's NCRA Sanitary Sewer Project ("NCRA Project" or "Project") include 50,917 feet of 8-inch to 12-inch collector sewer pipe; and 934 separate private service laterals requiring 22,890 feet of 4-inch and 6-inch pipe; and 212 manholes. The initial cost estimate to serve these parcels was \$12,700,000.00. The final cost to serve 932 parcels is \$12,117,542.50.

AD2009-1 and the NCRA Project were administered by Water Environment Services (WES), a Department of Clackamas County, on behalf of Clackamas County Service District No. 1.

The NCRA Project was primarily financed through an Oregon Department of Environmental Quality Clean Water State Revolving Fund ("CWSRF") loan and a loan from the 2009 American Recovery and Reinvestment Act ("ARRA"). The terms of the \$4,142,142.00 ARRA loan include forgiveness of one-half of the principal; the remaining principal will be interest-free over the 20-year term of the loan. These principal and interest reductions will be passed along to the assessments on the benefited properties within AD2009-1, reducing the final Project cost by \$2,071,071.00. The final cost to be allocated to the benefited properties is \$10,046,471.50.

In addition, through an Intergovernmental Agreement between CCSD#1 and the Clackamas County Development Agency, a \$1,292 urban renewal credit will be applied to each assessed property.

Estimated assessments were provided to property owners on January 29, 2009 based on the 2009 Project estimate of \$12,700,000. 80% of the estimates were from \$8,000 to \$12,999.

Based on the 2013 final Project cost of \$10,046,471.50, 92% of the final assessments are in the <\$8,000 to \$12,999 range.

The NCRA Project was completed in three phases. As each phase was completed and in service, property owners were able to connect to the new system. As of April 1, 2013, 214 properties have connected to the new system.

Several factors contributed to the success of this project, including:

- The Project was designed and awarded in three phases to coordinate with availability of the Clean Water State Revolving Fund loan, which was to be allocated over three construction seasons. This

approach allowed a more practical timeline for the design and acquisition of necessary easements; and kept the construction cost of each phase low enough to attract a larger pool of contractors to bid and bond the work – thereby increasing competitiveness.

- The three-phase approach also minimized the impacts to the community (traffic, access, dust and noise).
- The Project benefited from very detailed construction drawings and specifications and an engineering consultant that was responsive in resolving unforeseen issues that are common to underground utility construction.
- Constant and thorough construction inspection and construction management contributed to better contractor coordination, property owner responsiveness, traffic-impact monitoring and community interaction.

## Final Report

The original boundaries of Assessment District 2009-1 ("AD2009-1"), established by Board Order No. 2009-20, were based upon the unsewered properties within the North Clackamas Revitalization Area annexed to Clackamas County Service District No. 1 ("CCSD#1" or "District") by Order 2008-136. The area consists primarily of single family residences, with some vacant lots, several duplex rentals and apartment buildings, several mobile home parks, and a small number of industrial properties. All of these properties were served by on-site wastewater disposal systems such as cesspools or, where lot size allows, septic tank/drain field systems.

The objective of the NCRA Sanitary Sewer Project ("NCRA Project") was to provide gravity sanitary sewer service to existing homes and businesses within AD2009-1 using the most cost-effective routes. In order to best serve this community and provide gravity service to as many residences as practical, creative design efforts and 71 easements were required. Although the vast majority of the District's pipelines are within public rights-of-way, easements were an important necessity to provide the level of service desired and to minimize construction costs.

Unique challenges in completing the NCRA Project included:

- coordination with adjacent service providers;
- maintaining access for residents, emergency and public transportation in the densely-populated project areas;
- the necessity to bore under Johnson Creek to convey sanitary flows to the sewer interceptor;
- unforeseen construction impacts from heavy equipment to community roadways; and
- ensuring that all aspects of design and construction were in full compliance with Clean Water State Revolving Fund ("CWSRF") and American Recovery and Reinvestment Act ("ARRA") requirements.

Project challenges are further discussed in the Construction and Engineering Cost Reconciliation sections of this report.

### Cost-sharing for construction of common facilities

As noted, the NCRA Project was primarily financed by a CWSRF loan and ARRA loan and grant. In addition, as the Project was being planned, the Cities of Milwaukie and Portland each had projects to extend public sewer service in their respective service areas located adjacent to the CCSD#1 boundary. The projects presented the opportunity to provide services to both District and City customers in the most efficient, cost-effective and non-duplicative manner. Separate Intergovernmental Agreements describing each project, District and City responsibilities, expected costs and cost-sharing methodology and payment, and ongoing use and maintenance responsibilities for the new lines were approved by the Board of County Commissioners and City Councils. The costs associated with these Agreements are included in the Construction Cost Detail section of this report.

**Urban Renewal Credit**

The Clackamas County Development Agency (Agency) has assisted in helping to make sewers affordable for property owners with contributions from the urban renewal district. Through an intergovernmental agreement between the CCSD#1 and the Agency, final assessments will be reduced by a \$1,292 credit per assessed property. CCSD#1 has received the funds from the Agency and has applied the credit to each property with a final assessment per the Agreement.

The final assessments recommended for AD 2009-1 are based on the actual costs and the unit rates for each of the special benefits as follows:

General Benefit Assessment	\$12,032.69 per acre
Basic Unit Benefit	\$6,000.00 per unit
Service Lateral Benefit	\$2,100.00 per connection
Urban Renewal Credit	\$1,292.00 each

The final cost unit rates will produce the following amounts when applied to all of the benefited properties within the sewer extension area:

General Benefit Assessment \$12,032.69 per acre (206.7 acres*)	\$2,487,071.50
Basic Unit Benefit \$6,000.00 per unit (932 units)	\$5,598,000.00
Service Lateral Benefit \$2,100 per connection (934 each)	\$1,961,400.00
<b>TOTAL COST</b>	<b>\$10,046,471.50</b>

\*Acreage reflects 211 total acres less excluded lands, per the Assessment District Policy Formula.

Board Order No. 2009-20 established the boundaries of AD 2009-1. The final Benefited Area Boundary map of the completed improvements has been prepared and is referenced and identified in Exhibit A on Page 22. The Assessment Policy is shown on Pages 23-24 and marked as Exhibit B. The project final cost comparison summary for this sewer project is shown on page 8.

Exhibit C, beginning on page 25, lists all the properties benefited in Assessment District 2009-1 compiled from the records of the County Assessor. Also included are tabulations of assessable property, listing the following detailed information for each individual property:

1. Assessor's Tax Lot Number
2. Owner's Name
3. Site Address

Clackamas County Service District No. 1  
Assessment District 2009-1  
North Clackamas Revitalization Area Sanitary Sewer Project  
March 2009-December 2012

4. Deed Reference
5. Real Market Value Per Assessor
6. Total Lot Acreage
7. Acreage Assigned General Benefit
8. General Benefit Assessment (per acre, based on final project cost)
9. Basic Unit Benefit Assessment @ \$6,000 each
10. Service Lateral Benefit @ \$2,100 each
11. Urban Renewal Area Credit \$1,292 per assessed property

Project Final Cost Comparison Summary

ACTIVITY	ESTIMATED COST	FINAL COST
Construction	\$10,395,000.00	\$9,654,606.16
Engineering	\$1,894,000.00	1,785,025.00
Easements, Rights of Way and Permits	\$80,000.00	193,926.93
Legal and Administrative	\$331,000.00	483,984.41
<b>Total Cost</b>	<b>\$12,700,000.00</b>	<b>\$12,117,542.50</b>

The attached report has been prepared to comply with State Statutes and the Board of County Commissioners Order No. 75-285, dated March 5, 1975.



Construction Cost Detail

**PHASE 1 CONSTRUCTION:** Dunn Construction, Inc.

BID AWARDED December 23, 2009 .....	\$3,330,489.00
▪ Change Order #1 .....	17,886.39
▪ Change Order #2 .....	36,835.30
▪ Change Order #3 .....	95,492.13
▪ Change Order #4 .....	<u>6,688.94</u>
TOTAL AUTHORIZED CONTRACT .....	\$3,487,391.76
Quantity Variation Over/Under .....	<u>(\$103,082.01)</u>
Total Work Completed .....	\$3,384,309.75
PHASE 1 FINAL CONSTRUCTION COST .....	\$3,384,309.75

**PHASE 2 CONSTRUCTION:** Rotschy Inc.

BID AWARDED January 3, 2011 .....	\$3,199,958.00
▪ Change Order #1 .....	<u>32,833.50</u>
TOTAL AUTHORIZED CONTRACT .....	\$3,232,791.50
Quantity Variation Over/Under .....	0.00
Total Work Completed .....	\$3,232,791.50
PHASE 2 FINAL CONSTRUCTION COST .....	\$3,232,791.50

**PHASE 3 CONSTRUCTION:** S-2 Contractors, Inc.

BID AWARDED August 20, 2011 .....	\$3,198,727.00
TOTAL AUTHORIZED CONTRACT .....	\$3,198,727.00
Less Work Completed SE Brehaut SW Drywell Decommissioning .....	(68,997.66)
Quantity Variation Over/Under .....	<u>(\$265,241.42)</u>
Total Work Completed P111869 .....	\$2,864,487.90
PHASE 3 FINAL CONSTRUCTION COST .....	\$2,864,487.90

**PHASES 1, 2 AND 3: OTHER CONSTRUCTION EXPENSES**

Construction Mitigation: Johnson Creek Riparian Area .....	\$6,598.13
--	------------

**PHASES 1 AND 2:  
 Intergovernmental Agreements with Adjacent Service Providers: Cost  
 Sharing of Construction of Common Sanitary Sewer Facilities**

City of Milwaukie (COM):	
CCSD#1 cost share: \$213,975.67	
COM cost share: <u>162,673.00</u>	
NET \$ 51,302.67 .....	\$51,302.67

City of Portland (COP):	
CCSD#1 cost share: \$342,368.21	
COP cost share: <u>227,252.00</u>	
NET \$115,116.21 .....	\$115,116.21

PHASES 1, 2 AND 3: TOTAL CONSTRUCTION COST .....	\$9,654,606.16
--	----------------

### CONSTRUCTION COST RECONCILIATION

Several elements created unique challenges for this project, including:

- Coordinating both the service boundaries and the timing of construction with the adjacent City of Milwaukie project which was entering into design and construction at the same time as the District's project.
- Coordinating with the City of Portland for sanitary sewer service to homes that are near District boundaries.
- Coordinating with the City of Portland the connection of our sanitary lines to their Lents Trunk interceptor in two locations. (The Project areas are within the design area of the City's collection and treatment system.)
- Determining the location of on-site wastewater systems to help determine service lateral placement. There are numerous rental properties in this service area; many owners or residents did not know where their on-site wastewater disposal systems were located or where the old sanitary lines left the house.
- Maintaining traffic flows and access for residents in the densely populated project areas, as well as for school buses, mail deliveries, emergency services and Tri-Met.
- Boring underneath Johnson Creek in order to convey sanitary flows to the sewer interceptor.
- Rebuilding many of the local streets. The majority of the streets impacted by construction were in poor structural condition and needed to be fully rebuilt as part of this project.
- Ensuring all aspects of design and construction were in full compliance with Clean Water State Revolving Fund (CWSRF) and American Recovery and Reinvestment Act (ARRA) requirements.

### CONSTRUCTION CONTRACTS

The NCRA project consisted of 9.6 miles of collector sanitary sewer line and 4.3 miles of sanitary sewer laterals. It was designed and awarded in three phases. The purpose of phasing was to:

- Coordinate construction with the availability of the CWSRF loan funds, which were to be distributed over three construction seasons.
- Minimize the impacts to the community (traffic, access, dust and noise).

- Keep the construction cost of each phase low enough to attract a larger pool of contractors to bid and bond the work – thereby increasing competitiveness.
- Divide the service area up to allow a more practical timeline for the design and for the acquisition of necessary easements.
- Minimize the resources the District would have to make available to manage the project successfully.

The original bid for **Phase I** was awarded to Dunn Construction inc. for their bid of \$3,330,489. Change orders during construction were necessary to handle the following conditions that were not identifiable prior to construction:

- A section of waterline was found to be in a location conflicting with the designed location for the sanitary pipeline. It was determined that relocating the waterline would be easier than relocating the sanitary line.
- A significant amount of clean native sand was found in the pipeline trench excavation. Rather than hauling it away and importing 100% gravel for the backfill, controlled use of these clean native sands was allowed in the lower portions of the backfill – creating overall savings to the project and better use of native materials.
- During this first construction phase staff discovered that the roadways were not going to hold up under heavy construction equipment. The resolution involved a change order to cover rebuilding most of the roadways after pipeline installation.

The total amount paid to Dunn Construction Inc. for Phase I construction was \$3,384,309.75; 1.6% above their original bid.

The **Phase II** construction contract was awarded to Rotschy Inc. for their bid of \$3,199,958. Minor change orders during construction were necessary to handle the following conditions that were not identifiable prior to construction:

- Additional roadway resurfacing was required above that originally anticipated, but the end result was a much better roadway system for the community.
- Allowed the contractor to screen and process native gravels excavated on site as trench backfill, creating overall savings to the project and better use of native materials.

The total amount paid to Rotschy Inc. for Phase II construction was \$3,232,792.50; 1.0% above their original bid.

The **Phase III** construction contract was awarded to S-2 Contractors Inc. for their bid of \$3,198,727, which included a stormwater drywell decommissioning to be funded under a separate project.

Change orders during construction that were not identifiable prior to construction were quite minimal on this phase. A redesign during construction of a section of line across additional properties required three additional easements to minimize construction impacts, but resulted in a net savings to the project.

In coordination with sewer installation work on SE Brehaut, the Phase 3 contractor also installed stormwater piping to a nearby stormwater system and removed an existing stormwater drywell. The work was bid under this contract, but deducted from the NCRA Project cost. CCSD#1's Surface Water Management Capital Improvement Project budget separately funded the work for the amount of \$68,997.66.

The total amount paid to S-2 Contractor Inc. for Phase III sewer construction was \$2,864,487.90 or 8.58% below their original bid.

#### ROADWAY RESTORATION

Roadway restoration was an important and integral part of the scope of work for this sanitary sewer system installation. Roadway restoration became a challenge when, during construction, it was discovered that the majority of the roadways in the project area had very little asphalt or gravel base. What was left of most roadways became obliterated by the heavy construction equipment necessary for this project.

Typical roadway reconstruction includes removal and disposal of adequate native material to provide room for a robust gravel base and at least 4-inches of new asphalt. Facing the potential of significant roadway rebuilding construction impacts as well as significant budget over-runs, the District explored other alternatives and found that these roadways were ideal candidates for an in-place restoration process called Full Depth Reclamation ("FDR").

Roadways to be fully rebuilt were typically pulverized to a ½-foot depth with specialty equipment (existing asphalt and base included), graded and a 5% addition of Portland cement then mixed into the ½-foot of pulverized base. After full compaction of this new base, the roadway was resurfaced with new asphalt pavement. The end result was a totally new driving surface on a very solid base and a long-term life expectancy.

Utilizing the FDR method saved the Assessment District approximately 50% in construction dollars over typical construction costs for roadway rebuilds, shortened construction impact timelines to local traffic significantly and conserved natural resources.

In addition:

- Very little material had to be hauled off-site and disposed of;
- Importing large amounts of gravel for a new structural base was not necessary; and
- Most streets were rebuilt in less than two days – greatly minimizing impacts to the community.

All streets, approximately 8 ½ miles, where sewers were installed in the NCRA Project area received a new full-width paved driving surface. Over 60% of these streets were completely reconstructed using the Full-Depth Reclamation process. Just under 40% of the streets were deemed in adequate condition to warrant a trench patch and a full-width overlay for the final street restoration.

#### CONSTRUCTION OVERSIGHT

The success of this project is also largely attributable to the controls in-place during construction. The following construction measures utilized by the District were positive factors in this accomplishment:

- Full time and thorough construction inspection and construction management: Contractors performing this construction typically had between three and six crews working in different areas of the project at the same time. The District takes very seriously the importance of good construction management and inspection to assure that the final products installed will meet the design's intent and serve the community well. The District utilized its own construction manager onsite and also retained the highly experienced public works construction inspection services of Silverton Consulting Services.
- Very detailed construction drawings and specifications;
- An engineering consultant that was very responsive to helping project staff resolve unforeseen conflicts that are common to underground utility construction;
- A good rapport with other utility companies that the project's underground efforts would encounter (water districts, gas, power, telephone, cable, etc); and
- The support of the County's Department of Transportation and Development Engineering and Road divisions to expedite steps necessary to keep construction efforts moving and minimizing impacts. This was especially noted for the needed permits, traffic detours, road closures, and surface restoration quality assurance.

The total final cost for construction contracts was \$9,481,589.15, which compares favorably with the original estimate of \$10,395,000 from the January 2009 Engineer's Report. The very competitive bidding climate was a positive factor in helping to offset the unexpected increase in construction scope to rebuild the majority of roadways.

Water Environment Services ("WES") labor was used for construction management, civil engineer, field inspection, testing and acceptance.

ENGINEERING AND CONSTRUCTION SERVICES COST DETAIL

PHASES 1, 2 AND 3: Century West Engineering Corporation

ORIGINAL AGREEMENT AWARDED May 27, 2008 .....	\$1,011,056.00
▪ Amendment #1 (October 1, 2008) .....	18,500.00
▪ Amendment #2 (July 30, 2009) .....	25,950.00
▪ Amendment #3 (December 2, 2009) .....	26,000.00
▪ Amendment #4 (August 21, 2010) .....	63,138.00
TOTAL AUTHORIZED AGREEMENT .....	\$1,144,644.00
AGREEMENT OVER/UNDER .....	(\$53,027.85)
TOTAL PHASES 1, 2 AND 3 ENGINEERING COST .....	\$1,091,616.15

PHASES 1, 2 and 3: CONSTRUCTION SERVICES

Construction Inspection Services: Silverton Consulting Services .....	\$200,726.82
Clackamas County Dept. of Transportation and Development Traffic engineering and inspection .....	44,040.33
Additional paving/compaction testing .....	7,302.40
Coordination with other utilities .....	5,092.07
Construction office and staging; utilities .....	17,206.27

PHASES 1, 2 AND 3: WES LABOR and EQUIPMENT

Civil Engineer; FT Construction Mgr; Acceptance and Testing .....	379,614.90
Equipment .....	<u>42,188.74</u>
TOTAL CONSTRUCTION SERVICES .....	\$693,408.85

TOTAL ENGINEERING AND CONSTRUCTION SERVICES	\$1,785,025.00
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### ENGINEERING COST RECONCILIATION

This project came in well within the anticipated engineering costs. The total cost of the engineering consultant, Century West Engineering, was \$1,091,616.15 which represents 11% of the total construction cost. The District's full-time construction management, full-time contract inspector, field office costs and civil engineer/project management added an additional \$639,408.25 to project costs.

The following engineering-related efforts contributed to the success of this project:

- An aerial survey of the entire area was conducted to obtain a more accurate photogrammetric base and contours than was otherwise available. This step also benefited other agencies for their future projects:
  - All the water valve box covers were marked prior to the aerial survey so that the water districts could utilize the mapping to see their relative location and enhance their limited records;
  - Other County departments have already utilized this mapping for their improvement projects.
- Survey work was utilized to locate existing monumentation and identify rights-of-way and property boundaries. Survey also located existing utilities as they were marked by utility locates, to minimize conflicts during construction.
- Construction contract documents were written very carefully and drawings created accurately to not only assure a quality construction effort but also to minimize contractors feeling a need to add contingencies into their bid for the unanticipated obstacles and challenges. This encouraged more competitive bidding.
- Geotechnical information of underground materials was obtained and included in the bidding documents. This gave bidding contractors a better idea of what soil conditions would be encountered and allowed them to bid more competitively.
- Having full-time District construction management on the project construction site also contributed to better contractor coordination, responsiveness to property owners, traffic-impact monitoring and community interaction.
- Being promptly responsive to site-specific project challenges also contributed to project savings. These included:
  - The utilization of native materials where appropriate;



- The implementation of the FDR road rebuilding processes not previously employed in the area for this type of construction project; and
- Fast-track alternate designs were orchestrated while under construction to overcome obstacles, keeping the project moving and minimizing impacts.

EASEMENTS and PERMITS COST DETAIL

PHASES 1, 2 and 3:

Acquisition of 71 easements .....	\$107,372.74
Compensation to Property Owners: Construction Impacts and Surface Restoration of Easements .....	67,860.00
State and Local Permits (Clackamas County, City of Portland, State of Oregon)	<u>18,694.19</u>
TOTAL .....	\$193,926.93

EASEMENT COST RECONCILIATION

In order to best serve this community and provide gravity service to as many residences as practical required creative design efforts and 71 easements. Even though the vast majority of our pipelines are within public rights-of-way, easements became an important necessity to provide the level of service desired and to minimize construction costs. Of the 71 easements, 14 were donated and 57 were purchased.

Property owners from whom easements were necessary were assured that impacts to their property would be kept to the minimum necessary and that restoration would be complete. Owners were made an integral part of the design process in identification of the best location for the needed easement. Owners were compensated fairly for the easement, for loss of use and for loss of any trees or vegetation that had to be removed.

Owners were also given options on the restoration of their property. Some owners elected to have the District contractors complete the surface restoration while others chose to receive cash payments in lieu of anticipated restoration costs, giving them the control of when and what restoration work was completed.

On those properties where the owner elected to complete restoration, the District contractor was only required to compact backfill, return the surface to original grade and stabilize the surface with grass seed and/or erosion protection materials. As noted, property owners were offered reasonable compensation if they chose to complete their own post-construction landscaping restoration on their properties. Numerous property owners elected to perform this final restoration themselves, which added to the total amount of budget spent on easements, but resulted in savings on the final construction contract costs.

All property owners were assured that the District would renegotiate the easement and surface restoration compensation for any property owner who felt that construction impacts exceeded those described in the originally obtained easement.

These approaches to easement acquisition resulted in better community reception to the project, better property owner satisfaction – and overall lower easement costs.

#### ADMINISTRATIVE COST DETAIL

##### PHASES 1, 2 and 3:

WES Labor: Project and Assessment District Administration	\$149,834.06
Advertising; reproduction and printing; community outreach and events	9,604.76
Miscellaneous small equipment and materials, rentals	1,925.26
Recording Expenses	6,500.00
CCSD#1 Overhead and Allocation of Capital Project Support	<u>316,120.33</u>
<b>TOTAL ADMINISTRATIVE COST</b>	<b>\$483,984.41</b>

#### ADMINISTRATIVE COST RECONCILIATION

##### Water Environment Services (WES) Labor:

In addition to the WES labor described under “Construction Cost Detail”, WES labor was used for overall project management and contract administration; CWSRF and ARRA loans and grant administration; assessment district administration; and engineering and engineering support.

Legal support for this project was provided by the Clackamas County Assistant County Counsel, and those costs are included in “Overhead” above. There are no construction claims pending. None of the easement acquisitions required condemnation. There are no other known legal issues associated with AD2009-1.

##### Overhead and Allocation of Capital Project Support:

Each District capital project has an overhead amount added to its costs each month, if applicable. This amount is currently calculated at 50% of the direct labor charged to the project. The overhead charge covers the general administrative expenses of the WES organization, including utilities, rent, legal, finance, community involvement, customer service, administrative support, and geographic information services.

Assessment District 2009-1  
**NORTH CLACKAMAS REVITALIZATION AREA SANITARY SEWER PROJECT**  
Clackamas County Service District #1



EXHIBIT A

Assessment District 2009-1 Boundary Map

EXHIBIT "B"

ASSESSMENT POLICY  
for Assessment District 2009-1

The following is the recommended statement of benefits and assessment formula applicable to Assessment District 2009-1 within Clackamas County Service District No. 1.

Each property within Assessment District 2009-1 derives special benefits from the sanitary sewer facilities on one or more of the following:

GENERAL BENEFIT

**General Benefit** is a cost assigned to each property within the proposed Assessment District directly proportional to the total acreage of the property. Benefit is derived by all properties in Assessment District 2009-1 because of the availability of public sanitary sewer service, whether it is utilized immediately or in the future. All properties within the Assessment District will be assessed a General Benefit with the following exceptions: public rights-of-way, public utility facilities, operating railroad rights-of-way, cemetery interment lands, designated wetlands, sensitive area buffers and exclusive private roads. The General Benefit cost is calculated by dividing the total project cost, minus the Basic Unit Benefit and Service Connection Benefit, by the total acres (less excluded lands). This calculation establishes a cost in dollars per acre, which is then assigned proportionately to the benefited properties.

BASIC UNIT BENEFIT

The **Basic Unit Benefit** is defined as the minimum amount each property in the proposed Assessment District benefits from a point of connection to the public sanitary sewer system. This benefit is a fixed cost and is defined as the minimum connection charge as specified in CCSD#1 Rules and Regulations for Sanitary Sewer and Surface Water Management, Table XII.

The minimum connection charge listed in the CCSD#1 fee table is subject to change by Board approval.

The Basic unit benefit will not be assigned to public rights-of-way, public utility facilities, operating railroad rights-of-way, cemetery, interment lands, designated wetlands, sensitive area buffers and exclusive private roads. The basic unit benefit is a fixed rate of one unit assigned to all developed properties and vacant buildable properties. Small tax lots which could not be developed separately under current land use regulations and that are contiguous with larger tax lots under common ownership will NOT be assessed for a Basic Unit Benefit, but will be assessed for General Benefit. Properties requesting additional service laterals will be assigned a basic unit cost for each additional connection to the public sanitary sewer system.

Future development will pay a proportional cost based on this policy.

SERVICE LATERAL BENEFIT

The **Service Lateral** (pipe) connects the property to the public sewer system. Benefit is derived by each property in proposed Assessment District 2009-1 provided one or more private sanitary sewer service lateral(s) to the public sanitary sewer mainline. The Service Lateral Benefit is calculated based on the average cost of a private service lateral pipe from the mainline sewer to the property line of each benefited property. This fixed cost includes design engineering, traffic and erosion control, pipe and fittings, trench excavation, pipe bedding, imported trench backfill, street restoration and surveying.

All properties in proposed Assessment District 2009-1 receiving one or more service connection laterals along a serviceable main will be subject to a Service Lateral Benefit for each service connection lateral provided to the property.

Clackamas County Service District No. 1  
Assessment District 2009-1  
North Clackamas Revitalization Area Sanitary Sewer Project  
March 2009-December 2012

Exhibit "C"

Assessment Roll





NORTH CLACKAMAS REVITALIZATION AREA (NCRA)  
AD 2009-1

Tax Lot Number	Owner	SITE ADDR	DEED REF#	2012		General	General Benefit	Basic	Service	Urban Renewal	Final	
				Real Mkt Value	Total Acreage						Benefit Area	per Acre
12E28BB04601	WALTERS MARK & JANICE	NO SITUS	2011-034325	\$64,884	0.0918	0.0918	\$12,032.69	\$6,000	\$2,100	\$1,292.00	\$7,912.60	\$9,349.63
12E28BB04700	REYNOLDS MORGAN & SELENA A	8610 SE GRAY ST	2010-005027	\$183,430	0.1839	0.1839	\$2,212.81	\$6,000	\$2,100	\$1,292.00	\$9,020.81	\$11,155.14
12E28BB04800	CHASE KASEY ANN	8606 SE GRAY ST	1999-115003	\$240,205	0.2071	0.2071	\$2,491.97	\$6,000	\$2,100	\$1,292.00	\$9,299.97	\$11,609.95
12E28BB04900	WELLS FARGO BANK NA TRUSTEE	8538 SE GRAY ST	2012-083090	\$203,615	0.3109	0.3109	\$3,740.96	\$6,000	\$2,100	\$1,292.00	\$10,548.96	\$13,644.83
12E28BB05000	BENNETT GARY TRUSTEE	8534 SE GRAY ST	1994-082353	\$104,175	0.0922	0.0922	\$1,109.41	\$6,000	\$2,100	\$1,292.00	\$7,917.41	\$9,357.47
12E28BB05100	SCHILLING CHRISTOPHER & BARBARA	8514 SE GRAY ST	1997-053466	\$123,136	0.0922	0.0922	\$1,109.41	\$6,000	\$2,100	\$1,292.00	\$7,917.41	\$9,357.47
12E28BB05101	HOUSING AUTHORITY CO CLACK	8520 SE GRAY ST	1982-013691	\$138,855	0.0922	0.0922	\$1,109.41	\$6,000	\$2,100	\$1,292.00	\$7,917.41	\$9,357.47
12E28BB05200	SANCHEZ REYES 1/2 & ANDREA 1/2	8432 SE GRAY ST	1988-046235	\$165,210	0.1845	0.1845	\$2,220.03	\$6,000	\$2,100	\$1,292.00	\$9,028.03	\$11,166.91
12E28BB05300	MORRIS RANDY G & BRENDA G	8336 SE GRAY ST	2008-059409	\$170,288	0.1470	0.1470	\$1,768.81	\$6,000	\$2,100	\$1,292.00	\$8,576.81	\$10,431.76
12E28BB05302	SANCHEZ REYES	8344 SE GRAY ST	2008-082874	\$170,288	0.1384	0.1384	\$1,665.32	\$6,000	\$2,100	\$1,292.00	\$8,473.32	\$10,263.17
12E28BB05500	CASPER JACOB C & JANCY J	8332 SE GRAY ST	2005-100005	\$131,646	0.1257	0.1257	\$1,512.51	\$6,000	\$2,100	\$1,292.00	\$8,320.51	\$10,014.20
12E28BB05600	SCHUETT CHRISTOPHER LEE	8330 SE GRAY ST	2002-105938	\$148,703	0.1257	0.1257	\$1,512.51	\$6,000	\$2,100	\$1,292.00	\$8,320.51	\$10,014.20
12E28BB05700	HOXWORTH SANDRA K	8310 SE GRAY ST	2006-023951	\$148,415	0.1308	0.1308	\$1,573.88	\$6,000	\$2,100	\$1,292.00	\$8,381.88	\$10,114.18
12E28BB05800	MCPARTLAND MICHAEL	8220 SE GRAY ST	2006-042188	\$134,383	0.1257	0.1257	\$1,512.51	\$6,000	\$2,100	\$1,292.00	\$8,320.51	\$10,014.20
12E28BB05900	AUBERT RITA J	8216 SE GRAY ST	2004-063555	\$141,883	0.1207	0.1207	\$1,452.35	\$6,000	\$2,100	\$1,292.00	\$8,260.35	\$9,916.18
12E28BB06000	LENSKE PROPERTIES LLC	8210 SE GRAY ST	1984-006048	\$138,130	0.2514	0.2514	\$3,025.02	\$6,000	\$2,100	\$1,292.00	\$9,833.02	\$12,478.40
12E28BB06100	LEIGH ROY JR	8640 SE 82ND AVE	1997-099798	\$181,008	0.2514	0.2514	\$3,025.02	\$6,000	\$2,100	\$1,292.00	\$9,833.02	\$12,478.40
12E28BB06200	LEIGH ROY JR TRUSTEE	8650 SE 82ND AVE	2005-010774	\$182,548	0.2516	0.2516	\$3,027.42	\$6,000	\$2,100	\$1,292.00	\$9,835.42	\$12,482.32
12E28BB06300	LENSKE PROPERTIES LLC	8205 SE CORNWELL AVE	2001-019996	\$142,500	0.2515	0.2515	\$3,026.22	\$6,000	\$2,100	\$1,292.00	\$9,834.22	\$12,480.36
12E28BB06400	SNOW DENTISE MARIE	8215 SE CORNWELL AVE	1996-018760	\$127,883	0.1258	0.1258	\$1,513.71	\$6,000	\$2,100	\$1,292.00	\$8,321.71	\$10,016.16
12E28BB06500	LIN AMY	8305 SE CORNWELL AVE	2011-048489	\$145,330	0.1886	0.1886	\$2,269.37	\$6,000	\$2,100	\$1,292.00	\$9,077.37	\$11,247.28
12E28BB06600	LOVE RONALD LEE & GENELLE L	8321 SE CORNWELL AVE	1997-005547	\$167,680	0.1886	0.1886	\$2,269.37	\$6,000	\$2,100	\$1,292.00	\$9,077.37	\$11,247.28
12E28BB06700	DUNN DI-ANN	8325 SE CORNWELL AVE	2010-083892	\$222,487	0.2266	0.2266	\$2,726.61	\$6,000	\$2,100	\$1,292.00	\$9,534.61	\$11,992.23
12E28BB06800	EGGE MICHAEL J & GIBSON PAULINE C	8331 SE CORNWELL AVE	1990-012302	\$159,112	0.1595	0.1595	\$1,919.21	\$6,000	\$2,100	\$1,292.00	\$8,727.21	\$10,676.81
12E28BB06900	REYNOLDS STEPHEN	8337 SE CORNWELL AVE	1984-040595	\$149,952	0.1578	0.1578	\$1,898.76	\$6,000	\$2,100	\$1,292.00	\$8,706.76	\$10,643.48
12E28BB07000	OVERLIN LYNN E	8343 SE CORNWELL AVE	1996-040096	\$161,532	0.1578	0.1578	\$1,898.76	\$6,000	\$2,100	\$1,292.00	\$8,706.76	\$10,643.48
12E28BB07100	KOENIG PHYLLIS PHILLIPS TRUSTEE	8407 SE CORNWELL AVE	2005-058984	\$159,172	0.1578	0.1578	\$1,898.76	\$6,000	\$2,100	\$1,292.00	\$8,706.76	\$10,643.48
12E28BB07200	KIMBLE COREY J & HOFMANN JAMIE C	8417 SE CORNWELL AVE	1995-040275	\$150,592	0.1578	0.1578	\$1,898.76	\$6,000	\$2,100	\$1,292.00	\$8,706.76	\$10,643.48
12E28BB07300	STARK SUZAN & THOMAS	8427 SE CORNWELL AVE	2003-032930	\$166,582	0.1578	0.1578	\$1,898.76	\$6,000	\$2,100	\$1,292.00	\$8,706.76	\$10,643.48
12E28BB07400	LI HONGBO	8507 SE CORNWELL AVE	2012-052987	\$149,172	0.1578	0.1578	\$1,898.76	\$6,000	\$2,100	\$1,292.00	\$8,706.76	\$10,643.48
12E28BB07500	BENELL-HECK JUDY A & RHYNE RICKIE JEAN	8517 SE CORNWELL AVE	2005-053945	\$157,732	0.1578	0.1578	\$1,898.76	\$6,000	\$2,100	\$1,292.00	\$8,706.76	\$10,643.48
12E28BB07600	MCCORMICK JOSHUA R & MALIA	8527 SE CORNWELL AVE	2012-024602	\$159,382	0.1578	0.1578	\$1,898.76	\$6,000	\$2,100	\$1,292.00	\$8,706.76	\$10,643.48
12E28BB07700	THEISEN DOUGLAS P	8607 SE CORNWELL AVE	1993-005372	\$146,192	0.1578	0.1578	\$1,898.76	\$6,000	\$2,100	\$1,292.00	\$8,706.76	\$10,643.48
12E28BB07800	SHAW ANGELA D	8617 SE CORNWELL AVE	2005-031412	\$233,712	0.1578	0.1578	\$1,898.76	\$6,000	\$2,100	\$1,292.00	\$8,706.76	\$10,643.48
12E28BB07900	MADDOX DUSTIN	8627 SE CORNWELL AVE	2004-080304	\$149,432	0.1577	0.1577	\$1,897.56	\$6,000	\$2,100	\$1,292.00	\$8,705.56	\$10,641.52
12E28BB08000	THEISEN JANICE E	8633 SE CORNWELL AVE	1990-058239	\$162,029	0.2601	0.2601	\$3,129.70	\$6,000	\$2,100	\$1,292.00	\$9,937.70	\$12,648.96
12E28BB08100	WONG ROBERT H	8644 SE CORNWELL AVE	1986-049600	\$161,429	0.2390	0.2390	\$2,875.81	\$6,000	\$2,100	\$1,292.00	\$9,683.81	\$12,235.32
12E28BB08200	BARNETT KATHY K & WILLIAMS KRIS A	8704 SE CORNWELL AVE	1999-043826	\$142,175	0.1277	0.1277	\$1,536.57	\$6,000	\$2,100	\$1,292.00	\$8,344.57	\$10,053.41
12E28BB08300	GILL RANDAL D	8714 SE CORNWELL AVE	2006-004770	\$148,905	0.1282	0.1282	\$1,542.59	\$6,000	\$2,100	\$1,292.00	\$8,350.59	\$10,062.21
12E28BB08400	GORDON KERI M & LEAVENWORTH RYAN S	8724 SE CORNWELL AVE	2013-019652	\$142,975	0.1287	0.1287	\$1,548.61	\$6,000	\$2,100	\$1,292.00	\$8,356.61	\$10,073.01
12E28BB08500	HALL GEORGE E & MYRNA L	8635 SE GARDEN LN	1979-050812	\$154,505	0.1412	0.1412	\$1,699.02	\$6,000	\$2,100	\$1,292.00	\$8,507.02	\$10,318.06
12E28BB08600	WARLICK JOSEPH & VIRGINIA	8713 SE CORNWELL AVE	2003-075572	\$160,152	0.1550	0.1550	\$1,865.07	\$6,000	\$2,100	\$1,292.00	\$8,673.07	\$10,588.59
12E28BB08700	OLSON ROD H	8614 SE CORNWELL AVE	1993-062314	\$156,232	0.1526	0.1526	\$1,836.19	\$6,000	\$2,100	\$1,292.00	\$8,644.19	\$10,541.54
12E28BB08800	BONSTEIN L O ANN	8604 SE CORNWELL AVE	1992-018975	\$148,162	0.1526	0.1526	\$1,836.19	\$6,000	\$2,100	\$1,292.00	\$8,644.19	\$10,541.54
12E28BB08900	MINTO MICHAEL G & CONNIE L	8524 SE CORNWELL AVE	1988-031609	\$144,052	0.1526	0.1526	\$1,836.19	\$6,000	\$2,100	\$1,292.00	\$8,644.19	\$10,541.54
12E28BB09000	SHEA DANIEL P	8514 SE CORNWELL AVE	1986-051839	\$144,902	0.1526	0.1526	\$1,836.19	\$6,000	\$2,100	\$1,292.00	\$8,644.19	\$10,541.54
12E28BB09100	STEELE TRACY G	8504 SE CORNWELL AVE	1997-088138	\$146,152	0.1526	0.1526	\$1,836.19	\$6,000	\$2,100	\$1,292.00	\$8,644.19	\$10,541.54
12E28BB09200	RICKABY MARC C & STEPHANIE	8424 SE CORNWELL AVE	2004-038460	\$156,472	0.1526	0.1526	\$1,836.19	\$6,000	\$2,100	\$1,292.00	\$8,644.19	\$10,541.54
12E28BB09300	TAYLOR EARL L	8414 SE CORNWELL AVE	1992-039626	\$157,812	0.1526	0.1526	\$1,836.19	\$6,000	\$2,100	\$1,292.00	\$8,644.19	\$10,541.54
12E28BB09400	VAN AKEN EDWARD B	8712 SE GARDEN LN	2010-030402	\$169,092	0.1526	0.1526	\$1,836.19	\$6,000	\$2,100	\$1,292.00	\$8,644.19	\$10,541.54
12E28BB09500	HARMON RICHARD LEE & PATRICIA	8830 SE GARDEN LN	1993-069315	\$158,252	0.1526	0.1526	\$1,836.19	\$6,000	\$2,100	\$1,292.00	\$8,644.19	\$10,541.54
12E28BB09600	METHVEN GARY D & LINDA C	8415 SE GARDEN LN	2002-106599	\$145,692	0.1526	0.1526	\$1,836.19	\$6,000	\$2,100	\$1,292.00	\$8,644.19	\$10,541.54
12E28BB09700	REED BEN L & TONYA M	8425 SE GARDEN LN	2009-079119	\$150,532	0.1526	0.1526	\$1,836.19	\$6,000	\$2,100	\$1,292.00	\$8,644.19	\$10,541.54
12E28BB09800	BARNETT KATHY	8505 SE GARDEN LN	1994-033027	\$173,192	0.1526	0.1526	\$1,836.19	\$6,000	\$2,100	\$1,292.00	\$8,644.19	\$10,541.54
12E28BB09900	TYLER DAVID A	8515 SE GARDEN LN	1993-092683	\$165,852	0.1526	0.1526	\$1,836.19	\$6,000	\$2,100	\$1,292.00	\$8,644.19	\$10,541.54
12E28BB10000	BUDDEN JEFFREY C & ALLEN R	8525 SE GARDEN LN	2005-069940	\$149,672	0.1526	0.1526	\$1,836.19	\$6,000	\$2,100	\$1,292.00	\$8,644.19	\$10,541.54
12E28BB10100	BANING MARY J	8605 SE GARDEN LN	2005-039066	\$162,152	0.1526	0.1526	\$1,836.19	\$6,000	\$2,100	\$1,292.00	\$8,644.19	\$10,541.54
12E28BB10200	KARSTENS DUANE PHILLIP	8615 SE GARDEN LN	1993-094191	\$160,742	0.1526	0.1526	\$1,836.19	\$6,000	\$2,100	\$1,292.00	\$8,644.19	\$10,541.54
12E28BB10300	DELATORRE CESAR M	8727 SE CORNWELL AVE	2006-118757	\$154,482	0.1550	0.1550	\$1,865.07	\$6,000	\$2,100	\$1,292.00	\$8,673.07	\$10,588.59
12E28BB10400	CARROLL KIRSTEN G	8636 SE GARDEN LN	1997-036991	\$138,633	0.1358	0.1358	\$1,634.04	\$6,000	\$2,100	\$1,292.00	\$8,442.04	\$10,212.20

NORTH CLACKAMAS REVITALIZATION AREA (NCRA)  
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Tax Lot Number	Owner	SITE ADDR	DEED REF#	2012 Real Mkt Value	Total Acreage	General Benefit Area	General Benefit per Acre	Basic Unit Benefit	Service Lateral Benefit	Urban Renewal Assessment Discount	Final Individual Assessment	2009 Est Assessment
12E28BB10500	GORDON MICHAEL W	8626 SE GARDEN LN	2009-057426	\$149,445	0.1359	0.1359	\$1,635.24	\$6,000	\$2,100	\$1,292.00	\$8,443.24	\$10,214.16
12E28BB10600	ESSAFI LAURA E	8620 SE GARDEN LN	2010-024127	\$140,875	0.1359	0.1359	\$1,635.24	\$6,000	\$2,100	\$1,292.00	\$8,443.24	\$10,214.16
12E28BB10700	CISNEROS MARIA DOLORES GONZALEZ	8616 SE GARDEN LN	2010-020327	\$152,415	0.1358	0.1358	\$1,634.04	\$6,000	\$2,100	\$1,292.00	\$8,442.04	\$10,212.20
12E28BB10800	BRAUN CHERI L	8606 SE GARDEN LN	1991-067042	\$142,985	0.1358	0.1328	\$1,597.94	\$6,000	\$2,100	\$1,292.00	\$8,405.94	\$10,153.39
12E28BB10900	GARTNER MAX LEE	8526 SE GARDEN LN	1992-027684	\$143,195	0.1357	0.1357	\$1,632.84	\$6,000	\$2,100	\$1,292.00	\$8,440.84	\$10,210.24
12E28BB11000	ELWOOD CARL H 1/2	8516 SE GARDEN LN	632-051	\$169,555	0.1357	0.1357	\$1,632.84	\$6,000	\$2,100	\$1,292.00	\$8,440.84	\$10,210.24
12E28BB11100	JOHNSTON LUKE A	8506 SE GARDEN LN	1997-099340	\$160,485	0.1357	0.1357	\$1,632.84	\$6,000	\$2,100	\$1,292.00	\$8,440.84	\$10,210.24
12E28BB11200	LOVE RONALD L & GENELLE L	8426 SE GARDEN LN	2004-060262	\$140,885	0.1356	0.1356	\$1,631.63	\$6,000	\$2,100	\$1,292.00	\$8,439.63	\$10,208.28
12E28BB11300	KENNEDY JOHN F	8416 SE GARDEN LN	1999-103227	\$146,515	0.1356	0.1356	\$1,631.63	\$6,000	\$2,100	\$1,292.00	\$8,439.63	\$10,208.28
12E28BB11400	BARNETT KATHLEEN KAY	8406 SE GARDEN LN	1994-075840	\$158,305	0.1355	0.1355	\$1,630.43	\$6,000	\$2,100	\$1,292.00	\$8,438.43	\$10,206.32
12E28BB11500	JIMENEZ EDGAR	8336 SE GARDEN LN	2006-044183	\$159,009	0.2326	0.2326	\$2,798.80	\$6,000	\$2,100	\$1,292.00	\$9,606.80	\$12,109.85
12E28BB11600	ZEILER DOUGLAS W	8815 SE GARDEN LN	2010-051674	\$156,060	0.1876	0.1876	\$2,257.33	\$6,000	\$2,100	\$1,292.00	\$9,065.33	\$11,227.68
12E28BB11700	RUECK KIMBERLEY JOANNE	8805 SE GARDEN LN	2006-100572	\$146,895	0.1265	0.1265	\$1,522.14	\$6,000	\$2,100	\$1,292.00	\$8,330.14	\$10,029.88
12E28BB11800	RUECK KIMBERLEY JOANNE	8725 SE GARDEN LN	2006-100573	\$176,945	0.1265	0.1265	\$1,522.14	\$6,000	\$2,100	\$1,292.00	\$8,330.14	\$10,029.88
12E28BB11900	SIMER A J & ROSE IRENE	8715 SE GARDEN LN	1979-021235	\$140,195	0.1265	0.1265	\$1,522.14	\$6,000	\$2,100	\$1,292.00	\$8,330.14	\$10,029.88
12E28BB12000	GREENFIELD JACQUELINE D	8304 SE GARDEN LN	1999-005954	\$151,305	0.1265	0.1265	\$1,522.14	\$6,000	\$2,100	\$1,292.00	\$8,330.14	\$10,029.88
12E28BB12100	GHIORA ALISA A	8326 SE CORNWELL AVE	2007-045839	\$163,546	0.1493	0.1493	\$1,796.48	\$6,000	\$2,100	\$1,292.00	\$8,604.48	\$10,476.85
12E28BB12200	HIATT HATTIE R	8322 SE CORNWELL AVE	2006-012621	\$155,226	0.1722	0.1722	\$2,072.03	\$6,000	\$2,100	\$1,292.00	\$8,880.03	\$10,925.78
12E28BB12300	PAUL JOHN M TRSTE	8318 SE CORNWELL AVE	2005-078581	\$124,983	0.1148	0.1148	\$1,381.35	\$6,000	\$2,100	\$1,292.00	\$8,189.35	\$9,800.52
12E28BB12400	PAUL JOHN M	8240 SE CORNWELL AVE	2005-078582	\$278,962	0.5763	0.5763	\$6,934.44	\$6,000	\$2,100	\$1,292.00	\$13,742.44	\$18,847.69
12E28BB12500	SCHNEIDER JACK A & JERRY E	8220 SE CORNWELL AVE	2007-052503	\$167,879	0.2295	0.2295	\$2,761.50	\$6,000	\$2,100	\$1,292.00	\$9,569.50	\$12,049.08
12E28BB12600	ROGERS LAND CO LLC	8864 SE 82ND AVE	1996-001004	\$193,709	0.2295	0.2295	\$2,761.50	\$6,000	\$2,100	\$1,292.00	\$9,569.50	\$12,049.08
12E28BB12700	ROGERS LAND CO LLC	8864 SE 82ND AVE	1993-081950	\$626,232	0.7715	0.7715	\$9,283.22	\$6,000	\$2,100	\$1,292.00	\$16,091.22	\$22,674.35
12E29AB02100	BROOKS TOMOKO	8900 SE 72ND AVE	2012-053007	\$163,504	0.5038	0.5038	\$6,062.07	\$6,000	\$2,100	\$1,292.00	\$12,870.07	\$17,426.41
12E29AB02101	ALBRIGHT MICHAEL D & REBECCA R	8720 SE 72ND AVE	2012-051782	\$198,208	0.2169	0.2169	\$2,609.89	\$6,000	\$2,100	\$1,292.00	\$9,417.89	\$11,802.07
12E29AB02102	ALBRIGHT MICHAEL DEAN	8680 SE 72ND AVE	1993-025942	\$186,096	0.2577	0.2577	\$3,100.82	\$6,000	\$2,100	\$1,292.00	\$9,908.82	\$12,601.91
12E29AB02200	BROOKS TOMOKO	NO SITUS	2012-053007	\$35,403	0.1965	0.1965	\$2,364.42	\$0	\$0	\$1,292.00	\$1,072.42	\$11,402.15
12E29AB02201	BROOKS TOMOKO	8910 SE 72ND AVE	2012-053007	\$153,577	0.2179	0.2179	\$2,621.92	\$6,000	\$2,100	\$1,292.00	\$9,429.92	\$11,821.67
12E29AB02700	COX BRUCE A & DONNA E	7420 SE LUTHER RD	1999-018417	\$172,457	0.1808	0.1808	\$2,175.51	\$6,000	\$2,100	\$1,292.00	\$8,983.51	\$11,094.37
12E29AB02800	STEAGALL ANGELA M	7422 SE LUTHER RD	2011-040793	\$159,857	0.1836	0.1836	\$2,209.20	\$6,000	\$2,100	\$1,292.00	\$9,017.20	\$11,149.26
12E29AB03000	HINTZ RAY S	7424 SE LUTHER RD	2008-050413	\$148,460	0.1808	0.1808	\$2,175.51	\$6,000	\$2,100	\$1,292.00	\$8,983.51	\$11,094.37
12E29AB03200	LACKEY HUGH T	7510 SE LUTHER RD	2002-064403	\$205,320	0.6110	0.6110	\$7,351.97	\$6,000	\$2,100	\$1,292.00	\$14,159.97	\$19,527.94
12E29AB03201	NICHOLS DEBRA A	7512 SE LUTHER RD	2000-037386	\$155,275	0.2186	0.2186	\$2,630.35	\$6,000	\$2,100	\$1,292.00	\$9,438.35	\$11,835.40
12E29AB03202	TILLER PAUL B	7514 SE LUTHER RD	1999-008810	\$185,293	0.3755	0.3755	\$4,518.27	\$6,000	\$2,100	\$1,292.00	\$11,326.27	\$14,911.24
12E29AB03300	BEREZIN NIKOLAY N	7610 SE LUTHER RD	2006-096888	\$164,627	0.6611	0.6611	\$7,954.81	\$6,000	\$2,100	\$1,292.00	\$14,762.81	\$20,510.09
12E29AB03601	FUGATE MERRILY JEAN	8961 SE 76TH DR	2005-031743	\$253,800	0.9127	0.7000	\$8,422.88	\$6,000	\$2,100	\$1,292.00	\$15,230.88	\$21,272.68
12E29AB03602	GULSONS LLC	8951 SE 76TH DR	1992-061645	\$620,944	1.4439	1.0000	\$13,235.96	\$6,000	\$2,100	\$1,292.00	\$20,043.96	\$29,114.21
12E29AB03603	BLISS ARTHUR L CO-TRUSTEE	8971 SE 76TH DR	1999-101813	\$240,697	0.4986	0.4000	\$4,813.08	\$6,000	\$2,100	\$1,292.00	\$11,621.08	\$15,391.53
12E29AB03607	DANKRIS COMPANY	8850 SE 76TH DR	2005-031089	\$800,976	1.4694	1.0000	\$15,642.50	\$6,000	\$2,100	\$1,292.00	\$22,450.50	\$33,034.98
12E29AB03608	DANKRIS COMPANY	8860 SE 76TH DR	2005-031089	\$283,325	1.9000	1.5000	\$18,049.03	\$6,000	\$2,100	\$1,292.00	\$24,857.03	\$36,955.74
12E29AC00600	BARR DOUGLAS H & GLORIA J	8981 SE 76TH DR	2004-092801	\$126,886	0.2150	0.2150	\$2,587.03	\$6,000	\$2,100	\$1,292.00	\$9,395.03	\$11,764.82
12E29AC00602	ANDERSON GARY	8975 SE 76TH DR	2011-015828	\$100,687	0.2083	0.2083	\$2,506.41	\$6,000	\$2,100	\$1,292.00	\$9,314.41	\$11,633.48
12E29AC00800	M HANSONS ENTERPRISES INC	7375 SE JOHNSON CREEK B	1998-027158	\$139,257	0.2049	0.2049	\$2,465.50	\$6,000	\$2,100	\$1,292.00	\$9,273.50	\$11,566.82
12E29AC00900	CARLSON CHRISTOPHER	7445 SE JOHNSON CREEK B	2012-018545	\$185,797	0.6958	0.6958	\$8,372.35	\$6,000	\$2,100	\$1,292.00	\$15,180.35	\$21,190.34
12E29AC00901	SAWYER PHILIP B	7415 SE JOHNSON CREEK B	2009-082348	\$235,933	0.3169	0.3169	\$3,813.16	\$6,000	\$2,100	\$1,292.00	\$10,621.16	\$13,762.45
12E29AC01000	WRIGHT TY	7411 SE JOHNSON CREEK B	2009-015970	\$245,813	0.6600	0.6213	\$7,475.91	\$6,000	\$2,100	\$1,292.00	\$14,283.91	\$19,729.86
12E29AC01100	LEWIS SPEED R & KRAHN SHERYL N A	7321 SE JOHNSON CREEK B	1986-028339	\$139,993	0.8000	0.7000	\$8,422.88	\$6,000	\$2,100	\$1,292.00	\$15,230.88	\$21,272.68
12E29AC01200	LEWIS SPEED R & KRAHN SHERYL N A	9011 SE 74TH AVE	1986-028339	\$96,279	0.2571	0.2600	\$3,128.50	\$6,000	\$2,100	\$1,292.00	\$9,936.50	\$12,647.00
12E29AC01300	HARTMAN DOROTHY	7531 SE JOHNSON CREEK B	1987-024878	\$188,592	0.3007	0.3007	\$3,618.23	\$6,000	\$2,100	\$1,292.00	\$10,426.23	\$13,444.87
12E29AC01301	WRIGHT TY M	7413 SE JOHNSON CREEK B	2002-024972	\$304,578	0.4344	0.4344	\$5,227.00	\$6,000	\$2,100	\$1,292.00	\$12,035.00	\$16,065.90
12E29AC01500	MT SCOTT INDUSTRIAL PARK LLC	9180 SE 74TH AVE	1993-077005	\$818,735	1.4460	1.1266	\$13,556.11	\$6,000	\$2,100	\$1,292.00	\$20,364.11	\$37,935.93
12E29AC01701	BRUNDIDGE MARILYN J	NO SITUS	2011-049414	\$11,725	0.1299	0.1299	\$1,563.05	\$6,000	\$0	\$1,292.00	\$6,271.05	\$10,167.11
12E29AC01800	MT SCOTT INDUSTRIAL PARK LLC	7400 SE JOHNSON CREEK B	1993-077001	\$178,327	1.1200	1.1200	\$13,476.61	\$6,000	\$0	\$1,292.00	\$18,184.61	\$29,506.29
12E29AC03000	EASTIN RAYMOND LEE	7613 SE CLACKAMAS ST	1995-044231	\$119,164	0.2558	0.2700	\$3,248.83	\$6,000	\$2,100	\$1,292.00	\$10,056.83	\$12,843.03
12E29AC03800	FITZSIMONS DAVID E	7707 SE CLACKAMAS ST	2008-046141	\$155,554	0.3301	0.3400	\$4,091.11	\$6,000	\$2,100	\$1,292.00	\$10,899.11	\$14,215.30
12E29AC04300	LEROY RICHARD M	7618 SE CLACKAMAS ST	2005-067684	\$101,541	0.1148	0.1148	\$1,381.35	\$6,000	\$2,100	\$1,292.00	\$8,189.35	\$9,800.52
12E29AD04901	MEDERO JOSE F & AVELLANEDA PAULA	9318 SE SHERRIANNE CT	2005-010870	\$153,519	0.1719	0.1719	\$2,068.42	\$6,000	\$2,100	\$1,292.00	\$8,876.42	\$10,919.90
12E29AD04902	STENSrud CRAIG STANLEY TRUSTEE	9314 SE SHERRIANNE CT	2004-090806	\$155,329	0.1663	0.1663	\$2,001.04	\$6,000	\$2,100	\$1,292.00	\$8,809.04	\$10,810.12
12E29AD04903	FARNES RICHARD & VICKI & ONEIL DALE & JENNIFER	9310 SE SHERRIANNE CT	2007-000874	\$150,499	0.1959	0.1959	\$2,357.20	\$6,000	\$2,100	\$1,292.00	\$9,165.20	\$11,390.39
12E29AD04904	EMMERT TERRY W	9306 SE SHERRIANNE CT	1986-28372	\$130,929	0.1986	0.1986	\$2,389.69	\$6,000	\$2,100	\$1,292.00	\$9,197.69	\$11,443.32

NORTH CLACKAMAS REVITALIZATION AREA (NCRA)  
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Tax Lot Number	Owner	SITE ADDR	DEED REF#	2012 Real Mkt Value	Total Acreage	General Benefit Area	General Benefit per Acre	Basic Unit Benefit	Service Lateral Benefit	Urban Renewal Assessment Discount	Final Individual Assessment	2009 Est Assessment
12E29AD05300	CHARLEBOIS DAVID J & EMMA K	7865 SE CLACKAMAS ST	2004-095182	\$363,560	0.7856	0.7856	\$12,032.69	\$6,000	\$2,100	\$1,292.00		\$22,950.77
12E29AD05400	MUSTERED ANNE E TRUSTEE	7733 SE CLACKAMAS ST	1996-039885	\$153,026	0.7948	0.7948	\$9,562.88	\$6,000	\$2,100	\$1,292.00	\$16,260.88	\$23,131.12
12E29AD05700	BARNES HARRY A III & NANCY L	7890 SE CLACKAMAS ST	1993-055491	\$262,117	0.2775	0.2775	\$3,339.07	\$6,000	\$2,100	\$1,292.00	\$10,147.07	\$12,990.06
12E29AD05800	BURKE DANIEL M	7860 SE CLACKAMAS ST	2004-082721	\$232,148	0.2775	0.2775	\$3,339.07	\$6,000	\$2,100	\$1,292.00	\$10,147.07	\$12,990.06
12E29AD05900	MAYES WILLIAM E & SHIRLEY L	7788 SE CLACKAMAS ST	1996-033398	\$224,755	0.2775	0.2775	\$3,339.07	\$6,000	\$2,100	\$1,292.00	\$10,147.07	\$12,990.06
12E29AD06000	MAYES WILLIAM E & SHIRLEY L	7788 SE CLACKAMAS ST	1996-033398	\$224,755	0.2775	0.2775	\$3,339.07	\$6,000	\$2,100	\$1,292.00	\$10,147.07	\$12,990.06
12E29AD06100	LANE DONALD G TRUSTEE	7736 SE CLACKAMAS ST	1999-058292	\$260,967	0.2776	0.2776	\$3,340.27	\$6,000	\$2,100	\$1,292.00	\$10,148.27	\$12,992.02
12E29BA01100	DICTOR DAVID	8585 SE 72ND AVE	2011-034771	\$139,725	0.1745	0.1745	\$2,099.70	\$6,000	\$2,100	\$1,292.00	\$8,907.70	\$10,970.87
12E29BA01300	OVIATT TROY A & CHRISTINE R TRUSTEES	7139 SE FIR AVE	2011-062054	\$112,878	0.2296	0.2296	\$2,762.71	\$6,000	\$2,100	\$1,292.00	\$9,570.71	\$12,051.04
12E29BA01400	WILLIS BENJAMIN L	7111 SE FIR AVE	2004-116206	\$142,678	0.2296	0.2296	\$2,762.71	\$6,000	\$2,100	\$1,292.00	\$9,570.71	\$12,051.04
12E29BA01600	KNIGHT CINDY	7105 SE FIR AVE	2011-009153	\$149,952	0.1148	0.1148	\$1,381.35	\$6,000	\$2,100	\$1,292.00	\$8,189.35	\$9,800.52
12E29BA01601	THOMPSON JOHN E	7115 SE FIR AVE	2002-104591	\$157,501	0.1148	0.1148	\$1,381.35	\$6,000	\$2,100	\$1,292.00	\$8,189.35	\$9,800.52
12E29BA01700	WOODRUFF-BIGGS BRUCE R & CHERYL L	7015 SE FIR AVE	1995-050879	\$189,309	0.1148	0.1148	\$1,381.35	\$6,000	\$2,100	\$1,292.00	\$8,189.35	\$9,800.52
12E29BA01701	WOODRUFF-BIGGS BRUCE R & CHERYL	NO SITUS	1996-048549	\$48,213	0.1148	0.1148	\$1,381.35	\$6,000	\$2,100	\$1,292.00	\$8,189.35	\$9,800.52
12E29BA01800	HARDESTY LARRY T & WANDA K	7011 SE FIR AVE	1999-001432	\$167,522	0.1148	0.1148	\$1,381.35	\$6,000	\$2,100	\$1,292.00	\$8,189.35	\$9,800.52
12E29BA01900	KIRBY JENNA	7005 SE FIR AVE	2013-013401	\$111,478	0.1148	0.1148	\$1,381.35	\$6,000	\$2,100	\$1,292.00	\$8,189.35	\$9,800.52
12E29BA02200	TILLOTSON OONNA K	6903 SE FIR AVE	2012-028709	\$101,611	0.1148	0.1148	\$1,381.35	\$6,000	\$2,100	\$1,292.00	\$8,189.35	\$9,800.52
12E29BA02900	MOCCARDINE PHYLLIS M	NO SITUS	1968-023867	\$51,559	0.1319	0.1319	\$1,587.11	\$6,000	\$2,100	\$1,292.00	\$8,395.11	\$10,135.74
12E29BA03000	MOCCARDINE PHYLLIS M	6709 SE FIR AVE	1968-023867	\$178,038	0.2296	0.2296	\$2,762.71	\$6,000	\$2,100	\$1,292.00	\$9,570.71	\$12,051.04
12E29BA03200	PUMPHREY MICHAEL A & SHARIL	6741 SE FIR AVE	1987-027034	\$88,838	0.1148	0.1148	\$1,381.35	\$6,000	\$2,100	\$1,292.00	\$8,189.35	\$9,800.52
12E29BA03300	WITHEE NATHAN F & SYDNEY S	6743 SE FIR AVE	2006-101967	\$103,242	0.1722	0.1722	\$2,072.03	\$6,000	\$2,100	\$1,292.00	\$8,880.03	\$10,925.78
12E29BA03400	BENNETT GARY TRUSTEE	6837 SE FIR AVE	1994-082346	\$118,348	0.1148	0.1148	\$1,381.35	\$6,000	\$2,100	\$1,292.00	\$8,189.35	\$9,800.52
12E29BA03500	BENNETT GARY TRUSTEE	6901 SE FIR AVE	1994-082347	\$108,822	0.1722	0.1722	\$2,072.03	\$6,000	\$2,100	\$1,292.00	\$8,880.03	\$10,925.78
12E29BA03900	HUNKER DAVID PATRICK & NEWTON RONALD J	6905 SE FIR AVE	2002-085995	\$145,375	0.2296	0.2296	\$2,762.71	\$6,000	\$2,100	\$1,292.00	\$9,570.71	\$12,051.04
12E29BA04100	BENNETT GARY & RENAE L TRUSTEES	6957 SE FIR AVE	1994-082348	\$110,638	0.1148	0.1148	\$1,381.35	\$6,000	\$2,100	\$1,292.00	\$8,189.35	\$9,800.52
12E29BA04200	ANDREWS HEATHER L & SHARON KAY	6958 SE FIR AVE	1992-000625	\$93,871	0.1148	0.1148	\$1,381.35	\$6,000	\$2,100	\$1,292.00	\$8,189.35	\$9,800.52
12E29BA04300	ANDREWS JAMES K & SHARON KAY	6956 SE FIR AVE	1992-000626	\$135,518	0.1148	0.1148	\$1,381.35	\$6,000	\$2,100	\$1,292.00	\$8,189.35	\$9,800.52
12E29BA04400	CARVER ANNA	6920 SE FIR AVE	2010-061848	\$142,098	0.1148	0.1148	\$1,381.35	\$6,000	\$2,100	\$1,292.00	\$8,189.35	\$9,800.52
12E29BA04500	OLDEN JOSEPH P	6900 SE FIR AVE	2006-052877	\$184,588	0.1148	0.1148	\$1,381.35	\$6,000	\$2,100	\$1,292.00	\$8,189.35	\$9,800.52
12E29BA04600	LOYND ROBIN & PATRICIA	6842 SE FIR AVE	2003-077059	\$144,918	0.1148	0.1148	\$1,381.35	\$6,000	\$2,100	\$1,292.00	\$8,189.35	\$9,800.52
12E29BA04700	MOONEYHAM JEAN	6830 SE FIR AVE	2012-054347	\$122,042	0.1722	0.1722	\$2,072.03	\$6,000	\$2,100	\$1,292.00	\$8,880.03	\$10,925.78
12E29BA04800	STARELLI ALYSSA	6746 SE FIR AVE	2004-015255	\$101,691	0.1148	0.1148	\$1,381.35	\$6,000	\$2,100	\$1,292.00	\$8,189.35	\$9,800.52
12E29BA04900	MORRISON BRYAN C & LIPSCOMB BARBARA	6744 SE FIR AVE	2007-102795	\$268,638	0.1148	0.1148	\$1,381.35	\$6,000	\$2,100	\$1,292.00	\$8,189.35	\$9,800.52
12E29BA05000	OSTERBERG LISA R & ANDREW E	6742 SE FIR AVE	2003-084964	\$173,198	0.1148	0.1148	\$1,381.35	\$6,000	\$2,100	\$1,292.00	\$8,189.35	\$9,800.52
12E29BA05100	NAVAL-GEISTLINGER VICKI L	6722 SE FIR AVE	2010-057310	\$147,782	0.1722	0.1722	\$2,072.03	\$6,000	\$2,100	\$1,292.00	\$8,880.03	\$10,925.78
12E29BA05200	FULLMAN RONALD ALLEN & KAREN Y	8620 SE 67TH AVE	2003-089779	\$143,725	0.1319	0.1319	\$1,587.11	\$6,000	\$2,100	\$1,292.00	\$8,395.11	\$10,135.74
12E29BA05300	SHEELEY MICHAEL D & ELLEN	6701 SE HAZEL ST	2011-047763	\$154,607	0.1089	0.1089	\$1,310.36	\$6,000	\$2,100	\$1,292.00	\$8,118.36	\$9,684.86
12E29BA05400	HOUSING AUTHRTY CO CLACK	6705 SE HAZEL ST	1988-020572	\$153,976	0.1377	0.1377	\$1,656.90	\$6,000	\$2,100	\$1,292.00	\$8,464.90	\$10,249.45
12E29BA05500	TRIMBLE SCOTT & ABBIE	6711 SE HAZEL ST	2005-067293	\$118,842	0.1263	0.1263	\$1,519.73	\$6,000	\$2,100	\$1,292.00	\$8,327.73	\$10,025.96
12E29BA05600	HESTER SHEILA B	6713 SE HAZEL ST	1996-067268	\$139,556	0.1320	0.1320	\$1,588.32	\$6,000	\$2,100	\$1,292.00	\$8,396.32	\$10,137.71
12E29BA05700	LINEBAUGH LAWRENCE ROY & DONNA FAYE	6715 SE HAZEL ST	2012-051798	\$138,596	0.1435	0.1435	\$1,726.69	\$6,000	\$2,100	\$1,292.00	\$8,534.69	\$10,363.15
12E29BA05800	FOWLER RONALD L	6759 SE HAZEL ST	2000-000850	\$183,551	0.1148	0.1148	\$1,381.35	\$6,000	\$2,100	\$1,292.00	\$8,189.35	\$9,800.52
12E29BA05900	DEMAS GAYLE & GEORGE	6803 SE HAZEL ST	2007-082941	\$120,105	0.1263	0.1263	\$1,519.73	\$6,000	\$2,100	\$1,292.00	\$8,327.73	\$10,025.96
12E29BA06000	FOILES KEVIN J	6809 SE HAZEL ST	1990-034067	\$160,345	0.1722	0.1722	\$2,072.03	\$6,000	\$2,100	\$1,292.00	\$8,880.03	\$10,925.78
12E29BA06001	FOILES KEVIN J	NO SITUS	1990-034067	\$40,046	0.1033	0.1033	\$1,242.98	\$6,000	\$2,100	\$1,292.00	\$8,050.98	\$9,575.08
12E29BA06400	OVIATT TROY A	6969 SE HAZEL ST	1997-003525	\$142,871	0.1148	0.1148	\$1,381.35	\$6,000	\$2,100	\$1,292.00	\$8,189.35	\$9,800.52
12E29BA06500	PHILIPS JOEY KENNETH	8833 SE 70TH AVE	2012-042858	\$122,898	0.1148	0.1148	\$1,381.35	\$6,000	\$2,100	\$1,292.00	\$8,189.35	\$9,800.52
12E29BA06600	STAPLES GWEN M	8806 SE 70TH AVE	2008-068689	\$132,261	0.1148	0.1148	\$1,381.35	\$6,000	\$2,100	\$1,292.00	\$8,189.35	\$9,800.52
12E29BA06700	BEAVERTON HOMES LLC	7014 SE FIR AVE	2010-035790	\$110,718	0.1148	0.1148	\$1,381.35	\$6,000	\$2,100	\$1,292.00	\$8,189.35	\$9,800.52
12E29BA06800	NICHOLS PATRICE E	7012 SE FIR AVE	2000-036878	\$111,323	0.1423	0.1423	\$1,712.25	\$6,000	\$2,100	\$1,292.00	\$8,520.25	\$10,339.62
12E29BA06900	NELSON DOUGLAS P	7068 SE FIR AVE	1996-031014	\$151,913	0.1010	0.1010	\$1,215.30	\$6,000	\$2,100	\$1,292.00	\$8,023.30	\$9,529.99
12E29BA06901	KOCH ROBERT D	7096 SE FIR AVE	2011-030903	\$151,493	0.1010	0.1010	\$1,215.30	\$6,000	\$2,100	\$1,292.00	\$8,023.30	\$9,529.99
12E29BA07000	ELL CHRISTOPHER K	7104 SE FIR AVE	2004-047497	\$123,445	0.2296	0.2296	\$2,762.71	\$6,000	\$2,100	\$1,292.00	\$9,570.71	\$12,051.04
12E29BA07100	ROHNER TIM F & SHEILA K	7120 SE FIR AVE	1991-030632	\$181,965	0.1722	0.1722	\$2,072.03	\$6,000	\$2,100	\$1,292.00	\$8,880.03	\$10,925.78
12E29BA07200	THORPE ROBERT E	7180 SE FIR AVE	2006-025905	\$101,790	0.1148	0.1148	\$1,381.35	\$6,000	\$2,100	\$1,292.00	\$8,189.35	\$9,800.52
12E29BA07201	THORPE ROBERT E	7180 SE FIR AVE	2006-025905	\$42,564	0.0574	0.0574	\$690.68	\$6,000	\$2,100	\$1,292.00	\$7,498.68	\$8,675.26
12E29BA07300	ANKARBERG BRUCE	8603 SE 72ND AVE	1997-085009	\$133,064	0.2357	0.2357	\$2,836.10	\$6,000	\$2,100	\$1,292.00	\$9,644.10	\$12,170.62
12E29BA07400	HANSON WALTER B & SHARON A	8691 SE 72ND AVE	2001-018407	\$143,941	0.1221	0.1221	\$1,469.19	\$6,000	\$2,100	\$1,292.00	\$8,277.19	\$9,943.63
12E29BA07500	WELTY NORA L	7125 SE HAZEL ST	1973-022645	\$155,505	0.1722	0.1722	\$2,072.03	\$6,000	\$2,100	\$1,292.00	\$8,880.03	\$10,925.78
12E29BA07600	NEWSON ERIC & HAROLD E	7117 SE HAZEL ST	2011-012532	\$98,938	0.1148	0.1148	\$1,381.35	\$6,000	\$2,100	\$1,292.00	\$8,189.35	\$9,800.52

NORTH CLACKAMAS REVITALIZATION AREA (NCRA)  
AD 2009-1

Tax Lot Number	Owner	SITE ADDR	DEED REF#	2012 Real Mkt Value	Total Acreage	General Benefit Area	General Benefit per Acre	Basic Unit Benefit	Service Lateral Benefit	Urban Renewal Assessment Discount	Final Individual Assessment	2009 Est Assessment
12E29BA07700	GAGE WILLIAM C & VALERIE R	7115 SE HAZEL ST	2003-047398	\$152,588	0.1148	0.1148	\$1,381.35	\$6,000	\$2,100	\$1,292.00	\$8,189.35	\$9,800.52
12E29BA07800	WITTENBURG DONALD L & SUZANNE V	7109 SE HAZEL ST	1988-046417	\$99,968	0.1148	0.1148	\$1,381.35	\$6,000	\$2,100	\$1,292.00	\$8,189.35	\$9,800.52
12E29BA07900	WITTENBURG SUZANNE V & DONALD L	7105 SE HAZEL ST	1994-069282	\$149,278	0.1148	0.1148	\$1,381.35	\$6,000	\$2,100	\$1,292.00	\$8,189.35	\$9,800.52
12E29BA08000	DICKERSON SHANNON	7033 SE HAZEL ST	2005-063195	\$128,572	0.1722	0.1722	\$2,072.03	\$6,000	\$2,100	\$1,292.00	\$8,880.03	\$10,925.78
12E29BA08100	ROWLAND NATHAN & DESTREE & BERRY NICHOLAS	7025 SE HAZEL ST	2011-072520	\$167,528	0.1148	0.1148	\$1,381.35	\$6,000	\$0	\$1,292.00	\$6,089.35	\$12,051.04
12E29BA08101	ROWLAND NATHAN & DESTREE & BERRY NICHOLAS	7029 SE HAZEL ST	2011-072520		0.1148	0.1148	\$1,381.35	\$6,000	\$2,100	\$1,292.00	\$8,189.35	
12E29BA08200	KISAMOV LILY	7015 SE HAZEL ST	2006-033314	\$123,081	0.1148	0.1148	\$1,381.35	\$6,000	\$2,100	\$1,292.00	\$8,189.35	\$9,800.52
12E29BA08300	TKACHUK ANNA F & OLEG K	7005 SE HAZEL ST	2003-040397	\$164,978	0.1148	0.1148	\$1,381.35	\$6,000	\$2,100	\$1,292.00	\$8,189.35	\$9,800.52
12E29BA08400	BRANT JAMES A & IRENE T	7012 SE HAZEL ST	2008-025602	\$165,771	0.1148	0.1148	\$1,381.35	\$6,000	\$2,100	\$1,292.00	\$8,189.35	\$9,800.52
12E29BA08500	FOWLER RONALD L	7018 SE HAZEL ST	2000-024791	\$179,271	0.1148	0.1148	\$1,381.35	\$6,000	\$2,100	\$1,292.00	\$8,189.35	\$9,800.52
12E29BA08600	BURR MICHELLE	7024 SE HAZEL ST	2003-132759	\$126,811	0.1148	0.1148	\$1,381.35	\$6,000	\$2,100	\$1,292.00	\$8,189.35	\$9,800.52
12E29BA08700	NEWMAN CAROL L	7070 SE HAZEL ST	2005-115038	\$132,678	0.1148	0.1148	\$1,381.35	\$6,000	\$2,100	\$1,292.00	\$8,189.35	\$9,800.52
12E29BA08800	LEONG PAK	7078 SE HAZEL ST	2013-002756	\$171,156	0.1377	0.1377	\$1,656.90	\$6,000	\$2,100	\$1,292.00	\$8,464.90	\$10,249.45
12E29BA08900	EGAN-WILLIAMS ADRIENNE C	7096 SE HAZEL ST	2007-013356	\$132,814	0.1492	0.1492	\$1,795.28	\$6,000	\$2,100	\$1,292.00	\$8,603.28	\$10,474.89
12E29BA09000	OPPERUD GAIL L	7110 SE HAZEL ST	1989-028403	\$163,878	0.1148	0.1148	\$1,381.35	\$6,000	\$2,100	\$1,292.00	\$8,189.35	\$9,800.52
12E29BA09100	CORBIN DALE C & I V	7116 SE HAZEL ST	356-203	\$205,511	0.2525	0.2525	\$3,038.25	\$12,000	\$4,200	\$1,292.00	\$17,946.25	\$12,499.97
12E29BA09200	LAMPMAN DALE LEE	7126 SE HAZEL ST	1993-096885	\$134,222	0.1331	0.1331	\$1,601.55	\$6,000	\$2,100	\$1,292.00	\$8,409.55	\$10,159.27
12E29BA09300	SCHREIBER KATHY	8701 SE 72ND AVE	2012-050339	\$162,016	0.1400	0.1400	\$1,684.58	\$6,000	\$2,100	\$1,292.00	\$8,492.58	\$10,294.54
12E29BA09400	MILLER JAMES S & DARLENE K	7125 SE FERN AVE	2005-016340	\$188,142	0.2398	0.2398	\$2,885.44	\$6,000	\$2,100	\$1,292.00	\$9,693.44	\$12,251.00
12E29BA09500	MEYER MICHAEL	7115 SE FERN AVE	2009-021191	\$74,718	0.1148	0.1148	\$1,381.35	\$6,000	\$2,100	\$1,292.00	\$8,189.35	\$9,800.52
12E29BA09600	SANCHEZ JOSE A	NO SITUS	1990-057418	\$8,989	0.0574	0.0574	\$690.68	\$0	\$0	\$690.68	\$0.00	\$8,675.26
12E29BA09700	SANCHEZ JOSE A & IRMA	7059 SE FERN AVE	1998-044868	\$110,978	0.1148	0.1148	\$1,381.35	\$6,000	\$2,100	\$1,292.00	\$8,189.35	\$9,800.52
12E29BA09800	WRIGHT KENNETH M	7053 SE FERN AVE	2006-110703	\$111,552	0.1722	0.1722	\$2,072.03	\$6,000	\$2,100	\$1,292.00	\$8,880.03	\$10,925.78
12E29BA09900	BRADLEY DAVID G & MARY J	7093 SE FERN AVE	1976-045468	\$107,268	0.1148	0.1148	\$1,381.35	\$6,000	\$2,100	\$1,292.00	\$8,189.35	\$9,800.52
12E29BA10000	SANCHEZ JOSE A	7037 SE FERN AVE	1986-031359	\$240,838	0.1148	0.1148	\$1,381.35	\$6,000	\$2,100	\$1,292.00	\$8,189.35	\$9,800.52
12E29BA10100	SANCHEZ JOSE & IRMA	NO SITUS	2006-057277	\$49,855	0.1148	0.1148	\$1,381.35	\$0	\$0	\$1,292.00	\$89.35	\$9,800.52
12E29BA10101	SANCHEZ JOSE & IRMA	7017 SE FERN AVE	2006-057277	\$118,052	0.1722	0.1722	\$2,072.03	\$6,000	\$2,100	\$1,292.00	\$8,880.03	\$10,925.78
12E29BA10200	THOMPSON DONALD L	7005 SE FERN AVE	1998-002199	\$128,342	0.1722	0.1722	\$2,072.03	\$6,000	\$2,100	\$1,292.00	\$8,880.03	\$10,925.78
12E29BA10300	WHITE GREGORY OTIS & SHARI KAY	8723 SE 70TH AVE	2010-052001	\$166,968	0.1148	0.1148	\$1,381.35	\$6,000	\$2,100	\$1,292.00	\$8,189.35	\$9,800.52
12E29BA10400	PIXLEY ROBERT E SR & CHARLOTTE J	6966 SE HAZEL ST	1992-047751	\$120,678	0.1148	0.1148	\$1,381.35	\$6,000	\$2,100	\$1,292.00	\$8,189.35	\$9,800.52
12E29BA10500	HALLETT KENNETH	6926 SE HAZEL ST	2006-022464	\$144,698	0.1148	0.1148	\$1,381.35	\$6,000	\$2,100	\$1,292.00	\$8,189.35	\$9,800.52
12E29BA10600	LESSENDEN SUNNY A & CHRISTOPHER BOOTH	6808 SE HAZEL ST	2010-004035	\$156,808	0.2296	0.2296	\$2,762.71	\$6,000	\$2,100	\$1,292.00	\$9,570.71	\$12,051.04
12E29BA10700	ORNELAZ MARIE	NO SITUS	2002-092773	\$50,335	0.1148	0.1148	\$1,381.35	\$6,000	\$2,100	\$1,292.00	\$8,189.35	\$9,800.52
12E29BA10800	ORNELAZ MARIE	6800 SE HAZEL ST	2002-092774	\$173,682	0.1722	0.1722	\$2,072.03	\$6,000	\$2,100	\$1,292.00	\$8,880.03	\$10,925.78
12E29BA10900	VIVID PRODUCTIONS LLC	6712 SE HAZEL ST	2013-009018	\$157,164	0.1722	0.1722	\$2,072.03	\$6,000	\$2,100	\$1,292.00	\$8,880.03	\$10,925.78
12E29BA10901	LOVELADY LARRY E & PAMELA J	6710 SE HAZEL ST	2007-008284	\$156,181	0.1148	0.1148	\$1,381.35	\$6,000	\$2,100	\$1,292.00	\$8,189.35	\$9,800.52
12E29BA11000	HOUSING AUTHRTY CO CLACK	6708 SE HAZEL ST	2007-039387	\$130,412	0.1319	0.1319	\$1,587.11	\$6,000	\$2,100	\$1,292.00	\$8,395.11	\$10,135.74
12E29BA11100	JIMENEZ-ALEJANDRES ROBERTO	8710 SE 67TH AVE	2007-039387	\$142,691	0.1148	0.1148	\$1,381.35	\$6,000	\$2,100	\$1,292.00	\$8,189.35	\$9,800.52
12E29BA11200	BAILEY HILLARY	8756 SE 67TH AVE	2011-061594	\$130,475	0.1362	0.1362	\$1,638.85	\$6,000	\$2,100	\$1,292.00	\$8,446.85	\$10,220.04
12E29BA11301	GREGG PAUL J	6703 SE FERN AVE	2011-001359	\$160,385	0.1335	0.1335	\$1,606.36	\$6,000	\$2,100	\$1,292.00	\$8,414.36	\$10,167.11
12E29BA11400	KENNEDY CASEY J	6731 SE FERN AVE	2004-117249	\$211,759	0.1882	0.1882	\$2,264.55	\$6,000	\$2,100	\$1,292.00	\$9,072.55	\$11,239.44
12E29BA11500	ROWLEY EMERSON R & JULIA JEANNE	6715 SE FERN AVE	1979-003742	\$170,489	0.1905	0.1905	\$2,292.23	\$6,000	\$2,100	\$1,292.00	\$9,100.23	\$11,284.53
12E29BA11600	ROSHAK DEBORAH & NOYES HALLIE	6815 SE FERN AVE	1999-102920	\$140,309	0.1148	0.1148	\$1,381.35	\$6,000	\$2,100	\$1,292.00	\$8,189.35	\$9,800.52
12E29BA11700	KRAFT RICHARD R	6837 SE FERN AVE	2002-007643	\$135,516	0.1148	0.1148	\$1,381.35	\$6,000	\$2,100	\$1,292.00	\$8,189.35	\$9,800.52
12E29BA11800	SANCHEZ ANGEL & VANESSA	6899 SE FERN AVE	2004-004000	\$187,965	0.1722	0.1722	\$2,072.03	\$6,000	\$2,100	\$1,292.00	\$8,880.03	\$10,925.78
12E29BA11801	GOLDEN DENNIS G & T K GOLDEN-SMITH	6999 SE FERN AVE	1999-101384	\$179,099	0.1722	0.1722	\$2,072.03	\$6,000	\$2,100	\$1,292.00	\$8,880.03	\$10,925.78
12E29BA11900	OUTBACK PROPERTIES	NO SITUS	2012-083803	\$57,889	0.1722	0.1722	\$2,072.03	\$6,000	\$2,100	\$1,292.00	\$8,880.03	\$10,925.78
12E29BA12000	ALLEN GERALD E JR & LINDA R	6978 SE FERN AVE	1979-005027	\$152,218	0.1148	0.1148	\$1,381.35	\$6,000	\$2,100	\$1,292.00	\$8,189.35	\$9,800.52
12E29BA12100	ALLEN GERALD E JR & LINDA R	NO SITUS	2006-032480	\$49,375	0.1148	0.1148	\$1,381.35	\$6,000	\$2,100	\$1,292.00	\$8,189.35	\$9,800.52
12E29BA12200	WASSON DELORIS A	6990 SE FERN AVE	2012-000075	\$114,408	0.1148	0.1148	\$1,381.35	\$6,000	\$2,100	\$1,292.00	\$8,189.35	\$9,800.52
12E29BA12300	BROOKS KOREN & DAVID R	6894 SE FERN AVE	1997-046711	\$142,768	0.1148	0.1148	\$1,381.35	\$6,000	\$2,100	\$1,292.00	\$8,189.35	\$9,800.52
12E29BA12400	HOSMER JOHN F & ALICE F	6842 SE FERN AVE	1977-022390	\$143,401	0.1148	0.1148	\$1,381.35	\$6,000	\$2,100	\$1,292.00	\$8,189.35	\$9,800.52
12E29BA12500	MARTIN EILEEN	6814 SE FERN AVE	1979-003206	\$104,551	0.1148	0.1148	\$1,381.35	\$6,000	\$2,100	\$1,292.00	\$8,189.35	\$9,800.52
12E29BA12600	CAMPBELL SCOTT L	6804 SE FERN AVE	2005-038390	\$115,028	0.1148	0.1148	\$1,381.35	\$6,000	\$2,100	\$1,292.00	\$8,189.35	\$9,800.52
12E29BA12700	MORTON ROBERT E	6744 SE FERN AVE	2008-046816	\$130,088	0.1148	0.1148	\$1,381.35	\$6,000	\$2,100	\$1,292.00	\$8,189.35	\$9,800.52
12E29BA12800	BROWN EILEEN A	6734 SE FERN AVE	2012-081942	\$62,598	0.1148	0.1148	\$1,381.35	\$6,000	\$2,100	\$1,292.00	\$8,189.35	\$9,800.52
12E29BA12900	ROBINSON MARK A	6708 SE FERN AVE	2009-072905	\$150,975	0.1722	0.1722	\$2,072.03	\$6,000	\$2,100	\$1,292.00	\$8,880.03	\$10,925.78
12E29BA13000	BURGAN OLGA	6706 SE FERN AVE	2011-006955	\$173,086	0.1893	0.1893	\$2,277.79	\$6,000	\$2,100	\$1,292.00	\$9,085.79	\$11,261.00
12E29BA13100	GRAHN ALVIN W & KATHRYN A	6701 SE ALBERTA AVE	1998-114738	\$143,590	0.1342	0.1342	\$1,614.79	\$6,000	\$2,100	\$1,292.00	\$8,422.79	\$10,180.83
12E29BA13200	GRAHN ALVIN W & KATHRYN A	NO SITUS	1998-114738	\$27,095	0.1173	0.1173	\$1,411.43	\$6,000	\$2,100	\$1,292.00	\$8,219.43	\$9,849.53

NORTH CLACKAMAS REVITALIZATION AREA (NCRA)  
AD 2009-1

Tax Lot Number	Owner	SITE ADDR	DEED REF#	2012		General Benefit Area	General Benefit per Acre	Basic Unit Benefit	Service Lateral Benefit	Urban Renewal Assessment Discount	Final	
				Real Mkt Value	Total Acreage						Individual Assessment	2009 Est Assessment
12E29BA13300	GRAHN ALVIN W & KATHRYN A	6717 SE ALBERTA AVE	1998-114738	\$30,455	0.1176	0.1176	\$12,032.69	\$6,000	\$2,100	\$1,292.00	\$8,223.04	\$9,855.41
12E29BA13400	THOMPSON BILLY & RENEE	6881 SE ALBERTA AVE	2010-026205	\$137,318	0.1187	0.1187	\$1,428.28	\$6,000	\$2,100	\$1,292.00	\$8,236.28	\$9,876.97
12E29BA13500	GAUGER RON & STANTON WALTER J & C D	6791 SE ALBERTA AVE	1977-027218	\$156,382	0.1209	0.1209	\$1,454.75	\$6,000	\$2,100	\$1,292.00	\$8,262.75	\$9,920.10
12E29BA13501	GAUGER RON & STANTON WALTER J & C D	6787 SE ALBERTA AVE	1977-027217	\$127,638	0.1201	0.1201	\$1,445.13	\$6,000	\$2,100	\$1,292.00	\$8,253.13	\$9,904.42
12E29BA13600	SANETEL GERALD R & PATRICIA	6891 SE ALBERTA AVE	1998-055526	\$170,461	0.1217	0.1217	\$1,464.38	\$6,000	\$2,100	\$1,292.00	\$8,272.38	\$9,935.79
12E29BA13700	HALE JOHN H & BONNIE J	6903 SE ALBERTA AVE	2001-007299	\$182,277	0.1224	0.1224	\$1,472.80	\$6,000	\$2,100	\$1,292.00	\$8,280.80	\$9,949.51
12E29BA13800	LANGLEY GREGG A & GRITTERS KIM	6909 SE ALBERTA AVE	6909-072916	\$125,954	0.2470	0.2470	\$2,972.07	\$6,000	\$2,100	\$1,292.00	\$9,780.07	\$12,392.15
12E29BA13900	ROGERS VICKI ANN	9021 SE 70TH AVE	2005-094849	\$138,172	0.1255	0.1255	\$1,510.10	\$6,000	\$2,100	\$1,292.00	\$8,318.10	\$10,010.28
12E29BA14200	PEOU KHASON & SEEING U	6929 SE ALBERTA AVE	2011-056306	\$168,418	0.1240	0.1240	\$1,492.05	\$6,000	\$2,100	\$1,292.00	\$8,300.05	\$9,980.87
12E29BA14300	OVERTURF BRIAN LEE	NO SITUS	2000-078282	\$21,107	0.1148	0.1148	\$1,381.35	\$6,000	\$2,100	\$1,292.00	\$8,189.35	\$9,800.52
12E29BA14400	OVERTURF BRIAN LEE	NO SITUS	2000-078282	\$21,107	0.1148	0.1148	\$1,381.35	\$6,000	\$2,100	\$1,292.00	\$8,189.35	\$9,800.52
12E29BA14500	MORTON ROBERT E	7020 SE FERN AVE	2003-018726	\$116,358	0.1148	0.1148	\$1,381.35	\$6,000	\$2,100	\$1,292.00	\$8,189.35	\$9,800.52
12E29BA14600	MORTON ROBERT	7028 SE FERN AVE	000-000	\$49,265	0.1148	0.1148	\$1,381.35	\$6,000	\$2,100	\$1,292.00	\$8,189.35	\$9,800.52
12E29BA14700	MORTON ROBERT	NO SITUS	000-000	\$22,487	0.1148	0.1148	\$1,381.35	\$6,000	\$2,100	\$1,292.00	\$8,189.35	\$9,800.52
12E29BA14800	OVERTURF BRIAN LEE	7050 SE FERN AVE	2000-078281	\$53,287	0.1148	0.1148	\$1,381.35	\$6,000	\$2,100	\$1,292.00	\$8,189.35	\$9,800.52
12E29BA14900	OVERTURF BRIAN L	NO SITUS	2000-078280	\$29,317	0.1148	0.1148	\$1,381.35	\$6,000	\$2,100	\$1,292.00	\$8,189.35	\$9,800.52
12E29BA15000	OVERTURF BRIAN L	7100 SE FERN AVE	2000-078280	\$89,032	0.2296	0.2296	\$2,762.71	\$6,000	\$2,100	\$1,292.00	\$9,570.71	\$12,051.04
12E29BA15300	SELLWOOD-BREAKTHROUGH POST #4248 VFW USA	7118 SE FERN AVE	1999-050976	\$80,283	1.0257	1.0257	\$12,341.93	\$6,000	\$2,100	\$1,292.00	\$19,149.93	\$27,657.65
12E29BA15800	OVERTURF BRIAN LEE	NO SITUS	2000-078282	\$23,197	0.1297	0.1297	\$1,560.64	\$6,000	\$2,100	\$1,292.00	\$8,368.64	\$10,092.62
12E29BA15900	OVERTURF BRIAN LEE	NO SITUS	2000-078282	\$23,197	0.1291	0.1291	\$1,553.42	\$6,000	\$2,100	\$1,292.00	\$8,361.42	\$10,080.85
12E29BA16000	OVERTURF BRIAN LEE	7099 SE ALBERTA AVE	2000-078282	\$23,197	0.1286	0.1286	\$1,547.40	\$6,000	\$2,100	\$1,292.00	\$8,355.40	\$10,071.05
12E29BA16100	OVERTURF BRIAN LEE	NO SITUS	2000-078282	\$23,197	0.1280	0.1280	\$1,540.18	\$6,000	\$2,100	\$1,292.00	\$8,348.18	\$10,059.29
12E29BA16200	OVERTURF BRIAN LEE	NO SITUS	2000-078282	\$23,197	0.1274	0.1274	\$1,532.96	\$6,000	\$2,100	\$1,292.00	\$8,340.96	\$10,047.53
12E29BA16300	OVERTURF BRIAN LEE	NO SITUS	2000-078282	\$23,197	0.1268	0.1268	\$1,525.75	\$6,000	\$2,100	\$1,292.00	\$8,333.75	\$10,035.77
12E29BA16400	OVERTURF BRIAN LEE	NO SITUS	2000-078282	\$23,197	0.1263	0.1263	\$1,519.73	\$6,000	\$2,100	\$1,292.00	\$8,327.73	\$10,025.96
12E29BB00300	HERNANDEZ GLADYS & JUAN FUENTES	6519 SE FIR AVE	1999-101290	\$167,690	0.1628	0.1628	\$1,958.92	\$6,000	\$2,100	\$1,292.00	\$8,766.92	\$10,741.50
12E29BB00600	STARK RALPH A	6521 SE FIR AVE	2006-040653	\$145,520	0.1640	0.1640	\$1,973.36	\$6,000	\$2,100	\$1,292.00	\$8,781.36	\$10,765.03
12E29BB00901	VICKERS COBY J & KELLIE A	8571 SE 67TH AVE	2008-017563	\$171,814	0.1681	0.1681	\$2,022.70	\$6,000	\$2,100	\$1,292.00	\$8,830.70	\$10,845.40
12E29BB01100	STARKOVICH LEAH A & JOHN M	8581 SE 67TH AVE	2008-049220	\$180,294	0.2305	0.2305	\$2,773.53	\$6,000	\$2,100	\$1,292.00	\$9,581.53	\$12,068.68
12E29BB01200	ROGERS KANE A	8621 SE 67TH AVE	2004-059212	\$152,995	0.2327	0.2327	\$2,800.01	\$6,000	\$2,100	\$1,292.00	\$9,608.01	\$12,111.81
12E29BB01300	WHITMAN RITA A	8651 SE 67TH AVE	1989-12895	\$190,918	0.2327	0.2327	\$2,800.01	\$6,000	\$2,100	\$1,292.00	\$9,608.01	\$12,111.81
12E29BB01400	POTTER ROBERT JOHN JR & SUSAN	6631 SE HAZEL ST	1997-018932	\$192,808	0.2327	0.2327	\$2,800.01	\$6,000	\$2,100	\$1,292.00	\$9,608.01	\$12,111.81
12E29BB01600	ALDRIDGE JOHN W & CONNIE L	6600 SE FIR AVE	2001-021661	\$158,263	0.1460	0.1460	\$1,756.77	\$6,000	\$2,100	\$1,292.00	\$8,564.77	\$10,412.16
12E29BB01602	JIE LI MU	6627 SE HAZEL ST	2009-005574	\$177,788	0.2039	0.2039	\$2,453.47	\$6,000	\$2,100	\$1,292.00	\$9,261.47	\$11,547.22
12E29BB01700	COLE TERESSA A	6530 SE FIR AVE	2007-095668	\$138,275	0.1552	0.1552	\$1,867.47	\$6,000	\$2,100	\$1,292.00	\$8,675.47	\$10,592.51
12E29BB01800	SELF MICHAEL DUANE	6543 SE HAZEL ST	2012-023993	\$145,698	0.1552	0.1552	\$1,867.47	\$6,000	\$2,100	\$1,292.00	\$8,675.47	\$10,592.51
12E29BB01900	BELCH LUCAS R & VIVAN LEVY	6509 SE HAZEL ST	2006-061698	\$173,665	0.1552	0.1552	\$1,867.47	\$6,000	\$2,100	\$1,292.00	\$8,675.47	\$10,592.51
12E29BB02000	GIANG JIMMY & TONY	6516 SE FIR AVE	2009-016881	\$151,935	0.1552	0.1552	\$1,867.47	\$6,000	\$2,100	\$1,292.00	\$8,675.47	\$10,592.51
12E29BB02100	ZHOGAN ALEKSANDR & LYUBOV	8610 SE 65TH AVE	2001-107598	\$135,105	0.1552	0.1552	\$1,867.47	\$6,000	\$2,100	\$1,292.00	\$8,675.47	\$10,592.51
12E29BB02200	ESPARZA ALEJANDRO & CECILIA	6505 SE HAZEL ST	1997-099285	\$129,725	0.1552	0.1552	\$1,867.47	\$6,000	\$2,100	\$1,292.00	\$8,675.47	\$10,592.51
12E29BB03600	RENO KATHLEEN ELLEN & HARLEY J	8704 SE 62ND AVE	2004-084480	\$138,849	0.2861	0.2861	\$3,442.55	\$6,000	\$2,100	\$1,292.00	\$10,250.55	\$13,158.66
12E29BB03700	FLYNN THOMAS B	6203 SE HAZEL ST	1991-000308	\$152,235	0.1486	0.1486	\$1,788.06	\$6,000	\$2,100	\$1,292.00	\$8,596.06	\$10,463.13
12E29BB03701	AFFECTIVE PROPERTIES LLC	6205 SE HAZEL ST	2008-001745	\$151,086	0.1417	0.1417	\$1,705.03	\$6,000	\$2,100	\$1,292.00	\$8,513.03	\$10,327.86
12E29BB03800	AUTUMN GARDEN HOME RCF LLC	6215 SE HAZEL ST	2011-041705	\$422,296	0.1417	0.1417	\$1,705.03	\$6,000	\$2,100	\$1,292.00	\$8,513.03	\$10,327.86
12E29BB03900	BURROUGHS THOMAS C	6221 SE HAZEL ST	00056922-10	\$175,926	0.1417	0.1417	\$1,705.03	\$6,000	\$2,100	\$1,292.00	\$8,513.03	\$10,327.86
12E29BB04000	COBB DALE G & JOANNE C	6225 SE HAZEL ST	1980-028665	\$111,723	0.1417	0.1417	\$1,705.03	\$6,000	\$2,100	\$1,292.00	\$8,513.03	\$10,327.86
12E29BB04100	FLYNN THOMAS B	NO SITUS	1986-000671	\$69,239	0.4210	0.4210	\$5,065.76	\$6,000	\$2,100	\$1,292.00	\$11,873.76	\$15,803.21
12E29BB04200	KUYKENDALL KEVIN R & LAUREL	6305 SE HAZEL ST	1995-012156	\$123,295	0.2821	0.2821	\$3,394.42	\$6,000	\$2,100	\$1,292.00	\$10,202.42	\$13,080.24
12E29BB04300	REYES EDWIN	6307 SE HAZEL ST	2003-012921	\$141,048	0.2821	0.2821	\$3,394.42	\$6,000	\$2,100	\$1,292.00	\$10,202.42	\$13,080.24
12E29BB04400	RICHEY DEAN P	6311 SE HAZEL ST	2012-050296	\$168,958	0.2821	0.2821	\$3,394.42	\$6,000	\$2,100	\$1,292.00	\$10,202.42	\$13,080.24
12E29BB04500	ROSAS ADAM M	6317 SE HAZEL ST	2003-075000	\$158,865	0.2821	0.2821	\$3,394.42	\$6,000	\$2,100	\$1,292.00	\$10,202.42	\$13,080.24
12E29BB04600	DAVIS MICHAEL S & WILLIAM P	NO SITUS	2000-008682	\$52,665	0.1403	0.1403	\$1,688.19	\$0	\$0	\$1,292.00	\$396.19	\$10,300.42
12E29BB04700	DAVIS MICHAEL S & WILLIAM P	NO SITUS	2000-008682	\$94,968	0.2806	0.2806	\$3,376.37	\$0	\$0	\$1,292.00	\$2,084.37	\$13,050.83
12E29BB04800	PRINCIPAL HOLDING CO LLC	6331 SE HAZEL ST	2010-057234	\$116,053	0.1417	0.1417	\$1,705.03	\$6,000	\$2,100	\$1,292.00	\$8,513.03	\$10,327.86
12E29BB04900	CONNER MELFORD EARL & ANNA BELL	6401 SE HAZEL ST	1975-028864	\$185,126	0.1417	0.1417	\$1,705.03	\$6,000	\$2,100	\$1,292.00	\$8,513.03	\$10,327.86
12E29BB05000	FLYNN DANIEL S & MARY D	6451 SE HAZEL ST	1991-009655	\$104,483	0.1417	0.1417	\$1,705.03	\$6,000	\$2,100	\$1,292.00	\$8,513.03	\$10,327.86
12E29BB05100	FLYNN THOMAS B	NO SITUS	1993-001008	\$66,402	0.3376	0.3376	\$4,062.24	\$6,000	\$2,100	\$1,292.00	\$10,870.24	\$14,168.25
12E29BB05200	SEC OF HOUSING & URBAN DEVELOPMENT	6414 SE HAZEL ST	2012-059253	\$146,401	0.1148	0.1148	\$1,381.35	\$6,000	\$2,100	\$1,292.00	\$8,189.35	\$9,800.52
12E29BB05300	SCHLICHTING PAUL STANLEY & ELNA J	6410 SE HAZEL ST	1975-018809	\$137,588	0.1150	0.1150	\$1,383.76	\$6,000	\$2,100	\$1,292.00	\$8,191.76	\$9,804.44
12E29BB05401	HOWELL ROBERT F	6312 SE FERN ST	1985-014921	\$150,643	0.1605	0.1605	\$1,931.25	\$6,000	\$2,100	\$1,292.00	\$8,739.25	\$10,696.41

NORTH CLACKAMAS REVITALIZATION AREA (NCRA)  
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Tax Lot Number	Owner	SITE ADDR	DEED REF#	2012		General Benefit Area	General Benefit per Acre	Basic Unit Benefit	Service Lateral Benefit	Urban Renewal Assessment Discount	Final	
				Real Mkt Value	Total Acreage						Individual Assessment	2009 Est Assessment
12E29BB05402	RHOADES CINDY LEE	6332 SE FERN ST	2011-057275	\$146,403	0.1608	0.1608	\$1,934.86	\$6,000	\$2,100	\$1,292.00	\$8,742.86	\$10,702.30
12E29BB05403	DIZON PILAR S	6352 SE FERN ST	1996-060120	\$184,663	0.1608	0.1608	\$1,934.86	\$6,000	\$2,100	\$1,292.00	\$8,742.86	\$10,702.30
12E29BB05404	LEWIS AMBER L & KINCAID JOSEPH & EUNICE	6372 SE FERN ST	2011-023080	\$158,423	0.1608	0.1608	\$1,934.86	\$6,000	\$2,100	\$1,292.00	\$8,742.86	\$10,702.30
12E29BB05405	ALAGAR ZOSIMA M	6392 SE FERN ST	1999-111948	\$165,658	0.1608	0.1608	\$1,934.86	\$6,000	\$2,100	\$1,292.00	\$8,742.86	\$10,702.30
12E29BB05406	WOODWARD LINDA TRUSTEE	6412 SE FERN ST	1999-059804	\$181,403	0.1607	0.1607	\$1,933.65	\$6,000	\$2,100	\$1,292.00	\$8,741.65	\$10,700.34
12E29BB05407	NOLAN LAURA L	6432 SE FERN ST	1992-033762	\$162,989	0.1608	0.1608	\$1,934.86	\$6,000	\$2,100	\$1,292.00	\$8,742.86	\$10,702.30
12E29BB05408	CARRILLO RHANDY	6452 SE FERN ST	1994-050291	\$163,219	0.1608	0.1608	\$1,934.86	\$6,000	\$2,100	\$1,292.00	\$8,742.86	\$10,702.30
12E29BB05409	LUSHCHENKO ANATOLIY & LUBA	6472 SE FERN ST	2004-081873	\$192,369	0.1608	0.1608	\$1,934.86	\$6,000	\$2,100	\$1,292.00	\$8,742.86	\$10,702.30
12E29BB05410	HOUSING AUTHRTY CO CLACK	6492 SE FERN ST	1988-020742	\$154,219	0.1608	0.1608	\$1,934.86	\$6,000	\$2,100	\$1,292.00	\$8,742.86	\$10,702.30
12E29BB05411	LEMLER WAYNE M & REBECCA J	6512 SE FERN ST	1985-025635	\$157,203	0.1640	0.1640	\$1,973.36	\$6,000	\$2,100	\$1,292.00	\$8,742.86	\$10,702.30
12E29BB05412	ANDERSON S A & R J BROWN-ANDERSON	6599 SE FERN ST	2005-084886	\$190,413	0.2000	0.2000	\$2,406.54	\$6,000	\$2,100	\$1,292.00	\$8,781.36	\$10,765.03
12E29BB05413	CHILD MELODY L & DAVID S	6569 SE FERN ST	2006-068791	\$161,483	0.1737	0.1737	\$2,090.08	\$6,000	\$2,100	\$1,292.00	\$9,214.54	\$11,470.77
12E29BB05414	DOMAN LINDA C	6549 SE FERN ST	2011-025924	\$188,461	0.2098	0.2098	\$2,524.46	\$6,000	\$2,100	\$1,292.00	\$8,898.08	\$10,955.19
12E29BB05415	GORSKI GARY & WENDY	6529 SE FERN ST	2005-087054	\$198,646	0.1616	0.1616	\$1,944.48	\$6,000	\$2,100	\$1,292.00	\$9,332.46	\$11,662.88
12E29BB05416	AGUILAR HERIBERTO & GEORGINA	6509 SE FERN ST	2009-000585	\$176,753	0.1608	0.1608	\$1,934.86	\$6,000	\$2,100	\$1,292.00	\$8,752.48	\$10,717.98
12E29BB05417	LOVE RONALD L & GENELLE L	6489 SE FERN ST	1997-099238	\$155,728	0.1608	0.1608	\$1,934.86	\$6,000	\$2,100	\$1,292.00	\$8,742.86	\$10,702.30
12E29BB05418	SOURYAMAT PHOON & OUTHONG	6469 SE FERN ST	1993-036131	\$161,113	0.1607	0.1607	\$1,933.65	\$6,000	\$2,100	\$1,292.00	\$8,741.65	\$10,700.34
12E29BB05419	HOUSING AUTHRTY CO CLACK	6449 SE FERN ST	1982-000452	\$163,909	0.1609	0.1609	\$1,936.06	\$6,000	\$2,100	\$1,292.00	\$8,744.06	\$10,704.26
12E29BB05420	KELLY JAMES E & CATHERINE L	6429 SE FERN ST	2008-079982	\$170,886	0.1609	0.1609	\$1,936.06	\$6,000	\$2,100	\$1,292.00	\$8,744.06	\$10,704.26
12E29BB05421	WADE RAY A	6409 SE FERN ST	2007-080084	\$160,479	0.1609	0.1609	\$1,936.06	\$6,000	\$2,100	\$1,292.00	\$8,744.06	\$10,704.26
12E29BB05500	ARNOLD SANDRA R & DALE A	6308 SE HAZEL ST	2005-112590	\$184,069	0.2911	0.2911	\$3,502.72	\$6,000	\$2,100	\$1,292.00	\$10,310.72	\$13,256.67
12E29BB05600	CAULKINS KEVIN	6306 SE HAZEL ST	2001-078426	\$137,246	0.1459	0.1459	\$1,755.57	\$6,000	\$2,100	\$1,292.00	\$8,563.57	\$10,410.20
12E29BB05700	BENCH CHAD W	6375 SE FERN ST	2011-068989	\$132,226	0.1459	0.1459	\$1,755.57	\$6,000	\$2,100	\$1,292.00	\$8,563.57	\$10,410.20
12E29BB05800	DEVRIES JENNIFER L	6345 SE FERN ST	2008-079948	\$162,448	0.1501	0.1501	\$1,806.11	\$6,000	\$2,100	\$1,292.00	\$8,614.11	\$10,492.53
12E29BB05900	CURBELO ESNY FLEITES & JENNY V AVILES	6304 SE HAZEL ST	2012-017106	\$165,236	0.1417	0.1417	\$1,705.03	\$6,000	\$2,100	\$1,292.00	\$8,513.03	\$10,327.86
12E29BB06000	SHERIDAN BARBARA C & T JAMES	6302 SE HAZEL ST	1992-056257	\$121,043	0.1418	0.1418	\$1,706.24	\$6,000	\$2,100	\$1,292.00	\$8,514.24	\$10,329.82
12E29BB06100	HODGIN JEREMY JAY	6303 SE FERN ST	2003-032811	\$137,518	0.1501	0.1501	\$1,806.11	\$6,000	\$2,100	\$1,292.00	\$8,614.11	\$10,492.53
12E29BB06200	HOM OKJA TRUSTEE	6239 SE FERN ST	2012-023558	\$182,893	0.1463	0.1463	\$1,760.38	\$6,000	\$2,100	\$1,292.00	\$8,568.38	\$10,418.04
12E29BB06300	KLEMENT SHANNON L	6212 SE HAZEL ST	2005-125444	\$143,356	0.1456	0.1456	\$1,751.96	\$6,000	\$2,100	\$1,292.00	\$8,559.96	\$10,404.32
12E29BB06400	SPOONER LUCAS E	6210 SE HAZEL ST	2006-068785	\$125,263	0.1449	0.1449	\$1,743.54	\$6,000	\$2,100	\$1,292.00	\$8,551.54	\$10,390.59
12E29BB06500	HOM OKJA TRUSTEE	6215 SE FERN ST	2011-037975	\$182,263	0.1469	0.1469	\$1,767.60	\$6,000	\$2,100	\$1,292.00	\$8,575.60	\$10,429.80
12E29BB06600	MELDGAARD DAVID L	6208 SE HAZEL ST	1995-004895	\$142,696	0.1446	0.1446	\$1,739.93	\$6,000	\$2,100	\$1,292.00	\$8,547.93	\$10,384.71
12E29BB06700	KING RONALD B & ALICE F	6204 SE HAZEL ST	1995-047794	\$144,885	0.1533	0.1533	\$1,844.61	\$6,000	\$2,100	\$1,292.00	\$8,652.61	\$10,555.27
12E29BB06800	HOM OKJA TRUSTEE	6203 SE FERN ST	2011-037976	\$191,666	0.3054	0.3054	\$3,674.78	\$6,000	\$2,100	\$1,292.00	\$10,482.78	\$13,537.01
12E29BB06900	FEDOSOV OLEG & ELENA CHMYKHALOV	8770 SE 62ND AVE	2004-079661	\$165,116	0.2466	0.2466	\$2,967.26	\$6,000	\$2,100	\$1,292.00	\$9,775.26	\$12,384.30
12E29BB07000	MILLER ROBERT T	6207 SE ALBERTA AVE	2007-074428	\$170,250	0.2434	0.2434	\$2,928.76	\$6,000	\$2,100	\$1,292.00	\$9,736.76	\$12,321.57
12E29BB07100	HERRICK WILLIAM A & MAVA L	6211 SE ALBERTA AVE	1986-049268	\$141,300	0.1609	0.1609	\$1,936.06	\$6,000	\$2,100	\$1,292.00	\$8,744.06	\$10,704.26
12E29BB07200	DIETRICH PAUL W	6275 SE ALBERTA AVE	2004-014857	\$181,150	0.1609	0.1609	\$1,936.06	\$6,000	\$2,100	\$1,292.00	\$8,744.06	\$10,704.26
12E29BB07300	HODGIN NEIL E	6305 SE ALBERTA AVE	2006-059882	\$128,160	0.1609	0.1609	\$1,936.06	\$6,000	\$2,100	\$1,292.00	\$8,744.06	\$10,704.26
12E29BB07400	SHREVE WILLIAM D & SHREVE CAROL J TRUSTEES	6307 SE ALBERTA AVE	1999-058898	\$167,160	0.1609	0.1609	\$1,936.06	\$6,000	\$2,100	\$1,292.00	\$8,744.06	\$10,704.26
12E29BB07500	HOUSING AUTHRTY CO CLACK	6309 SE ALBERTA AVE	1989-026803	\$161,947	0.1609	0.1609	\$1,936.06	\$6,000	\$2,100	\$1,292.00	\$8,744.06	\$10,704.26
12E29BB07600	HOUSING AUTHRTY CO CLACK	6337 SE ALBERTA AVE	1988-020915	\$166,520	0.1609	0.1609	\$1,936.06	\$6,000	\$2,100	\$1,292.00	\$8,744.06	\$10,704.26
12E29BB07700	HOUSING AUTHRTY CO CLACK	6367 SE ALBERTA AVE	1989-026804	\$166,010	0.1609	0.1609	\$1,936.06	\$6,000	\$2,100	\$1,292.00	\$8,744.06	\$10,704.26
12E29BB07701	GARFIAS NOEMI MONTEIL & GALENDO EDITH V	6389 SE ALBERTA AVE	2013-005936	\$168,960	0.1609	0.1609	\$1,936.06	\$6,000	\$2,100	\$1,292.00	\$8,744.06	\$10,704.26
12E29BB07800	GIPAVA DINO J	6401 SE ALBERTA AVE	2001-005372	\$162,997	0.1607	0.1607	\$1,933.65	\$6,000	\$2,100	\$1,292.00	\$8,741.65	\$10,700.34
12E29BB07900	BROWN VERNON EDWARD JR	6445 SE ALBERTA AVE	2011-010950	\$180,298	0.2260	0.2260	\$2,719.39	\$6,000	\$2,100	\$1,292.00	\$9,527.39	\$11,980.47
12E29BB08000	BROWN VERNON EDWARD JR	6503 SE ALBERTA AVE	2011-010950	\$188,984	0.2415	0.2415	\$2,905.89	\$6,000	\$2,100	\$1,292.00	\$9,713.89	\$12,284.32
12E29BB08200	CICERCHI RICHARD	6517 SE ALBERTA AVE	1998-026072	\$173,402	0.1761	0.1761	\$2,118.96	\$6,000	\$2,100	\$1,292.00	\$8,926.96	\$11,002.23
12E29BB08300	CONN PAUL JOSEPH	6565 SE ALBERTA AVE	2010-077433	\$159,892	0.1761	0.1761	\$2,118.96	\$6,000	\$2,100	\$1,292.00	\$8,926.96	\$11,002.23
12E29BB08303	STERBA JOSEPH A & DEBBIE L	6545 SE ALBERTA AVE	1988-018873	\$160,662	0.1761	0.1761	\$2,118.96	\$6,000	\$2,100	\$1,292.00	\$8,926.96	\$11,002.23
12E29BB08400	HUWALDT IDA M & A E & ALL	6625 SE ALBERTA AVE	2012-001581	\$97,269	0.3195	0.3195	\$3,844.44	\$6,000	\$2,100	\$1,292.00	\$10,652.44	\$13,813.42
12E29BB08500	SHEAFFER JOLENE & PATRICK	6635 SE ALBERTA AVE	1995-021177	\$145,592	0.1792	0.1792	\$2,156.26	\$6,000	\$2,100	\$1,292.00	\$8,964.26	\$11,063.01
12E29BB08600	MCNATT RICHARD L & REMSTER CAROL	8765 SE 67TH AVE	2001-091549	\$167,325	0.1791	0.1791	\$2,155.05	\$6,000	\$2,100	\$1,292.00	\$8,963.05	\$11,061.05
12E29BB08601	PENALOZA PIOQUINTO F & BRIGIDA H	6645 SE ALBERTA AVE	1997-054963	\$169,625	0.1792	0.1792	\$2,156.26	\$6,000	\$2,100	\$1,292.00	\$8,964.26	\$11,063.01
12E29BB08602	DAVIS BRIAN S	8785 SE 67TH AVE	2005-045819	\$168,555	0.1791	0.1791	\$2,155.05	\$6,000	\$2,100	\$1,292.00	\$8,963.05	\$11,061.05
12E29BB08700	PRADO-GARCIA EFRAIN & MARIBEL PRADO	8755 SE 67TH AVE	2007-084171	\$261,848	0.2019	0.2019	\$2,429.40	\$6,000	\$2,100	\$1,292.00	\$9,237.40	\$11,508.01
12E29BB08800	ROBERTSON JEFFREY E JR & STOUT COURTNEY	8721 SE 67TH AVE	2007-029910	\$158,104	0.1566	0.1566	\$1,884.32	\$6,000	\$2,100	\$1,292.00	\$8,692.32	\$10,619.96
12E29BB08900	ZOGRAFOS JEANNIE M & KOSCHESKI AMANDA	8715 SE 67TH AVE	00057654-10	\$117,932	0.1791	0.1791	\$2,155.05	\$6,000	\$2,100	\$1,292.00	\$8,963.05	\$11,061.05
12E29BB09000	MONTERO NORMA S	8711 SE 67TH AVE	1991-005830	\$142,165	0.1790	0.1790	\$2,153.85	\$6,000	\$2,100	\$1,292.00	\$8,961.85	\$11,059.09
12E29BB09100	HARRIS DENNIS & CINDY	6606 SE HAZEL ST	2006-028389	\$198,642	0.1792	0.1792	\$2,156.26	\$6,000	\$2,100	\$1,292.00	\$8,964.26	\$11,063.01

NORTH CLACKAMAS REVITALIZATION AREA (NCRA)  
AD 2008-1

Tax Lot Number	Owner	SITE ADDR	DEED REF#	2012		General Benefit Area	General Benefit per Acre	Basic Unit Benefit	Service Lateral Benefit	Urban Renewal Assessment Discount	Final	
				Real Mkt Value	Total Acreage						Individual Assessment	2009 Est Assessment
12E29BB09200	HUWALDT IDA M & A E & ALL	NO SITUS	2012-001581	\$23,777	0.1792	0.1792	\$12,032.69	\$6,000	\$2,100	\$1,292.00	\$864.26	\$11,063.01
12E29BB09300	RICH DAVID & CHARILYN	6512 SE HAZEL ST	2006-092024	\$166,488	0.1607	0.1607	\$1,933.65	\$6,000	\$2,100	\$1,292.00	\$8,741.65	\$10,700.34
12E29BB09301	STROUP MICHAEL J	6546 SE HAZEL ST	2007-043190	\$151,428	0.1608	0.1608	\$1,934.86	\$6,000	\$2,100	\$1,292.00	\$8,742.86	\$10,702.30
12E29BB09303	GRAY SHEILA	6580 SE HAZEL ST	2007-092589	\$151,915	0.1607	0.1607	\$1,933.65	\$6,000	\$2,100	\$1,292.00	\$8,741.65	\$10,700.34
12E29BB09305	GARCIA ALBERTO	6500 SE HAZEL ST	2000-067822	\$173,545	0.1608	0.1608	\$1,934.86	\$6,000	\$2,100	\$1,292.00	\$8,742.86	\$10,702.30
12E29BC01000	CANADAY BRIAN J & LELAH E	NO SITUS	1999-111085	\$12,486	0.1126	0.0026	\$31.28	\$0	\$0	\$31.28	\$0.00	\$50.97
12E29BC01001	WELLS DOLORES ANN TRUSTEE	NO SITUS	2010-011406	\$17,027	0.2081	0.2081	\$2,504.00	\$0	\$0	\$1,292.00	\$1,212.00	\$4,079.56
12E29BC01200	WELLS DOLORES ANN TRUSTEE	6250 SE JOHNSON CREEK B	2010-011405	\$208,139	0.5023	0.3483	\$4,190.99	\$6,000	\$2,100	\$1,292.00	\$10,998.99	\$14,378.01
12E29BC01400	BRADLEY PHYLLIS & KENNETH RAY	9310 SE LINWOOD AVE	2007-102572	\$203,506	0.5800	0.4800	\$5,775.69	\$6,000	\$2,100	\$1,292.00	\$12,583.69	\$16,959.84
12E29BC01600	NORTH CLACKAMAS PARK & REC DIST	NO SITUS	1994-067692	\$138,462	0.9446	0.5325	\$6,407.41	\$6,000	\$2,100	\$1,292.00	\$13,215.41	\$17,989.04
12E29BC01700	NORTH CLACKAMAS PARKS & REC DIST	6209 SE OVERLAND ST	2008-050170	\$87,096	0.3512	0.3044	\$3,662.75	\$0	\$0	\$1,292.00	\$2,370.75	\$5,967.41
12E29BC01800	ELLIS KRISTI A	6407 SE MAY ST	2001-003135	\$136,146	0.2452	0.2452	\$2,950.42	\$6,000	\$2,100	\$1,292.00	\$9,758.42	\$12,356.86
12E29BC01900	CANADAY BRIAN J & LELAH E	NO SITUS	1999-111085	\$8,741	0.0450	0.0450	\$541.47	\$0	\$0	\$541.47	\$0.00	\$882.17
12E29BC02000	WARREN DAVID A	6400 SE MAY ST	2000-049474	\$135,505	0.1077	0.1077	\$1,295.92	\$6,000	\$2,100	\$1,292.00	\$8,103.92	\$9,661.33
12E29BC02100	WARREN DAVID A	NO SITUS	2000-049474	\$8,989	0.0749	0.0749	\$901.25	\$0	\$0	\$901.25	\$0.00	\$9,018.33
12E29BC02200	NASE MARJORIE HUFF TRUSTEE	6309 SE OVERLAND ST	2006-103977	\$130,007	0.1243	0.1243	\$1,495.66	\$6,000	\$2,100	\$1,292.00	\$8,303.66	\$9,986.76
12E29BC02300	MILLER SEAN A	6319 SE OVERLAND ST	2009-075947	\$128,777	0.1133	0.1133	\$1,263.30	\$6,000	\$2,100	\$1,292.00	\$8,171.30	\$9,771.11
12E29BC02400	MATTSON DONALD V	6415 SE OVERLAND ST	1989-055230	\$143,734	0.2278	0.2278	\$2,741.05	\$6,000	\$2,100	\$1,292.00	\$9,549.05	\$12,015.75
12E29BC02500	THOM MAUREEN	6451 SE OVERLAND ST	2007-101528	\$91,068	0.2295	0.1148	\$1,381.35	\$6,000	\$2,100	\$1,292.00	\$8,189.35	\$12,049.08
12E29BC02501	THOM MAUREEN	6421 SE OVERLAND ST	2007-101528	\$221,007	0.1148	0.1148	\$1,381.35	\$6,000	\$2,100	\$1,292.00	\$8,189.35	\$12,049.08
12E29BC02601	THOMSEN LYLE J & KRISTY L	6431 SE OVERLAND ST	2011-035627	\$125,604	0.1148	0.1148	\$1,381.35	\$6,000	\$2,100	\$1,292.00	\$8,189.35	\$11,860.88
12E29BC02700	BURDELL SUSAN S	6490 SE MAY ST	2008-062197	\$171,434	0.2199	0.2199	\$2,645.99	\$6,000	\$2,100	\$1,292.00	\$9,453.99	\$11,860.88
12E29BC02800	GEORGE NATHAN T	6422 SE MAY ST	2005-080056	\$116,477	0.1147	0.1148	\$1,381.35	\$6,000	\$2,100	\$1,292.00	\$8,189.35	\$9,800.52
12E29BC02900	ESTRADA ESTEVAN A & JESSICA	6418 SE MAY ST	2004-070361	\$126,527	0.1148	0.1148	\$1,381.35	\$6,000	\$2,100	\$1,292.00	\$8,189.35	\$9,800.52
12E29BC03000	FOWLER RONALD L	6414 SE MAY ST	1999-057751	\$185,197	0.1148	0.1148	\$1,381.35	\$6,000	\$2,100	\$1,292.00	\$8,189.35	\$9,800.52
12E29BC03001	PETTIT HAROLD S & APRIL L	6408 SE MAY ST	2004-106695	\$118,267	0.1137	0.1148	\$1,381.35	\$6,000	\$2,100	\$1,292.00	\$8,189.35	\$9,800.52
12E29BC03100	CANADAY BRIAN J & LELAH E	6411 SE MAY ST	1999-111085	\$184,842	0.1165	0.1165	\$1,401.81	\$6,000	\$2,100	\$1,292.00	\$8,209.81	\$9,833.85
12E29BC03200	MARESH RANDY A & JOLIE M	6413 SE MAY ST	2004-038608	\$141,755	0.1190	0.1190	\$1,431.89	\$6,000	\$2,100	\$1,292.00	\$8,239.89	\$9,882.86
12E29BC03300	GAFFNEY CAITLYN R & JONATHAN M	6415 SE MAY ST	2011-044093	\$130,015	0.1137	0.1137	\$1,368.12	\$6,000	\$2,100	\$1,292.00	\$8,176.12	\$9,778.96
12E29BC03400	HOFFMAN KYM	6427 SE MAY ST	2001-016075	\$159,695	0.1101	0.1101	\$1,324.80	\$6,000	\$2,100	\$1,292.00	\$8,132.80	\$9,708.38
12E29BC03500	LEVY MICHAEL & TAMERA	9310 SE 65TH AVE	2006-110169	\$159,983	0.2137	0.2137	\$2,571.39	\$6,000	\$2,100	\$1,292.00	\$9,379.39	\$11,739.34
12E29BC03600	CLARKE ANDREW N	6603 SE MAY ST	2002-046900	\$205,068	0.2178	0.2178	\$2,620.72	\$6,000	\$2,100	\$1,292.00	\$9,428.72	\$11,819.71
12E29BC03700	CLARKE ANDREW NICHOLAS	NO SITUS	2007-104635	\$12,486	0.1537	0.1537	\$1,849.42	\$6,000	\$2,100	\$1,292.00	\$8,657.42	\$10,563.11
12E29BC03800	DAVEE JULIUS JOHN	6613 SE MAY ST	2007-084217	\$159,132	0.1475	0.1475	\$1,774.82	\$6,000	\$2,100	\$1,292.00	\$8,582.82	\$10,441.56
12E29BC03900	CHEN ANNE A	6709 SE MAY ST	2004-111097	\$261,877	0.6983	0.2301	\$2,768.72	\$6,000	\$2,100	\$1,292.00	\$9,576.72	\$12,060.84
12E29BC04000	LEIST NEIL A & KRISTINA L	6729 SE MAY ST	2001-038115	\$146,031	0.1870	0.1870	\$2,250.11	\$6,000	\$2,100	\$1,292.00	\$9,058.11	\$11,215.92
12E29BC04800	SANCHEZ DIEGO	6730 SE MAY ST	2010-045836	\$151,277	0.1148	0.1148	\$1,381.35	\$6,000	\$2,100	\$1,292.00	\$8,189.35	\$9,800.52
12E29BC04900	ROSENBAUM MICHAEL & SHERIE	6710 SE MAY ST	2011-012399	\$113,047	0.1148	0.1148	\$1,381.35	\$6,000	\$2,100	\$1,292.00	\$8,189.35	\$9,800.52
12E29BC05000	STORRS-TAYLOR KAYLEEN & TAYLOR THOMAS E	6708 SE MAY ST	2007-088504	\$194,798	0.2261	0.2261	\$2,720.59	\$6,000	\$2,100	\$1,292.00	\$9,528.59	\$11,982.43
12E29BC05100	WETZEL CAROLYN J	6706 SE MAY ST	00058476-04	\$115,687	0.1182	0.1182	\$1,422.26	\$6,000	\$2,100	\$1,292.00	\$8,230.26	\$9,867.17
12E29BC05200	KIRK LARRY R	6704 SE MAY ST	2007-100448	\$111,952	0.1021	0.1021	\$1,228.54	\$6,000	\$2,100	\$1,292.00	\$8,036.54	\$9,551.55
12E29BC05300	IVES BONNIE R	6702 SE MAY ST	2012-051334	\$64,962	0.1010	0.1010	\$1,215.30	\$6,000	\$2,100	\$1,292.00	\$8,023.30	\$9,529.99
12E29BC05400	COOLEY CHERI D	6700 SE MAY ST	2005-116936	\$126,957	0.1159	0.1159	\$1,394.59	\$6,000	\$2,100	\$1,292.00	\$8,202.59	\$9,822.08
12E29BC05500	BUNN JUDITH ANN	6690 SE MAY ST	2008-048078	\$185,154	0.3478	0.2330	\$2,803.76	\$6,000	\$2,100	\$1,292.00	\$9,611.76	\$14,368.21
12E29BC05501	TEASDALE MARK A & KRISTI D	NO SITUS	2008-043815	\$49,375	0.1148	0.1148	\$1,381.16	\$6,000	\$2,100	\$1,292.00	\$8,189.16	\$9,800.52
12E29BC05600	MOYER BRIAN D & TESA L	NO SITUS	2000-038199	\$55,235	0.1137	0.1137	\$1,368.12	\$6,000	\$2,100	\$1,292.00	\$8,176.12	\$9,778.96
12E29BC05700	MOYER BRIAN D & TESA L	6610 SE MAY ST	2000-038199	\$136,487	0.1148	0.1148	\$1,381.35	\$6,000	\$2,100	\$1,292.00	\$8,189.35	\$9,800.52
12E29BC05800	SORIANO YENI HOO	6504 SE MAY ST	2011-067245	\$113,317	0.1148	0.1148	\$1,381.35	\$6,000	\$2,100	\$1,292.00	\$8,189.35	\$9,800.52
12E29BC05900	WEST COAST HOME SOLUTIONS LLC	6501 SE OVERLAND	2012-048130	\$29,131	0.1148	0.1148	\$1,381.35	\$6,000	\$2,100	\$1,292.00	\$8,189.35	\$9,800.52
12E29BC06000	FOTEFF PAT	6505 SE OVERLAND ST	2007-029793	\$107,677	0.1148	0.1148	\$1,381.35	\$6,000	\$2,100	\$1,292.00	\$8,189.35	\$9,800.52
12E29BC06100	SWANEY LYNDA A	6511 SE OVERLAND ST	2004-081147	\$151,687	0.1148	0.1148	\$1,381.35	\$6,000	\$2,100	\$1,292.00	\$8,189.35	\$9,800.52
12E29BC06300	TEASDALE MARK & ROBINSON KRISTI D	6515 SE OVERLAND ST	2003-079507	\$117,987	0.1148	0.1148	\$1,381.35	\$6,000	\$2,100	\$1,292.00	\$8,189.35	\$9,800.52
12E29BC06301	TEASDALE MARK	NO SITUS	1998-045062	\$49,375	0.1148	0.1148	\$1,381.35	\$6,000	\$2,100	\$1,292.00	\$8,189.35	\$9,800.52
12E29BC06500	JENSEN GERT U	6683 SE OVERLAND ST	1999-009930	\$147,843	0.2066	0.2066	\$2,485.95	\$6,000	\$2,100	\$1,292.00	\$9,293.95	\$11,600.15
12E29BC06600	SCHULTZ MATT A	6715 SE OVERLAND ST	2001-040655	\$244,304	0.2296	0.2296	\$2,762.71	\$6,000	\$2,100	\$1,292.00	\$9,570.71	\$12,051.04
12E29BC06700	YOUNG MICHAEL	6717 SE OVERLAND ST	2003-005984	\$118,417	0.1148	0.1148	\$1,381.35	\$6,000	\$2,100	\$1,292.00	\$8,189.35	\$9,800.52
12E29BC06800	POWELL KURT E	6719 SE OVERLAND ST	1999-072164	\$127,147	0.1148	0.1148	\$1,381.35	\$6,000	\$2,100	\$1,292.00	\$8,189.35	\$9,800.52
12E29BC06900	SHARINGHOUSE ELAINE	6721 SE OVERLAND ST	2007-012823	\$136,347	0.1148	0.1148	\$1,381.35	\$6,000	\$2,100	\$1,292.00	\$8,189.35	\$9,800.52
12E29BD00200	PILLSBURY SCOTT M & WHITNEY JO	7235 SE LABEL LN	1999-029246	\$962,465	1.9824	1.5221	\$18,314.96	\$6,000	\$2,100	\$1,292.00	\$25,122.96	\$37,388.99
12E29BD00400	RAM INVESTMENTS LLC	7225 SE LABEL LN	2011-048259	\$49,084	0.3683	0.3268	\$3,932.28	\$6,000	\$2,100	\$1,292.00	\$10,740.28	\$13,956.53

NORTH CLACKAMAS REVITALIZATION AREA (NCRA)  
AD 2009-1

Tax Lot Number	Owner	SITE ADDR	DEED REF#	2012 Real Mkt Value	Total Acreage	General Benefit Area	General Benefit per Acre	Basic Unit Benefit	Service Lateral Benefit	Urban Renewal Assessment Discount	Final Individual Assessment	2009 Est. Assessment
12E29BD04000	MAYER TIMOTHY E & MARY JANE	6821 SE BREHAUT ST	2009-086258	\$136,806	0.3480	0.3000	\$12,032.69	\$6,000	\$2,100	\$1,292.00		\$13,431.15
12E29BD04100	HOPMAN LEO R & MOLLY TRUSTEES	6841 SE BREHAUT ST	1994-055449	\$105,305	0.0600	0.0413	\$3,609.81	\$6,000	\$2,100	\$1,292.00	\$10,417.81	\$8,359.64
12E29BD04200	EDMONSON RICHARD A	6901 SE BREHAUT ST	2002-085506	\$110,874	0.1587	0.1574	\$1,893.95	\$6,000	\$2,100	\$1,292.00	\$7,304.95	\$10,635.64
12E29BD04300	WALLS STAN & CAROL	6915 SE BREHAUT ST	1993-037158	\$131,904	0.2524	0.2524	\$3,037.05	\$6,000	\$2,100	\$1,292.00	\$8,701.95	\$12,498.01
12E29BD04800	SKOWRONEK MARIANNE	7201 SE BREHAUT ST	2012-031462	\$150,161	0.1263	0.1263	\$1,519.73	\$6,000	\$2,100	\$1,292.00	\$9,845.05	\$12,498.01
12E29BD04900	LELACK JO ANN	7211 SE BREHAUT ST	1999-114004	\$208,894	0.2525	0.2525	\$3,038.25	\$6,000	\$2,100	\$1,292.00	\$8,327.73	\$10,025.96
12E29BD05100	WOODHOUSE JENNIFER L & SAUER JONATHON B	7221 SE BREHAUT ST	2005-020034	\$186,058	0.2734	0.2734	\$3,289.74	\$6,000	\$2,100	\$1,292.00	\$9,846.25	\$12,499.97
12E29BD05200	BADER ELAINE J	7282 SE BREHAUT ST	2006-099872	\$283,262	0.5261	0.5261	\$6,330.40	\$6,000	\$2,100	\$1,292.00	\$10,097.74	\$12,909.69
12E29BD05300	BADER ELAINE J	7282 SE BREHAUT ST	2006-099872	\$49,375	0.1492	0.1492	\$1,795.28	\$6,000	\$2,100	\$1,292.00	\$13,138.40	\$17,863.57
12E29BD05700	WATTS JAMES T	6920 SE BREHAUT ST	2009-021009	\$136,218	0.2525	0.2525	\$3,038.25	\$6,000	\$2,100	\$1,292.00	\$8,603.28	\$10,474.89
12E29BD05800	GOSS ROBERT A	6916 SE BREHAUT ST	1996-046312	\$132,354	0.2525	0.2525	\$3,038.25	\$6,000	\$2,100	\$1,292.00	\$9,846.25	\$12,499.97
12E29BD05900	SHIMEK THOMAS E	6912 SE BREHAUT ST	1992-024989	\$142,451	0.1263	0.1263	\$1,519.73	\$6,000	\$2,100	\$1,292.00	\$9,846.25	\$12,499.97
12E29BD06000	SOUTHERS AMY & OGDEN HARRY JR	6830 SE BREHAUT ST	2005-048893	\$175,784	0.2525	0.2525	\$3,038.25	\$6,000	\$2,100	\$1,292.00	\$8,327.73	\$10,025.96
12E29BD06100	ROSE KAREN L	6820 SE BREHAUT ST	1976-032810	\$110,751	0.1263	0.1263	\$1,519.73	\$6,000	\$2,100	\$1,292.00	\$9,846.25	\$12,499.97
12E29CA01400	BELTON ELAINE A	6815 SE LAMPHIER ST	1992-039161	\$75,746	0.1632	0.1632	\$1,963.73	\$6,000	\$2,100	\$1,292.00	\$8,327.73	\$10,025.96
12E29CA01500	SMITH DON D	6821 SE LAMPHIER ST	1990-041749	\$157,994	0.2662	0.2662	\$3,203.10	\$6,000	\$2,100	\$1,292.00	\$8,771.73	\$10,749.34
12E29CA01502	CARDEN PAUL	6827 SE LAMPHIER ST	2012-080821	\$165,431	0.1615	0.1615	\$1,943.28	\$6,000	\$2,100	\$1,292.00	\$10,011.10	\$12,768.54
12E29CA01503	SECRETARY OF HOUSING & URBAN DEVELOP	6823 SE LAMPHIER ST	2013-002083	\$173,794	0.1614	0.1614	\$1,942.08	\$6,000	\$2,100	\$1,292.00	\$8,751.28	\$10,716.02
12E29CA01504	WILDRICK BRETT A	6819 SE LAMPHIER ST	2011-005644	\$172,624	0.1620	0.1620	\$1,949.30	\$6,000	\$2,100	\$1,292.00	\$8,750.08	\$10,716.06
12E29CA01505	DIXON CHARLES R	6817 SE LAMPHIER ST	2011-070436	\$188,586	0.1653	0.1653	\$1,989.00	\$6,000	\$2,100	\$1,292.00	\$8,757.30	\$10,725.82
12E29CA01600	DONNELLY RYAN & THOMPSON NICOLE	6925 SE LAMPHIER ST	2003-088644	\$183,766	0.1650	0.1650	\$1,985.39	\$6,000	\$2,100	\$1,292.00	\$8,797.00	\$10,790.51
12E29CA01602	EINERSON JANET M	6927 SE LAMPHIER ST	2006-044919	\$181,625	0.2520	0.2520	\$3,032.24	\$6,000	\$2,100	\$1,292.00	\$8,793.39	\$10,784.63
12E29CA01700	MURK LUCAS RONALD	6931 SE LAMPHIER ST	1997-093619	\$174,094	0.2542	0.2542	\$3,058.71	\$6,000	\$2,100	\$1,292.00	\$9,840.24	\$12,490.16
12E29CA01801	STONEKING TODD & WENDY	7009 SE LAMPHIER ST	2009-031937	\$139,896	0.1615	0.1615	\$1,943.28	\$6,000	\$2,100	\$1,292.00	\$9,866.71	\$12,533.29
12E29CA01802	RAMSEY LOGAN	7007 SE LAMPHIER ST	2001-027187	\$123,534	0.1532	0.1532	\$1,843.41	\$6,000	\$2,100	\$1,292.00	\$8,751.28	\$10,716.02
12E29CA01803	ANDERSON BARRY R & ALLISON A	7005 SE LAMPHIER ST	2007-013856	\$139,405	0.1884	0.1884	\$2,266.96	\$6,000	\$2,100	\$1,292.00	\$8,651.41	\$10,553.31
12E29CA01804	MACK KATIE L	7001 SE LAMPHIER ST	2005-096935	\$176,496	0.1663	0.1663	\$2,001.04	\$6,000	\$2,100	\$1,292.00	\$9,074.96	\$11,243.36
12E29CA01900	WEISEL PETER W & AUGUSTIN SANDRA A	7029 SE LAMPHIER ST	2003-066668	\$179,476	0.3812	0.3812	\$4,586.86	\$6,000	\$2,100	\$1,292.00	\$8,809.04	\$10,810.12
12E29CA02000	CHAPMAN LOREN N & SANDRA J	7033 SE LAMPHIER ST	1988-040306	\$202,516	0.3812	0.3812	\$4,586.86	\$6,000	\$2,100	\$1,292.00	\$11,394.86	\$15,022.98
12E29CA02100	NEFF DAVID R & LINDA M	7205 SE LAMPHIER ST	1998-110108	\$204,296	0.3812	0.3812	\$4,586.86	\$6,000	\$2,100	\$1,292.00	\$11,394.86	\$15,022.98
12E29CA02300	TOMLIN JUSTIN T & SARAH J	7268 SE LAMPHIER ST	2011-067863	\$174,886	0.1641	0.1641	\$1,974.56	\$6,000	\$2,100	\$1,292.00	\$11,394.86	\$15,022.98
12E29CA02500	BRADLEY DAVID GEORGE	7242 SE LAMPHIER ST	2010-071881	\$159,574	0.2351	0.2351	\$2,828.89	\$6,000	\$2,100	\$1,292.00	\$8,782.56	\$10,766.99
12E29CA02600	7200 SE LAMPHIER STREET PROPERTY LLC	NO SITUS	2011-054171	\$3,745	0.0693	0.0693	\$833.87	\$0	\$0	\$1,292.00	\$9,636.89	\$12,158.86
12E29CA02700	7200 SE LAMPHIER STREET PROPERTY LLC	NO SITUS	2011-054171	\$109,113	0.2066	0.2066	\$2,485.95	\$6,000	\$2,100	\$1,292.00	\$833.87	\$0.00
12E29CA02800	SHEPPLER LEON A & ETHEL C	7166 SE LAMPHIER ST	622-777	\$170,794	0.3306	0.3306	\$3,978.01	\$6,000	\$2,100	\$1,292.00	\$9,293.95	\$11,600.15
12E29CA03000	ANNAS STEVEN E & WENDY G TRUSTEES	7010 SE LAMPHIER ST	2008-004055	\$210,968	0.7513	0.7513	\$9,040.16	\$30,000	\$10,500	\$1,292.00	\$9,293.95	\$11,600.15
12E29CA03100	FRANCHUK PETR & VERA	9610 SE ECKLER AVE	2002-084322	\$291,954	0.6010	0.6010	\$7,231.65	\$6,000	\$2,100	\$1,292.00	\$10,786.01	\$14,031.03
12E29CA03400	COX GERALD WAYNE & KAYLYN M CARDONA	9702 SE ECKLER AVE	2007-071437	\$201,403	0.5710	0.5710	\$6,870.67	\$6,000	\$2,100	\$1,292.00	\$48,248.16	\$22,278.36
12E29CA03500	SCHWEND ERIC L & JANELLE A	9716 SE ECKLER AVE	1998-008072	\$241,024	0.5650	0.5650	\$6,798.47	\$6,000	\$2,100	\$1,292.00	\$14,039.65	\$19,331.90
12E29CA03600	MACKIN COLLEEN M TRUSTEE	9720 SE ECKLER AVE	1996-001135	\$175,982	0.7184	0.7184	\$8,644.28	\$6,000	\$2,100	\$1,292.00	\$13,678.67	\$18,743.79
12E29CA03601	YARBROUGH MARSHA D	9750 SE ECKLER AVE	2004-055030	\$167,164	0.2181	0.2181	\$2,624.33	\$6,000	\$2,100	\$1,292.00	\$13,606.47	\$18,626.16
12E29CA03700	MAJORS CHRIS & NANCY	9724 SE ECKLER AVE	1993-091387	\$150,421	0.2009	0.2009	\$2,417.37	\$6,000	\$2,100	\$1,292.00	\$15,452.28	\$21,633.39
12E29CA04100	REYES JUAN MARTINEZ	NO SITUS	2004-005228	\$27,094	0.4835	0.4835	\$5,817.81	\$6,000	\$2,100	\$1,292.00	\$9,432.33	\$11,825.60
12E29CA04102	HOLLOWAY PATRICIA	9840 SE ECKLER AVE	2008-047992	\$200,691	0.3831	0.3831	\$4,609.72	\$12,000	\$4,200	\$1,292.00	\$9,225.37	\$11,488.41
12E29CA04200	REYES JUAN MARTINEZ	9820 SE ECKLER AVE	2004-005228	\$377,748	0.2944	0.2944	\$3,542.42	\$6,000	\$2,100	\$1,292.00	\$12,625.81	\$17,028.45
12E29CA04300	PRYOR ELISA & ANTHONY	9831 SE ECKLER AVE	2004-049921	\$185,214	0.2296	0.2296	\$2,762.71	\$6,000	\$2,100	\$1,292.00	\$19,517.72	\$15,060.23
12E29CA04600	BATEMAN BETTY LOUISE	6911 SE DREW AVE	1993-057142	\$137,846	0.3443	0.3443	\$4,142.85	\$6,000	\$2,100	\$1,292.00	\$10,350.42	\$13,321.37
12E29CA04701	KING MICHAEL C & JENESSA R	6809 SE DREW AVE	2004-079954	\$164,254	0.1148	0.1148	\$1,381.35	\$6,000	\$2,100	\$1,292.00	\$9,570.71	\$12,051.04
12E29CA04800	DOROKHOV DMITRIY V & LARISSA	6899 SE DREW AVE	2012-037039	\$174,605	0.1148	0.1148	\$1,381.35	\$6,000	\$2,100	\$1,292.00	\$9,570.71	\$12,051.04
12E29CA04900	HUNSINGER CHARLES M & VERA M	6855 SE DREW AVE	2012-070793	\$159,261	0.1722	0.1722	\$2,072.03	\$6,000	\$2,100	\$1,292.00	\$10,950.85	\$14,299.60
12E29CA05000	ARBOGAST NORMAN E JR	9820 SE BELL AVE	2012-069865	\$173,625	0.1920	0.1920	\$2,310.28	\$6,000	\$2,100	\$1,292.00	\$8,189.35	\$9,800.52
12E29CA05100	TRAN ELDORA BEVERLY	9810 SE BELL AVE	2006-116177	\$87,096	0.3640	0.3610	\$4,343.80	\$6,000	\$2,100	\$1,292.00	\$8,880.03	\$10,925.78
12E29CA05200	BATEMAN BETTY LOUISE	NO SITUS	1993-057142	\$87,625	0.5739	0.5739	\$6,905.56	\$6,000	\$2,100	\$1,292.00	\$9,118.28	\$11,313.94
12E29CA05300	BRAZER KENNETH	9829 SE ECKLER AVE	2002-033940	\$109,557	0.1148	0.1148	\$1,381.35	\$6,000	\$2,100	\$1,292.00	\$11,151.80	\$14,626.98
12E29CA05400	KAPPUS LEO K	9827 SE ECKLER AVE	2000-052954	\$122,257	0.1148	0.1148	\$1,381.35	\$6,000	\$2,100	\$1,292.00	\$13,713.56	\$18,800.64
12E29CA05500	COX GERALD W & CARDONA KAYLYN	9815 SE ECKLER AVE	1996-072411	\$189,594	0.2296	0.2296	\$2,762.71	\$6,000	\$2,100	\$1,292.00	\$8,189.35	\$9,800.52
12E29CA05700	HAKE DEBORAH L & RICKIE W	6999 SE SNIDER AVE	1996-089710	\$125,424	0.2296	0.2296	\$2,762.71	\$6,000	\$2,100	\$1,292.00	\$9,570.71	\$12,051.04
12E29CA05800	GLOVER DARYL & KIMBERLY	6977 SE SNIDER AVE	2008-030121	\$158,197	0.1148	0.1148	\$1,381.35	\$6,000	\$2,100	\$1,292.00	\$9,570.71	\$12,051.04
12E29CA05900	HUGHES TRAN LEE	6955 SE SNIDER AVE	2000-062216	\$161,987	0.1148	0.1148	\$1,381.35	\$6,000	\$2,100	\$1,292.00	\$8,189.35	\$9,800.52
12E29CA06000	GRIGSBY JAN ELTON & CAROL LOUISE	6925 SE SNIDER AVE	1973-007357	\$162,977	0.1148	0.1148	\$1,381.35	\$6,000	\$2,100	\$1,292.00	\$8,189.35	\$9,800.52





NORTH CLACKAMAS REVITALIZATION AREA (NCRA)  
AD 2009-1

Tax Lot Number	Owner	SITE ADDR	DEED REF#	2012 Real Mkt Value	Total Acreage	General Benefit Area	General Benefit per Acre	Basic Unit Benefit	Service Lateral Benefit	Urban Renewal Assessment Discount	Final Individual Assessment	2009 Est Assessment
12E29CB02901	WERSHEY KENNETH CHARLES	6470 SE OVERLAND ST	1997-082040	\$189,484	0.2296	0.2296	\$12,032.69	\$6,000	\$2,100	\$1,292.00	\$9,570.71	\$12,051.04
12E29CB02903	MAREK EILEEN MARIE	6475 SE ALDER PL	2009-076975	\$198,434	0.2296	0.2296	\$2,762.71	\$6,000	\$2,100	\$1,292.00	\$9,570.71	\$12,051.04
12E29CB02904	HANS KAUTZ CONSTRUCTION INC	NO SITUS	2003-014957	\$49,375	0.1145	0.1145	\$1,377.74	\$6,000	\$2,100	\$1,292.00	\$8,185.74	\$9,794.64
12E29CB02905	KAUTZ HANS N	NO SITUS	2003-014958	\$49,375	0.1145	0.1145	\$1,377.74	\$6,000	\$2,100	\$1,292.00	\$8,185.74	\$9,794.64
12E29CB02906	KAUTZ HANS N	6450 SE OVERLAND ST	2003-014959	\$153,837	0.1143	0.1143	\$1,375.34	\$6,000	\$2,100	\$1,292.00	\$8,183.34	\$9,790.72
12E29CB03000	KUGIYA AIKO	NO SITUS	2006-108543	\$11,464	0.0689	0.0689	\$829.05	\$6,000	\$2,100	\$1,292.00	\$7,637.05	\$8,900.70
12E29CB03100	KUGIYA AIKO	6495 SE ALDER PL	2006-065821	\$162,736	0.1607	0.1607	\$1,933.65	\$6,000	\$2,100	\$1,292.00	\$8,741.65	\$10,700.34
12E29CB03200	CHADWICK MELONEY C	6410 SE ALDER PL	2005-124464	\$249,804	0.2296	0.2296	\$2,762.71	\$6,000	\$2,100	\$1,292.00	\$9,570.71	\$12,051.04
12E29CB03300	IVES DONALD V & GLORIA J	6404 SE ALDER PL	1986-044650	\$291,577	0.4592	0.4592	\$5,525.41	\$6,000	\$2,100	\$1,292.00	\$12,333.41	\$16,552.08
12E29CB03400	NOBLE DAVID E & CHRISTIE S	6411 SE ALDER PL	2009-085260	\$180,344	0.2292	0.2292	\$2,757.89	\$6,000	\$2,100	\$1,292.00	\$9,565.89	\$12,043.20
12E29CB03500	DIXON JESSE L & CLARA J	6310 SE OVERLAND ST	1988-017423	\$124,994	0.2356	0.2356	\$2,834.90	\$6,000	\$2,100	\$1,292.00	\$9,642.90	\$12,168.66
12E29CB03600	CARNER DARIN M	6240 SE OVERLAND ST	2002-063762	\$153,426	0.1608	0.1608	\$1,934.86	\$6,000	\$2,100	\$1,292.00	\$8,742.86	\$10,702.30
12E29CB03700	NOBLE DAVID E & CHRISTIE S	6401 SE ALDER PL	1990-006462	\$164,268	0.2505	0.2505	\$3,014.19	\$6,000	\$2,100	\$1,292.00	\$9,822.19	\$12,460.76
12E29CB03800	MERSEREAU THOMAS RANDOLPH & BARBARA JEAN	6220 SE OVERLAND ST	1998-089336	\$163,835	0.1904	0.1904	\$2,291.02	\$6,000	\$2,100	\$1,292.00	\$9,099.02	\$11,282.57
12E29CB03900	KRUCKENBERG CHET E & SENNICK HELEN M	6204 SE OVERLAND ST	2006-038802	\$127,648	0.2292	0.2292	\$2,757.89	\$6,000	\$2,100	\$1,292.00	\$9,565.89	\$12,043.20
12E29CB04000	WALL COLIN J	6202 SE OVERLAND ST	2007-008459	\$119,150	0.0960	0.0960	\$1,155.14	\$6,000	\$2,100	\$1,292.00	\$7,963.14	\$9,431.97
12E29CB04100	CLACKAMAS COUNTY SERV DIST #1	NO SITUS	2011-022883	\$13,610	0.2185	0.2185	\$2,629.14	\$6,000	\$2,100	\$1,292.00	\$9,417.14	\$11,833.44
12E29CB04200	CLACKAMAS COUNTY SERV DIST #1	9620 SE LINWOOD AVE	2011-022883	\$83,124	0.2307	0.2307	\$2,775.94	\$6,000	\$2,100	\$1,292.00	\$9,583.94	\$12,072.60
12E29CB04300	FRENCH ELIAS P	9624 SE LINWOOD AVE	2004-082695	\$139,481	0.1246	0.1246	\$1,499.27	\$6,000	\$2,100	\$1,292.00	\$8,307.27	\$9,992.64
12E29CB04400	MITCHELL MICHAEL & SANDRA	6225 SE ALDER PL	2005-046408	\$125,355	0.1035	0.1035	\$1,245.38	\$6,000	\$2,100	\$1,292.00	\$8,053.38	\$9,579.00
12E29CB04500	AUGUST KENNETH JAMES	6301 SE ALDER PL	2004-020713	\$178,374	0.2314	0.2314	\$2,784.36	\$6,000	\$2,100	\$1,292.00	\$9,592.36	\$12,086.33
12E29CB04600	WORTHY GLENN P & SUSAN A	6323 SE ALDER PL	1994-069298	\$172,404	0.2353	0.2353	\$2,831.29	\$6,000	\$2,100	\$1,292.00	\$9,639.29	\$12,162.78
12E29CB04700	MEDVEDEV KONSTANTIN LYUBOV	6402 SE ALDER PL	2008-076718	\$245,891	0.2054	0.2054	\$2,471.51	\$6,000	\$2,100	\$1,292.00	\$1,299.51	\$11,576.63
12E29CB04800	PIXLEY ROBERT E JR & CONNIE A	6380 SE ALDER PL	1998-020218	\$248,196	0.3671	0.3671	\$4,417.20	\$6,000	\$2,100	\$1,292.00	\$11,225.20	\$14,746.57
12E29CB04900	FOULKE ADAM T & WENDY D	6334 SE ALDER PL	1999-099360	\$179,784	0.3406	0.3406	\$4,098.33	\$6,000	\$2,100	\$1,292.00	\$10,906.33	\$14,227.06
12E29CB05000	THOMPSON DAVID G & JEANETTE A	6284 SE ALDER PL	537-525	\$175,352	0.1458	0.1458	\$1,754.37	\$6,000	\$2,100	\$1,292.00	\$8,562.37	\$10,408.24
12E29CB05100	FLEMING AUGUSTUS F & E A	6230 SE ALDER PL	545-261	\$157,582	0.1459	0.1459	\$1,755.57	\$6,000	\$2,100	\$1,292.00	\$8,563.57	\$10,410.20
12E29CB05200	LYNCH NANCY N	6202 SE ALDER PL	2000-027274	\$152,324	0.2382	0.2382	\$2,866.19	\$6,000	\$2,100	\$1,292.00	\$9,674.19	\$12,199.63
12E29CB05401	DANIELS LINDA J	9710 SE LINWOOD AVE	1987-045351	\$161,261	0.1750	0.1750	\$2,105.72	\$6,000	\$2,100	\$1,292.00	\$8,913.72	\$10,980.67
12E29CB05402	WINWARD STEVEN D	9714 SE LINWOOD AVE	2002-086129	\$169,985	0.1987	0.1987	\$2,390.90	\$6,000	\$2,100	\$1,292.00	\$9,198.90	\$11,445.28
12E29CB05403	LEONCHIK IVAN	9720 SE LINWOOD AVE	2009-074538	\$340,548	0.2832	0.2832	\$3,407.66	\$6,000	\$2,100	\$1,292.00	\$10,215.66	\$13,101.80
12E29CB05404	ANDERSON JAMES C & PATTI	9724 SE LINWOOD AVE	1996-059716	\$173,961	0.2473	0.2473	\$2,975.68	\$6,000	\$2,100	\$1,292.00	\$9,783.68	\$12,398.03
12E29CB05405	KNEZ JOHN S SR & JEANNE & KNEZ JOSEPH F	6323 SE JORDAN AVE	1999-024376	\$169,375	0.2245	0.2245	\$2,701.34	\$6,000	\$2,100	\$1,292.00	\$9,509.34	\$11,951.06
12E29CB05406	REEDER LORI K	6325 SE JORDAN AVE	2011-033902	\$165,251	0.1881	0.1881	\$2,263.35	\$6,000	\$2,100	\$1,292.00	\$9,071.35	\$11,237.48
12E29CB05407	STILL JOAN E & JAMES A CO-TRUSTEES	6327 SE JORDAN AVE	2011-000521	\$166,756	0.1737	0.1737	\$2,090.08	\$6,000	\$2,100	\$1,292.00	\$8,898.08	\$10,955.19
12E29CB05408	LLEWELLYN SUE A	6315 SE JORDAN AVE	2005-101054	\$164,926	0.1715	0.1715	\$2,063.61	\$6,000	\$2,100	\$1,292.00	\$8,871.61	\$10,912.06
12E29CB05500	JANTZEN MARTHA M TRUSTEE	9730 SE LINWOOD AVE	2010-004055	\$266,468	0.5212	0.5212	\$6,271.44	\$12,000	\$4,200	\$1,292.00	\$21,179.44	\$17,767.52
12E29CB05700	LINWOOD GREEN LLC	9753 SE LINWOOD AVE	2010-063860	\$819,579	1.0500	1.0500	\$12,634.32	\$6,000	\$8,400	\$1,292.00	\$25,742.32	\$12,556.82
12E29CB05701	VINCENT TROY L & THOMAS ANNA L	9800 SE LINWOOD AVE	2001-043438	\$244,584	0.3042	0.3042	\$3,660.34	\$6,000	\$2,100	\$1,292.00	\$10,468.34	\$13,513.48
12E29CB05703	FISHER JOHN W	9770 SE LINWOOD AVE	1990-052346	\$111,918	0.1750	0.1750	\$2,105.72	\$6,000	\$2,100	\$1,292.00	\$8,913.72	\$10,980.67
12E29CB05800	NELSON REBBECA L & JUEOWSKI JOHN	6323 SE LAURA AVE	2007-037406	\$162,308	0.2201	0.2201	\$2,648.39	\$6,000	\$2,100	\$1,292.00	\$9,456.39	\$11,864.80
12E29CB05900	MAYFIELD BRANDON	6320 SE NEEDHAM CT	2011-049196	\$133,892	0.1125	0.1125	\$1,353.68	\$6,000	\$2,100	\$1,292.00	\$8,161.68	\$9,755.43
12E29CB06000	LOUDEN TRACEY	6305 SE LAURA AVE	2012-078983	\$183,747	0.1685	0.1685	\$2,027.51	\$6,000	\$2,100	\$1,292.00	\$8,835.51	\$10,853.25
12E29CB06100	BURGE ROY W & JUDY	NO SITUS	2000-019720	\$62,996	0.2271	0.2271	\$2,732.62	\$6,000	\$2,100	\$1,292.00	\$9,540.62	\$12,002.03
12E29CB06200	FIELD JAMES K & DAWN R	6318 SE NEEDHAM CT	1999-104771	\$188,265	0.1779	0.1779	\$2,140.62	\$6,000	\$2,100	\$1,292.00	\$8,948.62	\$11,037.52
12E29CB06300	FOGOROS JACOB M & DAWN H	6312 SE NEEDHAM CT	2007-017069	\$164,141	0.1779	0.1779	\$2,140.62	\$6,000	\$2,100	\$1,292.00	\$8,948.62	\$11,037.52
12E29CB06400	GARDNER KATHLEEN D	9834 SE LINWOOD AVE	2003-020132	\$187,775	0.1941	0.1941	\$2,335.55	\$6,000	\$2,100	\$1,292.00	\$9,143.55	\$11,355.10
12E29CB06500	WORDEN RAYMOND A JR	9866 SE LINWOOD AVE	2007-008823	\$170,133	0.2079	0.2079	\$2,501.60	\$6,000	\$2,100	\$1,292.00	\$9,309.60	\$11,625.64
12E29CB06600	HAND NANCY J	9874 SE LINWOOD AVE	504-473	\$194,183	0.2081	0.2081	\$2,504.00	\$6,000	\$2,100	\$1,292.00	\$9,312.00	\$11,629.56
12E29CB06700	BASTIDAS LORRAINE & ELIAS SOLORIO	6305 SE NEEDHAM ST	2010-031970	\$190,627	0.2079	0.2079	\$2,501.60	\$6,000	\$2,100	\$1,292.00	\$9,309.60	\$11,625.64
12E29CB06800	NELSON PAUL E & OHARA-NELSON SANDY L	6323 SE NEEDHAM ST	1997-044447	\$200,680	0.2296	0.2296	\$2,762.71	\$6,000	\$2,100	\$1,292.00	\$9,570.71	\$12,051.04
12E29CB06900	BURGE ROY W & JUDY	6339 SE NEEDHAM ST	68-18584	\$255,141	0.2273	0.2273	\$2,735.03	\$6,000	\$2,100	\$1,292.00	\$9,543.03	\$12,005.95
12E29CB07000	STUBBLEFIELD GEORGIA F	6415 SE NEEDHAM ST	2007-080220	\$133,861	0.1377	0.1377	\$1,656.90	\$6,000	\$2,100	\$1,292.00	\$8,464.90	\$10,249.45
12E29CB07100	YARNELL LAURA N TRUSTEE	6421 SE NEEDHAM ST	2009-033700	\$116,307	0.1148	0.1148	\$1,381.35	\$6,000	\$2,100	\$1,292.00	\$8,189.35	\$9,800.52
12E29CB07200	FOURMOST PROPERTIES LLC	6370 SE LAURA AVE	2004-080314	\$120,871	0.1315	0.1315	\$1,582.30	\$6,000	\$2,100	\$1,292.00	\$8,390.30	\$10,127.90
12E29CB07300	THRAPP SARAH M	6420 SE LAURA AVE	00061453-11	\$133,761	0.1301	0.1301	\$1,565.45	\$6,000	\$2,100	\$1,292.00	\$8,373.45	\$10,100.46
12E29CB07400	YARNELL LAURA N TRUSTEE & WALL JOSEPH C	6421 SE NEEDHAM ST	2009-033700	\$49,375	0.1147	0.1147	\$1,380.15	\$6,000	\$2,100	\$1,292.00	\$8,188.15	\$9,798.56
12E29CB07500	BRANDSTETTER RON & DANUSIA W	6505 SE NEEDHAM ST	2003-092172	\$216,458	0.2266	0.2266	\$2,726.61	\$6,000	\$2,100	\$1,292.00	\$9,534.61	\$11,992.23
12E29CB07600	EVANS ERIC D	6440 SE LAURA AVE	1997-064569	\$112,161	0.1855	0.1855	\$2,232.06	\$6,000	\$2,100	\$1,292.00	\$9,040.06	\$11,186.51
12E29CB07601	DIAL LAURA M	6439 SE LAURA AVE	2002-061110	\$139,876	0.1716	0.1716	\$2,064.81	\$6,000	\$2,100	\$1,292.00	\$8,872.81	\$10,914.02



NORTH CLACKAMAS REVITALIZATION AREA (NCRA)  
AD 2009-1

Tax Lot Number	Owner	SITE ADDR	DEED REF#	2012		General Benefit Area	General Benefit per Acre	Basic Unit Benefit	Service Lateral Benefit	Urban Renewal Assessment Discount	Final		2009 Est Assessment
				Real Mkt Value	Total Acreage						Individual Assessment	2009	
12E29CB13600	CAMPBELL CLARENCE L & VERONICA P	6610 SE JORDAN AVE	559-332	\$148,206	0.1607	0.1607	\$12,032.69	\$6,000	\$2,100	\$1,292.00	\$8,741.65	\$10,700.34	
12E29CB13700	MITCHELL DOUGLAS LEE & KIM ESTELLE	6714 SE JORDAN AVE	95-37958	\$222,327	0.5000	0.5000	\$1,933.65	\$6,000	\$2,100	\$1,292.00	\$29,024.34	\$17,351.91	
12E29CB13800	YORK VICTOR S JR & VELMA J	6720 SE JORDAN AVE	80-06859	\$127,597	0.4885	0.4885	\$6,016.34	\$18,000	\$6,300	\$1,292.00	\$12,685.97	\$17,126.47	
12E29CB13900	STOERING NEIL A & MARY L TRUSTEES	NO SITUS	2002-066512	\$343	0.0115	0.0115	\$5,877.97	\$6,000	\$2,100	\$1,292.00	\$17,126.47	\$225.44	
12E29CB14000	STOERING NEIL A & MARY L TRUSTEES	6726 SE JORDAN AVE	2002-066512	\$344,689	0.5000	0.5000	\$138.38	\$0	\$0	\$138.38	\$0.00	\$225.44	
12E29CB14100	STONEKING TODD K & WENDY J	9701 SE BELL AVE	2003-068820	\$141,581	0.1722	0.1722	\$2,072.03	\$6,000	\$2,100	\$1,292.00	\$8,880.03	\$10,925.78	
12E29CB14200	KILCUP CINDY M	9745 SE BELL AVE	2007-037048	\$168,461	0.1722	0.1722	\$2,072.03	\$6,000	\$2,100	\$1,292.00	\$8,880.03	\$10,925.78	
12E29CB14300	SIMONIS MARTHA D	9725 SE BELL AVE	2004-053989	\$121,607	0.1148	0.1148	\$1,381.35	\$6,000	\$2,100	\$1,292.00	\$8,189.35	\$9,800.52	
12E29CB14400	ALLBRITTON AMBER	9731 SE BELL AVE	2010-032108	\$155,177	0.1148	0.1148	\$1,381.35	\$6,000	\$2,100	\$1,292.00	\$8,189.35	\$9,800.52	
12E29CB14500	TAFOYA TAMARA & WEIGANT DAVID RICHARD	6785 SE NEEDHAM ST	2002-061491	\$159,632	0.1465	0.1465	\$1,762.79	\$6,000	\$2,100	\$1,292.00	\$8,570.79	\$10,421.96	
12E29CB14501	HOUSING AUTHRTY CO CLACK	9801 SE BELL AVE	78-55681	\$157,597	0.1148	0.1148	\$1,381.35	\$6,000	\$2,100	\$1,292.00	\$8,189.35	\$9,800.52	
12E29CB14700	HOUSING AUTHRTY CO CLACK	9811 SE BELL AVE	78-39611	\$157,737	0.1148	0.1148	\$1,381.35	\$6,000	\$2,100	\$1,292.00	\$8,189.35	\$9,800.52	
12E29CB14800	BERCK MICHAEL R & TWOROGER CHRISTINA A	9821 SE BELL AVE	2008-051275	\$109,597	0.1148	0.1148	\$1,381.35	\$6,000	\$2,100	\$1,292.00	\$8,189.35	\$9,800.52	
12E29CB14900	CAREY RICHARD & WANDA	9831 SE BELL AVE	2006-094220	\$109,597	0.1148	0.1148	\$1,381.35	\$6,000	\$2,100	\$1,292.00	\$8,189.35	\$9,800.52	
12E29CB15000	DEPERALTA MICHAEL P & JOANNA R	9841 SE BELL AVE	2009-027000	\$110,487	0.1148	0.1148	\$1,381.35	\$6,000	\$2,100	\$1,292.00	\$8,189.35	\$9,800.52	
12E29CB15100	COUCH DIANNE R	6735 SE NEEDHAM ST	1994-006706	\$160,422	0.1471	0.1471	\$1,770.01	\$6,000	\$2,100	\$1,292.00	\$8,578.01	\$10,433.72	
12E29CB15200	BEJAR ALEJANDRO	6767 SE NEEDHAM ST	2004-118031	\$159,151	0.2063	0.2063	\$2,482.34	\$6,000	\$2,100	\$1,292.00	\$9,290.34	\$11,594.27	
12E29CB15400	LIVELY ESTHER CLEON & JAMES GUY	6715 SE NEEDHAM ST	1992-047958	\$160,629	0.5000	0.5000	\$6,016.34	\$6,000	\$2,100	\$1,292.00	\$12,824.34	\$17,351.91	
12E29CB15500	PHAM JUNG VAN & TUOC VAN	6709 SE NEEDHAM ST	88-31726	\$205,059	0.5000	0.5000	\$6,016.34	\$6,000	\$2,100	\$1,292.00	\$12,824.34	\$17,351.91	
12E29CB15600	SEAMSTER GREGORY R & NANCY K	6615 SE NEEDHAM ST	99-39958	\$180,889	0.5000	0.5000	\$6,016.34	\$6,000	\$2,100	\$1,292.00	\$12,824.34	\$17,351.91	
12E29CB15700	ROGERS JOHN L	9800 SE 66TH AVE	2008-027955	\$134,458	0.2913	0.2913	\$3,505.12	\$6,000	\$2,100	\$1,292.00	\$10,313.12	\$13,260.60	
12E29CB15800	SEAMSTER FALGUNI H & GREGORY J	6605 SE NEEDHAM ST	2007-037121	\$134,338	0.2913	0.2913	\$3,505.12	\$6,000	\$2,100	\$1,292.00	\$10,313.12	\$13,260.60	
12E29CC00200	HUPPUNEN JOSIEPHINE F TRSTE	9905 SE BELL AVE	1993-087469	\$186,181	0.4128	0.4128	\$4,967.09	\$6,000	\$2,100	\$1,292.00	\$11,775.09	\$15,642.46	
12E29CC00300	STARRATT BENJ	6766 SE NEEDHAM ST	2008-014998	\$247,444	0.2479	0.2479	\$2,982.90	\$6,000	\$2,100	\$1,292.00	\$9,790.90	\$12,900.79	
12E29CC00400	BARBER JOSEPH & NICOLE	6720 SE NEEDHAM ST	2010-021061	\$142,134	0.2687	0.2687	\$3,233.18	\$6,000	\$2,100	\$1,292.00	\$10,041.18	\$12,817.55	
12E29CC00500	HESTER M JANE	6710 SE NEEDHAM ST	2001-084039	\$158,918	0.6906	0.6906	\$8,309.78	\$12,000	\$4,200	\$1,292.00	\$23,217.78	\$21,088.40	
12E29CC00600	HESTER MARGARET J	6614 SE NEEDHAM ST	78-48233	\$166,648	0.2929	0.2929	\$3,524.37	\$6,000	\$2,100	\$1,292.00	\$10,332.37	\$12,291.96	
12E29CC00700	ROLFE JAMES S	6600 SE NEEDHAM ST	2011-040564	\$133,865	0.1087	0.1087	\$1,307.95	\$6,000	\$2,100	\$1,292.00	\$8,115.95	\$9,680.94	
12E29CC00800	HICKEY NANCY	9914 SE 66TH AVE	00062363-02	\$161,974	0.2342	0.2342	\$2,818.06	\$6,000	\$2,100	\$1,292.00	\$9,626.06	\$12,141.22	
12E29CC00900	CARPENTER JERRY W & SOPHOEUN	9915 SE 66TH AVE	1999-092041	\$146,684	0.2324	0.2324	\$2,796.40	\$6,000	\$2,100	\$1,292.00	\$9,604.40	\$12,105.93	
12E29CC01000	SMITH HOMER JR & MARY LORETTA	6530 SE NEEDHAM ST	72-03484	\$153,287	0.1213	0.1213	\$1,459.57	\$6,000	\$2,100	\$1,292.00	\$8,267.57	\$9,927.94	
12E29CC01100	LEONG PAK	6520 SE NEEDHAM ST	2013-005740	\$145,285	0.1111	0.1111	\$1,336.83	\$6,000	\$2,100	\$1,292.00	\$8,144.83	\$9,727.99	
12E29CC01200	PHELPS RONALD C & KATHY L	6512 SE NEEDHAM ST	2010-013704	\$124,411	0.1287	0.1287	\$1,548.61	\$6,000	\$2,100	\$1,292.00	\$8,356.61	\$10,073.01	
12E29CC01300	JACOBS SALLY	6508 SE NEEDHAM ST	2011-041863	\$253,905	0.6095	0.6095	\$7,333.92	\$6,000	\$2,100	\$1,292.00	\$14,141.92	\$19,498.53	
12E29CC01400	VOSIKA EARL D & DEANNA L	6506 SE NEEDHAM ST	2008-077943	\$191,548	0.2197	0.2197	\$2,643.58	\$6,000	\$2,100	\$1,292.00	\$9,451.58	\$11,856.96	
12E29CC01700	LUMPKIN JOYCE	6500 SE NEEDHAM ST	2008-043461	\$119,330	0.0885	0.0885	\$1,064.89	\$6,000	\$2,100	\$1,292.00	\$7,872.89	\$9,284.94	
12E29CC02000	HAM DONALD M & LILA	6340 SE NEEDHAM ST	482-204	\$202,544	0.3169	0.3169	\$3,813.16	\$6,000	\$2,100	\$1,292.00	\$10,621.16	\$13,762.45	
12E29CC02100	NESSON DAVID L	6328 SE NEEDHAM ST	2007-027142	\$167,587	0.2181	0.2181	\$2,624.33	\$6,000	\$2,100	\$1,292.00	\$9,432.33	\$11,825.60	
12E29CC02200	LAPLANTE KATI L	9900 SE LINWOOD AVE	2012-056573	\$137,508	0.1721	0.1721	\$2,070.83	\$6,000	\$2,100	\$1,292.00	\$8,878.83	\$10,923.82	
12E29CC02300	ROLFE JAMES S	9916 SE LINWOOD AVE	2011-040564	\$175,146	0.1606	0.1606	\$1,932.45	\$6,000	\$2,100	\$1,292.00	\$8,740.45	\$10,698.37	
12E29CC02400	BRACKENBROUGH STEVEN & JILL	9922 SE LINWOOD AVE	1995-037364	\$180,289	0.2416	0.2416	\$2,907.10	\$6,000	\$2,100	\$1,292.00	\$9,715.10	\$12,286.28	
12E29CC02500	JACOBS SALLY	NO SITUS	2011-041867	\$42,021	0.2186	0.2186	\$2,630.35	\$12,000	\$4,200	\$1,292.00	\$17,538.35	\$11,835.40	
12E29CC02600	JACOBS SALLY	NO SITUS	2011-041867	\$55,172	0.1422	0.1422	\$1,711.05	\$6,000	\$2,100	\$1,292.00	\$8,519.05	\$10,337.66	
12E29CC03200	TALBOT REBECCA I & LINGREN GENEVIEVE R	6262 SE STEEN CT	2012-00706	\$211,980	0.2432	0.2432	\$2,926.35	\$6,000	\$2,100	\$1,292.00	\$9,734.35	\$12,317.65	
12E29CC03300	WILLIAMS MARK E & CELINA VONGDEUANE	6282 SE STEEN CT	2011-050801	\$189,628	0.1845	0.1845	\$2,220.03	\$6,000	\$2,100	\$1,292.00	\$9,028.03	\$11,166.91	
12E29CC03400	WILCOX-ASBURY SHARRON LEE	6271 SE STEEN CT	1967-004413	\$214,795	0.2419	0.2419	\$2,910.71	\$6,000	\$2,100	\$1,292.00	\$9,718.71	\$12,292.17	
12E29CC03500	CHUSRI ARTHIT & SOMCHIT NONSILA	6253 SE STEEN CT	2006-022669	\$155,222	0.1929	0.1929	\$2,321.11	\$6,000	\$2,100	\$1,292.00	\$9,129.11	\$11,331.58	
12E29CC03600	WARNER ANNE C	9940 SE LINWOOD AVE	2010-083938	\$263,515	0.3319	0.3319	\$3,993.65	\$6,000	\$2,100	\$1,292.00	\$10,801.65	\$14,056.51	
12E29CC03700	LIN AMY & LI HONGBO	10032 SE LINWOOD AVE	2012-062708	\$217,276	0.1649	0.1649	\$1,984.19	\$6,000	\$2,100	\$1,292.00	\$8,792.19	\$10,782.67	
12E29CC03800	RIEDEL JANET L	6232 SE STEEN CT	2004-091802	\$169,946	0.1669	0.1669	\$2,008.26	\$6,000	\$2,100	\$1,292.00	\$8,816.26	\$10,821.88	
12E29CC03900	DUPREE DAYLEANN & CHENEY BENJAMIN T	6242 SE STEEN CT	2008-067192	\$172,905	0.1913	0.1913	\$2,301.85	\$6,000	\$2,100	\$1,292.00	\$9,109.85	\$11,300.21	
12E29CC04100	LETT STEPHEN K	10094 SE LINWOOD AVE	2003-075649	\$257,101	0.2650	0.2650	\$3,188.66	\$6,000	\$2,100	\$1,292.00	\$9,996.66	\$12,745.01	
12E29CD00101	BOWMAN MICHELE	7280 SE DREW AVE	2009-068860	\$183,446	0.1615	0.1615	\$1,943.28	\$6,000	\$2,100	\$1,292.00	\$8,751.28	\$10,716.02	
12E29CD00200	LOSKE NORBERT KARL & LISA LYNN	9900 SE 72ND AVE	1999-084239	\$151,776	0.1717	0.1717	\$2,066.01	\$6,000	\$2,100	\$1,292.00	\$8,874.01	\$10,915.98	
12E29CD01000	TEACHMAN DANIELLE ALEXIS & DANE	10032 SE 70TH AVE	2012-042450	\$166,588	0.2998	0.2998	\$3,607.40	\$6,000	\$2,100	\$1,292.00	\$10,415.40	\$13,427.23	
12E29CD01002	DAVALOS GREGORY M	10015 SE 72ND AVE	99-52691	\$169,926	0.1641	0.1641	\$1,974.56	\$6,000	\$2,100	\$1,292.00	\$8,782.56	\$10,766.99	
12E29CD01003	STERN ERIC H & LORI L & SUSAN J	10114 SE 70TH AVE	2008-069058	\$190,654	0.2625	0.2625	\$3,158.58	\$6,000	\$2,100	\$1,292.00	\$9,966.58	\$12,696.00	
12E29CD01004	WATKINS JOHN EDWARD	10161 SE 72ND AVE	2006-033489	\$174,266	0.1694	0.1694	\$2,038.34	\$6,000	\$2,100	\$1,292.00	\$8,846.34	\$10,870.89	
12E29CD01005	SCHERMERHORN CRAIG & KELSEY C	10191 SE 72ND AVE	2005-031530	\$180,621	0.1746	0.1746	\$2,100.91	\$6,000	\$2,100	\$1,292.00	\$8,908.91	\$10,972.83	
12E29CD01100	HOPMAN KEVIN P & DONNA G	10028 SE 70TH AVE	2000-000234	\$191,958	0.2846	0.2846	\$3,424.50	\$6,000	\$2,100	\$1,292.00	\$10,232.50	\$13,129.25	





NORTH CLACKAMAS REVITALIZATION AREA (NCRA)  
AD 2009-1

Tax Lot Number	Owner	SITE ADDR	DEED REF#	2012 Real Mkt Value	Total Acreage	General Benefit Area	General Benefit per Acre	Basic Unit Benefit	Service Lateral Benefit	Urban Renewal Assessment Discount	Final Individual Assessment	2009 Est Assessment
12E30AD08500	ALDERCREST DEVELOPMENT INC	NO SITUS	2009-040973	\$119,118	0.6505	0.4092	\$12,032.69	\$6,000	\$2,100	\$1,292.00		
12E30AD08700	WILSON JOHN E	9421 SE LINWOOD AVE	1995-039519	\$203,736	0.4470	0.4470	\$4,923.78	\$12,000	\$4,200	\$1,292.00	\$19,831.78	\$15,571.89
12E30AD08800	CADIGAN JON R & SROFE KATHLEEN A	9509 SE LINWOOD AVE	2001-056481	\$268,179	0.6788	0.5165	\$5,378.61	\$6,000	\$2,100	\$1,292.00	\$12,186.61	\$16,312.91
12E30DA00100	WALCZAK VERNON JAMES & AMANDA LYNN	9531 SE LINWOOD AVE	2001-110004	\$170,168	0.3524	0.3524	\$6,214.88	\$6,000	\$2,100	\$1,292.00	\$13,022.88	\$17,675.38
12E30DA00200	FU LOGAN & LIEW PAAN	NO SITUS	2005-110970	\$50,852	0.1403	0.1403	\$4,240.32	\$6,000	\$2,100	\$1,292.00	\$11,048.32	\$14,458.39
12E30DA00300	FU LOGAN & LIEW PAAN	9555 SE LINWOOD AVE	2005-110970	\$164,190	0.1853	0.1853	\$1,688.19	\$0	\$0	\$1,292.00	\$396.19	\$10,300.42
12E30DA00400	ALBRICH RALPH	9595 SE LINWOOD AVE	2004-061853	\$218,179	0.4208	0.4208	\$2,229.66	\$6,000	\$2,100	\$1,292.00	\$9,037.66	\$11,182.59
12E30DA00700	HANES DAVID D	9721 SE LINWOOD AVE	1993-015076	\$285,456	0.6195	0.6195	\$5,063.36	\$6,000	\$2,100	\$1,292.00	\$11,871.36	\$15,799.29
12E30DA12400	APREOTEST SIMONA	9785 SE LINWOOD AVE	2012-031314	\$294,724	0.4877	0.4877	\$7,454.25	\$6,000	\$2,100	\$1,292.00	\$14,262.25	\$19,694.57
12E30DA12500	VENGARICK ANTHONY G & COURTNEY	9731 SE LINWOOD AVE	93-33942	\$221,547	0.4361	0.4361	\$5,868.34	\$6,000	\$2,100	\$1,292.00	\$12,676.34	\$17,110.79
12E30DA12600	FARRON YOLANDA	9799 SE LINWOOD AVE	2009-050121	\$167,059	0.4361	0.4361	\$5,247.46	\$6,000	\$2,100	\$1,292.00	\$12,055.46	\$16,099.23
12E30DA12700	ORTEGA JOSE	9815 SE LINWOOD AVE	2007-017867	\$175,679	0.4361	0.4361	\$6,000	\$6,000	\$2,100	\$1,292.00	\$12,055.46	\$16,099.23
12E30DA12800	KLEIN MARIAN P & STEPHEN L & BISCEGLIA JONITA A	9831 SE LINWOOD AVE	2005-093547	\$184,950	0.4634	0.4634	\$5,247.46	\$6,000	\$2,100	\$1,292.00	\$12,055.46	\$16,099.23
12E30DA12900	TANG SOVANN K & YON K	9835 SE LINWOOD AVE	2003-090230	\$198,679	0.4089	0.4089	\$5,575.95	\$6,000	\$2,100	\$1,292.00	\$12,383.95	\$16,634.41
12E30DA13100	WHITE CINDY L & BUCHANON JOANN	9911 SE LINWOOD AVE	2005-008183	\$217,001	0.2529	0.2529	\$4,920.17	\$6,000	\$2,100	\$1,292.00	\$11,728.17	\$15,566.01
12E30DA13101	WHITE CINDY L & BUCHANON JOANN	9911 SE LINWOOD AVE	2005-008183	\$83,309	0.1851	0.1851	\$3,043.07	\$0	\$0	\$1,292.00	\$9,851.07	\$12,507.81
12E30DA13200	ONEILL RICK A & SANDRA K	9925 SE LINWOOD AVE	1991-013870	\$229,079	0.4342	0.4342	\$2,227.25	\$6,000	\$2,100	\$1,292.00	\$935.25	\$11,178.67
12E30DD00100	DOTY MARIE LEIGH & SADDLER RODNEY	9929 SE LINWOOD AVE	2006-079162	\$156,575	0.2186	0.2186	\$5,224.59	\$6,000	\$2,100	\$1,292.00	\$12,032.59	\$16,061.98
12E30DD00200	BERNTSON GAIL	9941 SE LINWOOD AVE	2008-029020	\$256,989	0.4084	0.4084	\$2,630.35	\$6,000	\$2,100	\$1,292.00	\$9,438.35	\$11,835.40
12E30DD00300	WILEY ROBERT & WANDA	9939 SE LINWOOD AVE	458-226	\$198,410	0.1847	0.1847	\$4,914.15	\$6,000	\$2,100	\$1,292.00	\$11,722.15	\$15,556.20
12E30DD00400	COY VALERIE	9943 SE LINWOOD AVE	2011-005870	\$157,798	0.1362	0.1362	\$2,222.44	\$6,000	\$2,100	\$1,292.00	\$9,030.44	\$11,170.83
12E30DD00500	REED STAGER LLC	6120 SE TRONA LN	2011-007234	\$105,635	0.1057	0.1057	\$1,638.85	\$6,000	\$2,100	\$1,292.00	\$8,446.85	\$10,220.04
12E30DD00600	NEWCOMB MATTHEW & HEATHER	9949 SE LINWOOD AVE	2007-022325	\$196,597	0.3453	0.3453	\$1,271.86	\$6,000	\$2,100	\$1,292.00	\$8,079.86	\$9,622.12
12E30DD00700	COOK GREGORY G & JAYNE	9957 SE LINWOOD AVE	2005-035676	\$160,460	0.1922	0.1922	\$4,154.89	\$6,000	\$2,100	\$1,292.00	\$10,962.89	\$14,319.20
12E30DD00800	PHELPS KATHLEEN M	10035 SE LINWOOD AVE	660-139	\$174,879	0.4035	0.4035	\$2,312.68	\$6,000	\$2,100	\$1,292.00	\$9,120.68	\$11,317.86
12E30DD00900	HOOPER MARK A & TERRY L	10037 SE LINWOOD AVE	2001-103802	\$209,559	0.4035	0.4035	\$4,855.19	\$6,000	\$2,100	\$1,292.00	\$11,663.19	\$15,460.14
12E30DD01000	ROEMEN AVERY	10099 SE LINWOOD AVE	2010-035397	\$203,485	0.2137	0.2137	\$4,855.19	\$6,000	\$2,100	\$1,292.00	\$11,663.19	\$15,460.14
12E30DD01100	VERMILLION NORMAN D & SUSAN J	10101 SE LINWOOD AVE	1991-027522	\$180,045	0.2123	0.2123	\$2,571.39	\$6,000	\$2,100	\$1,292.00	\$9,379.39	\$11,739.34
12E30DD01200	MANN HARLEY J JR & JAMIE E	10227 SE LINWOOD AVE	2007-023523	\$183,361	0.2895	0.2895	\$2,554.54	\$6,000	\$2,100	\$1,292.00	\$9,362.54	\$11,711.89
12E30DD01300	SELTMAN HILDA H TRUSTEE	10263 SE LINWOOD AVE	2003-028722	\$189,865	0.2913	0.2913	\$3,483.46	\$6,000	\$2,100	\$1,292.00	\$10,291.46	\$13,225.31
12E30DD01400	PUCKETT CHARLES L & DONNA R	10291 SE LINWOOD AVE	72-06772	\$197,315	0.2913	0.2913	\$3,505.12	\$6,000	\$2,100	\$1,292.00	\$10,313.12	\$13,260.60
12E30DD01500	DUKATZ HAYLEY M & DALE J	10123 SE LINWOOD AVE	2006-051660	\$159,692	0.1860	0.1860	\$3,505.12	\$6,000	\$2,100	\$1,292.00	\$10,313.12	\$13,260.60
							\$2,238.08	\$6,000	\$2,100	\$1,292.00	\$9,046.08	\$11,196.31

# CLACKAMAS COUNTY HOUSING AND COMMUNITY DEVELOPMENT 2013 ACTION PLAN



**DRAFT**



Clackamas County  
Community Development Division  
Public Services Building  
2051 Kaen Road – Suite 245  
Oregon City, Oregon  
(503) 655-8591  
[www.clackamas.us/cd/](http://www.clackamas.us/cd/)



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## **DEPARTMENT OF HEALTH, HOUSING AND HUMAN SERVICES**

County Administrator

Director of Health, Housing and Human Services  
Cindy Becker

Community Development  
Chuck Robbins, Director

**Clackamas County, Oregon  
Housing and Community Development  
2013 Action Plan**

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**Clackamas County, Oregon**  
**Housing and Community Development**  
**DRAFT 2013 Action Plan**

**Executive Summary**

Each year Clackamas County submits an Action Plan explaining how the U.S. Department of Housing and Urban Development (HUD) resources will be used to improve communities throughout the County. This is the annual implementation plan of the 5-Year Consolidated Plan addressing the Housing and Community Development needs in Clackamas County. The needs, goals and objectives were identified through collaboration with participating cities, County agencies and other public and private project sponsors. The goals of the Consolidated Plan are primarily targeted to low- and moderate-income residents of Clackamas County and were developed to:

- Provide decent housing;
- Establish and maintain a suitable living environment; and
- Expand economic opportunities.

In implementing these goals the County has engaged the following long-term housing and community development objectives:

- (1) Revitalization of distressed neighborhoods;
- (2) Expansion and improvement of community services and facilities;
- (3) Expansion and conservation of the housing stock;
- (4) Expansion of employment opportunities for low and moderate income persons; and
- (5) Elimination of conditions detrimental to the community's health and welfare.

The Action Plan is for the 12-month period beginning July 1, 2013. The plan, developed with the input of citizens and community groups, serves four major functions:

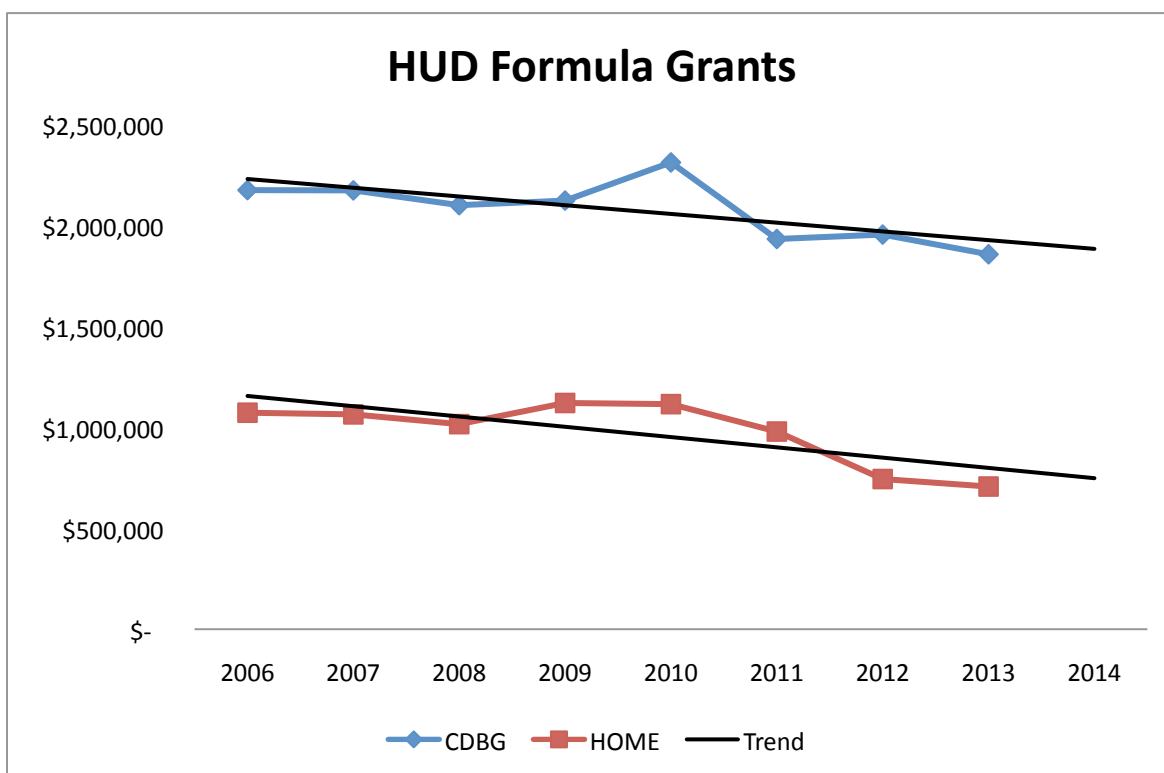
- (1) It is the County's application for funds available through the three HUD formula grant programs: the Community Development Block Grant (CDBG), the HOME Investment Partnership Act (HOME), and the Emergency Solutions Grant (ESG) programs;
- (2) It is the annual planning document, built through public input and participation, for CDBG, HOME, ESG, and other related programs;
- (3) It lays out expected annual funding resources, the method of fund distribution, and the actions the County will follow in administering HUD programs; and
- (4) It provides accountability to citizens for the use of the funds and allows HUD to measure program performance.

*I. Resources*

As of this date the U.S. Department of Housing and Urban Development has not provided notice on the level of entitlement allocations for the 2013 fiscal year. The list below reflects an estimate of the grant amounts for the CDBG, HOME, ESG and CoC programs.

Sources	2013 Grants
Community Development Block Grant (CDBG)	\$ 1,853,334
Emergency Solutions Grant (ESG)	\$ 158,703
HOME	\$ 705,254
Section 8 Tenant-Base Rental Assistance (Housing Authority)	\$ 10,861,439
McKinney-Vento Homeless Assistance (Continuum of Care)	\$ 1,790,561
Low-Income Housing Tax Credits	\$ 15,000,000
HOPWA	\$ unknown*
Estimated Program Income - CDBG	\$ 300,000
Estimated Program Income - HOME	\$ 100,000

The grant amounts for the CDBG, HOME and ESG Programs reflect a 5% decrease from last year's allocation as required by sequestration.



## II. Objectives and Outcomes

Based on the guidelines HUD published in its final notice on the Outcome Performance Measurement System for Community Planning and Development's Formula Grant Programs the Action Plan identifies specific Objectives and Outcomes for each project.

Based on the intent of the activity each project is evaluated to determine which of the three overarching Objectives best describes its purpose. The three objectives are:

- Suitable Living Environment - In general, this objective relates to activities that are designed to benefit communities, families, or individuals by addressing issues in their living environment.
- Decent Housing - The activities that typically would be found under this objective are designed to cover the wide range of housing possible under HOME, CDBG, HOPWA or ESG. This objective focuses on housing programs where the purpose of the program is to meet individual family or community needs and not programs where housing is an element of a larger effort, since such programs would be more appropriately reported under Suitable Living Environment.
- Creating Economic Opportunities - This objective applies to the types of activities related to economic development, commercial revitalization, or job creation.

Lastly, each project is evaluated to determine which of the three outcome categories best reflects the anticipated achievement. The three outcome categories are:

- Availability/Accessibility. This outcome category applies to activities that make services, infrastructure, public services, public facilities, housing, or shelter available or accessible to low- and moderate-income people, including persons with disabilities. In this category, accessibility does not refer only to physical barriers, but also to making the affordable basics of daily living available and accessible to low and moderate income people where they live.
- Affordability. This outcome category applies to activities that provide affordability in a variety of ways in the lives of low- and moderate-income people. It can include the creation or maintenance of affordable housing, basic infrastructure hook-ups, or services such as transportation or day care.
- Sustainability: Promoting Livable or Viable Communities. This outcome applies to projects where the activity or activities are aimed at improving communities or neighborhoods, helping to make them livable or viable by providing benefit to persons of low- and moderate-income or by removing or eliminating slums or blighted areas, through multiple activities or services that sustain communities or neighborhoods.

The following table identifies the Objectives and Outcomes for all of the 2013 Action Plan projects.

## 2013 Objectives and Outcomes

<b>Project Name</b>	<b>Objective</b>	<b>Outcome</b>
Annie Ross House Redevelopment	Decent Housing	Availability/Accessibility
Bell Road Ped/ Bike Improvements	Suitable Living Environment	Availability/Accessibility
Home Base	Suitable Living Environment	Availability/Accessibility
Housing Rehabilitation Program	Decent Housing	Availability/Accessibility
Housing Rights and Resources	Decent Housing	Availability/Accessibility
Milwaukie ADA Ramps	Suitable Living Environment	Availability/Accessibility
Northside Sidewalk Infill	Suitable Living Environment	Availability/Accessibility
Northwest Gladstone Infrastructure Rehabilitation Project	Suitable Living Environment	Availability/Accessibility
Proud Ground Acq/Rehab Project (CD Float Loan)	Decent Housing	Affordability
Rent Well	Decent Housing	Availability/Accessibility
Save the Francis Ermatinger House	Suitable Living Environment	Availability/Accessibility
Youth Shelter Care Expansion	Suitable Living Environment	Availability/Accessibility
CHAP Homebuyer Assistance Program	Decent Housing	Affordability
Multi-Family Rental Housing	Decent Housing	Affordability
Emergency Shelter Grant - CWS	Decent Housing	Availability/Accessibility
Emergency Shelter Grant - Springwater	Decent Housing	Availability/Accessibility
Emergency Shelter Grant - The Annie Ross House	Decent Housing	Availability/Accessibility
Emergency Shelter Grant CWS Homeless Prevention	Decent Housing	Availability/Accessibility

### *III. Funding Categories*

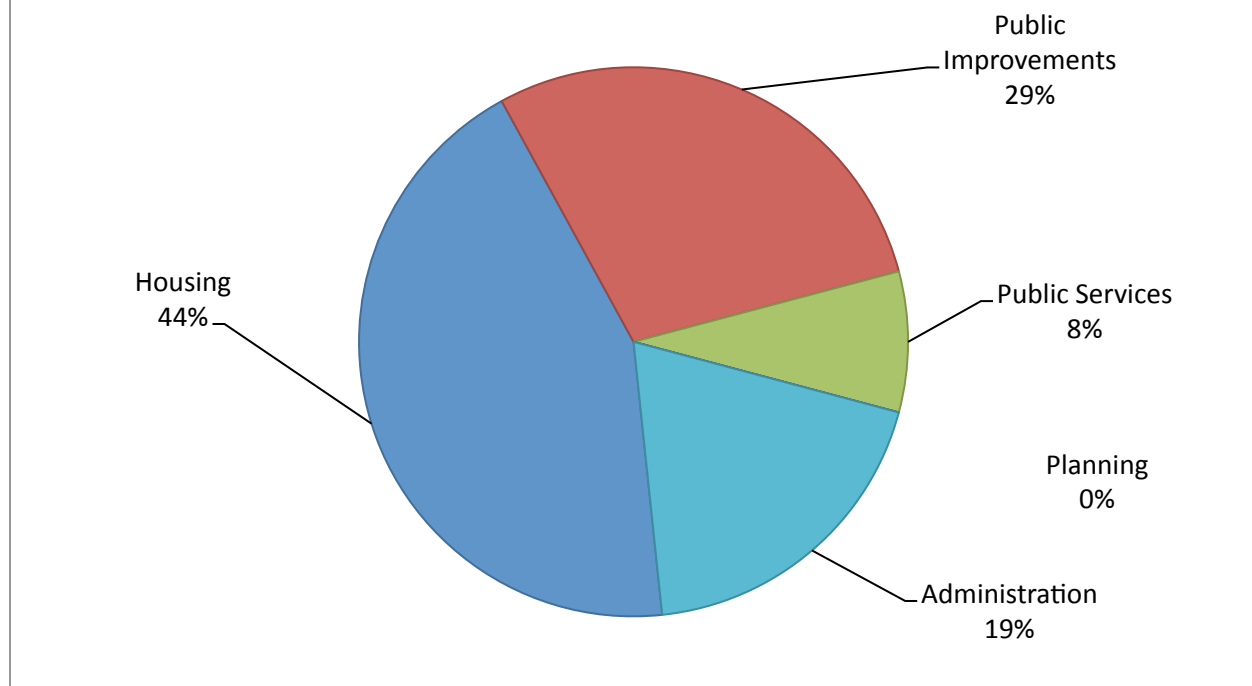
The Community Development Division provides funds to assist in the development and reconstruction of a wide variety of activities that promote neighborhood revitalization and expand affordable housing opportunities throughout Clackamas County. CDBG, HOME and ESG funds have been budgeted into 5 general categories.

1. Housing – Development and rehabilitation programs which offer a variety of deferred payment loans to low and moderate-income homeowners and home-buyers. Programs also provide housing resources for the development of low and moderate-income affordable rental housing, and special needs housing.
2. Public Improvements - Acquisition, construction, reconstruction, or rehabilitation of facilities that provide assistance to low- and moderate-income individuals, and construction or reconstruction of infrastructure in low- and moderate-income neighborhoods.
3. Public Services – Payment of staff, supplies and materials to agencies providing direct assistance to low- and moderate-income individuals. This assistance may include case management and counseling associated with employment, crime prevention, child care, health, drug abuse, education, fair housing, energy conservation, and welfare.
4. Planning – Consultant activities which consist of data gathering, studies, analysis, and preparation of plans and the identification of actions that will implement the Goals and Objectives of the Community Development Division.
5. Administration – Overall program administration, including program development, management and coordination, personnel, accounting, and grant compliance for the Community Development Block Grant (CDBG), Emergency Shelter Grant (ESG), HOME Partnership Act (HOME), and the Continuum of Care (CoC) programs.

During the 2013 program year the Community Development Division is proposing the following allocation levels in these 5 areas:

(See chart on next page)

## Allocation of 2013 CDBG, HOME & ESG Funds



### IV. Evaluation of Past Performance

#### A. Primary Activity Areas

As a general statement Clackamas County's performance in meeting the goals and objectives of the Consolidated Plan has been good. The overwhelming majority of expenditures have been in the highest priority category with emphasis on Primary Activities. The following are specific comments on each of the performance areas.

##### 1. Resources

To complement the HUD funds already programmed for housing and community development activities the Community Development Division has begun working with other housing and housing service providers within the Department to discuss potential future collaborations. This has resulted in the development of the Health, Housing and Human Services (H3S) Housing Initiative. The goals of the initiative are to:

- House clients quicker/ reduce the time from intake to housing placement.
- Increase the number of placements.
- Create new units.
- Increase housing tenure/ the length of time people remain in stable housing.

There has also been agreement to focus this initiative to Target Population. They are:



- Special Needs (Mental Health Housing, A & D Housing)
- Homeless Families with Children
- Survivors of Domestic Violence

Through this initiative additional funding has been identified by:

- a. The Behavioral Health Division to develop supportive housing for those in alcohol and drug recovery to be used for housing stabilization, providing rent assistance, deposit and moving assistance, and payment of arrears.
- b. The Housing Authority of Clackamas County to project base some of their vouchers to assist with the development of new affordable housing projects.
- c. The Community Development Division through the development of a Section 108 loan fund to provide low interest loans to non-profit housing developers.

## 2. Public Policies

- a. The county has established, and continues to refine, its policies to minimize conflict associated with the selection of project site locations and development of special needs housing. The newly adopted policies attempt to incorporate the basic principle of respect for legitimate concerns of the existing communities as well as the rights of prospective residents of a proposed development. A copy of the policy can be obtained by contacting the Clackamas County Community Development Division at 503-655-8591.
- b. The County is working to maximize the efficiency of the HOME monitoring process by participating in a regional “Streamlining Compliance” effort to establish a coordinated, streamlined approach to monitoring among the various funders. The process incorporates web-based databases and uniform property inspections. The end product/process will be more efficient for lenders and owners and less disruptive to the tenants.
- c. The Community Development Division is reinforcing its partnership with SSD, and Northwest Housing Alternatives to administer and operate the HomeBase program. The program includes 3 elements: Rent Subsidy Program designed to provide short term (3 months) and medium term (up to 18 months) of rent subsidies to low- and moderate-income renters. A Rapid Re-Housing Program designed to provide housing placement, short-term rental assistance, case management and other support services to families with dependent children who have been living in emergency shelters or on the streets for at least seven days. Counseling and Housing Stabilization Services including case management, outreach, housing search and placement, legal services, and Credit Repair

## 3. Institutional Structure

- a. The lead agency for the implementation of Clackamas County’s Action Plan is the Community Development Division. The Housing Program, which is operated as part of the Community Development Division, implements CDBG and HOME funded housing rehabilitation and new housing development that is partially financed with HOME funds. Non-housing community development actions are implemented

directly by the Community Development Division rather than passed-through to sub-grantees. The Community Development Division also monitors the performance of emergency shelter providers, and prepares the application and performance report for the Continuum of Care program.

- b. The Community Development Division continues to implement the recommendations of the Analysis of Impediments to Fair Housing Choice through the Housing Rights and Resources program. Building on the administrative, and Information and Referral expertise of the Social Services Division, the program expanded to include the legal expertise of Oregon Legal Aid, and the education, training and testing expertise of the Oregon Fair Housing Council.

#### 4. Intergovernmental Cooperation

Clackamas County has continued to perform well in this area.

- a. The ongoing goal is to continue working to strengthen local non-profit housing agencies, exploring the opportunities for expanding the existing model to increase the number of cooperative housing projects developed with and by these providers.
- b. Clackamas County continues to work in partnership with Multnomah, Washington and Clark Counties to implement the regional Bridges to Housing initiative.

Bridges to Housing (B2H) represents an innovative and holistic approach to the growing and alarming problem of family homelessness in the Portland –Vancouver metropolitan area.

B2H is a targeted initiative aimed at moving high need homeless families out of the cycle of homelessness and calls for a realignment of housing and service provision in the region. The 4 counties along with cities and local housing authorities jointly developed this program to support families in their efforts to overcome poverty and progress towards self-sufficiency. B2H is recognition that family homelessness is a mobile and regional issue, and that the best solution will be a result of regional cooperation.

During the last year Clackamas County received \$193,692 to provide permanent supported housing and extensive human services to 30 households. To date, the B2H program has helped a total of 56 families with a total of 129 children with housing services, as of March 2013.

- c. In recognition of the larger issues effecting Fair Housing choice Clackamas County has joined with Multnomah and Washington Counties, as well as with the City of Portland and Beaverton to begin exploring a more regional approach. Some thoughts that have been discussed include:
  - (1) Coordination of individual Analysis of Impediments to Fair Housing Choice (AI)
  - (2) Possible development of a regional AI
  - (3) Development of a central, web based, data base of contact information, local services, training opportunities, and educational materials.

## B. Addressing Homelessness

The County is implementing a 10-Year plan and Policy to end homelessness. The goals of this plan are as follows:

Goal 1: Prevent Homelessness

Goal 2: Reduce Educational Impacts of Homelessness on Children

Goal 3: Transition from Homelessness to Stable Living Situations

Goal 4: Create/Expand Permanent Supportive Housing (PSH), Affordable Housing and Accompanying Services

Goal 5: Reduce Impacts of Homelessness on Local Communities

## C. Program Goals and Objectives

In addition to the performance areas the County continues to address the Division's long-term housing and community development objectives.

Great strides have been taken in the revitalization of distressed neighborhoods, and the expansion and improvement of community services and facilities. During this fiscal year over \$1,350,000 of CDBG funds, and \$4,300,000 of local matching funds is expected to be expended to address needs in these two areas.

Another area where the County has had a strong impact is in the expansion and conservation of housing. We anticipate completion of at least twenty (20) housing rehabilitation loans totaling \$300,000 of CDBG funds will be completed this year. Additionally, over \$1,200,000 of HOME and CDBG funds is expected to be expended on the development of affordable housing leveraging an additional \$15,000,000 in Low Income Tax Credits.

In meeting the housing goals for the County proposed activities include:

1. Preservation of an affordable senior housing project in the Oak Grove area. Preservation involves the acquisition of an affordable housing project that has reached the end of its period of affordability. This is called an "expiring use".  
  
The term "expiring use" refers to privately owned, but publicly subsidized, housing developments that can be converted to market rents when the mortgage is paid off or the subsidy contract expires. (Most mortgages were for 30 to 40 years).
2. Construction of a new affordable housing project for families in the City of Sandy.
3. Implementation of a set-aside policy that requires developers requesting the use of HOME funds to set-aside up to 15% of the new units for the H3S Target Populations.
4. Advertisement of an RFP to seek proposals from development teams interested in developing or preserving multi-family affordable housing rental project(s) that serve lower income households and provide alcohol and drug free living opportunities.

## D. Slow Moving Projects

As a "General Rule" it takes approximately 18 months to complete a Public Works project, 24 months to complete a Public Facilities project, and 36 months to complete an Acquisition/Public Facility project. In many cases the proposed completion date in the

Action Plan did not take into consideration this Rule and under estimated the amount of time necessary to complete a project. By applying the General Rule it appears that Clackamas County has been very timely in the completion of the majority of its CDBG projects. At this time there are no projects that qualify as slow moving.

County is completing its projects in a timely manner. Where unforeseen problems cause delays in the completion of a few projects the County will continue to work at ensuring the delay is as short as possible.

HUD has made clear its high priority to reduce the number of entitlement grantees that exceed the regulatory standard for carrying out their program in a timely manner. Under the provisions of 24 CFR 570.902 of the CDBG regulations, a grantee is considered to be timely, if 60 days prior to the end of the grantee's program year, the balance in its line-of-credit does not exceed 1.5 times the annual grant. It is expected that as of April 30, 2012 we will report a timeliness figure of less than 1.10.

## *V. Citizen Participation and Consultation*

Clackamas County now allocates CDBG funds for first 3 years of a 5-Year Consolidated Plan. Proposals for the 2012-2014 planning cycle were requested in November and due in December of 2011. In reviewing these proposals the County used a selection process that emphasizes communication, compromise, and consensus. Working closely with all of the project sponsors CD Staff helped to prioritize each project and evaluate actual project costs. With a commitment to local match participation the County ensures a high degree of leveraging and maximizes the impact CDBG funds have on local communities throughout the County. A second allocation for the remaining 2 years of the 5-Year Consolidated Plan will be conducted in late 2014 for the 2015 and 2016 program years.

The 2013 Action Plan implements the 2<sup>nd</sup> year of our 5-Year Plan.

The citizen participation and consultation process included; a community needs survey for residents, a public meeting, numerous focus group discussions, a meeting with Policy Advisory Committee, and a Public Hearing in front of the Board of County Commissioners. The availability of the Draft Action Plan was advertised in the newspapers of record, posted to the Community Development website and a copy sent to each county library.

In addition to the above activities, Community Development staff expanded its consultations through presentations to the Coordinating Council of Homeless Programs and to the Clackamas Housing Advocacy Network.

### *Public Meeting*

**Clackamas County Action Plan  
Public Input Meeting  
February 27, 2013  
6:00pm**

A meeting notice was published in the newspapers of record, Clackamas Review on January 23, 2013 and the Lake Oswego Review on January 24, 2013. A meeting notice, a schedule of dates for the Action Planning process and a list of Community Development projects were distributed to persons on the Citizen Participation list.

In Attendance:

Martha McLennan, Northwest Housing Alternatives  
Angela Trimble, Northwest Housing Alternatives  
Monica Lodolini, Madonna's Center  
Chuck Robbins, Community Development Director  
Mark Sirois, Project Coordinator

Mark Sirois, Community Development Division, opened the meeting at 6:00p.m. Mark explained that this public meeting provides the CD Program an opportunity to accept feedback on the projects currently funded by CDBG funds as well as an opportunity to identify and describe future housing and community development needs in the County.

The full meeting summary is in Appendix D.

*Public Hearing*

Public Services Building Hearings Room - 4<sup>th</sup> Floor, Room 409  
2051 Kaen Road, Oregon City, Oregon  
Thursday, April 11, 2013

**PUBLIC HEARING MEETING SUMMARY:**

The testimony of persons speaking at the public hearing on April 11, 2013 will be summarized and inserted here:

## **A. Citizen Participation**

Consistent with the Citizen Participation (CP) Plan detailed in the 2013-2016 Consolidated Plan, Clackamas County shall adhere to the following general policies in meeting its CP requirements. A full copy of the plan is included in Appendix 4 of the 2012-2016 Consolidated Plan.

- A primary goal of the Community Development (CD) program shall be to provide for and encourage participation in all phases of the program by low and moderate-income persons, especially people residing in neighborhoods which; are considered slum and blighted areas, are predominately low and moderate-income, or are areas where program funds are proposed to be used.
- Staff will provide technical assistance in developing proposals for CD program funding to any individuals or groups requesting such assistance.
- Copies of program documents and reports will be available at no charge, and will be available in a form accessible to persons with disabilities upon request. Availability of key documents will be included in the ads published to solicit comments.
- A citizen participation mailing list (CP List) shall be the primary method of notifying interested persons of CD program activities. This list shall include; representatives from local government agencies, community planning organizations, public housing developments, neighborhood associations, all persons who have submitted project proposals in the last three year cycle, and any persons requesting to be placed on the mailing list. Citizens on the CP list may be notified by postal service or via email distribution lists.
- Notification of public meetings and hearings will be given by public notices which will be placed in all of the local newspapers. Ads will be placed in papers so as to appear a minimum of ten days prior to the meetings. Public meetings, hearings and advisory committee meetings will also be included in the agency schedule, which will be mailed to persons and groups on the CP List. All meetings and public hearings held for the purpose of discussing the CD program will be held in locations accessible to the physically handicapped.
- In the winter of each program year, an agency schedule detailing the steps in preparing the Action Plan will be prepared and distributed to the CP list. In the spring, the Action Plan will be made available for public comment. Availability will be advertised in the two County papers of record noting that the document can be reviewed at the County Libraries and the Community Development office. Citizens will be given a 30 day period in which to comment on the Action Plan.
- Local/project specific meetings will be held with neighborhood groups and affected citizens on an as needed basis. These meetings will be publicized through direct contact with representatives of the affected citizens, flyers, or newspaper ads where appropriate.
- Program staff will attempt to involve affected citizens in project development and management where feasible. Depending on the type of project this effort will vary. Some projects such as senior center construction or park improvements will be undertaken in cooperation with local advisory groups or neighborhood associations. These groups will be relied on for design recommendations and setting priorities. Other

types of projects such as housing rehabilitation loans, and neighborhood paint, security, and clean up programs will be targeted to occur in lower income and blighted neighborhoods. Mailings to residents will be used to encourage participation in these programs. A status report detailing the progress of all active projects will be sent to all persons on the mailing list on a quarterly basis.

- The primary focus of the CD program's outreach effort to residents of publicly assisted housing will be through consultation with the Housing Authority of Clackamas County (HACC). The appropriate staff persons will be kept informed of CD program activities during all phases of the program year. Residents will be kept informed of CD program activities through contact with the staff liaison to the Comprehensive Grant Committee and through mailings to CP List. CD program staff will provide HACC staff with information about consolidated plan activities that are related to its housing developments and the surrounding communities through direct contact, mailings, or project specific meetings where appropriate. Prior to the annual public hearing held by HACC to satisfy Comprehensive Grant requirements, CD staff will make relevant consolidated plan information available to HACC staff and/or the Comprehensive Grant Committee.
- Notice that performance reports have been prepared will be published in the two County newspapers of record (The Clackamas Review and the Lake Oswego Review). Citizens will be given a 15 day period in which to comment on the performance reports and CD staff will consider all comments received. A summary of all comments received shall be attached to the performance reports.
- CD program staff will provide a substantive written response to all written citizen complaints received related to the action plan, consolidated plan, plan amendments, and performance reports, within 15 working days from receipt of the complaint. Citizens not satisfied with the staff response may request a review of the complaint by the CD Division Director.
- Notice of proposed amendments to the Action Plan will be published in the two County papers of record – The Clackamas Review and the Lake Oswego Review. Citizens will be given a 30 day period in which to comment on the proposed amendment and, CD program staff will consider all comments received. A summary of all comments received, and the reason for not accepting any comments not accepted will be attached to the amendment.

## **B. Resources**

The County has not yet received notice of the estimated FY 2013 formula grant amounts. The Community Development Block Grant (CDBG) program estimate is that funding will be reduced by 5.1%. The HOME Program funding estimate also anticipates a reduction of 5.1% to the 2012 funding level. The Emergency Solutions Grant (ESG) program funding estimate also anticipates a 5.1% reduction for the 2013 fiscal year.

<b>Sources</b>	<b>2013 Grants</b>
Community Development Block Grant (CDBG)	\$ 1,853,334
Emergency Solutions Grant (ESG)	\$ 158,703
HOME	\$ 705,254
Section 8 Tenant-Base Rental Assistance (Housing Authority)	\$ 10,861,439
McKinney-Vento Homeless Assistance (Continuum of Care)	\$ 1,790,561
Low-Income Housing Tax Credits	\$ 15,000,000
HOPWA	\$ unknown*
Estimated Program Income - CDBG	\$ 300,000
Estimated Program Income - HOME	\$ 100,000

\* These funds are administered by the City of Portland for a six county area.

Available CDBG funds during the 2013 program year will consist of a \$1,853,334 entitlement grant, \$126,666 of prior year CDBG funds and \$300,000 of anticipated program income.

Resources reasonably expected to be made available to supplement CDBG funds include local matching to be contributed by project sponsors. Matching contributions (cash or in-kind) equivalent in value to a minimum of 20% of the project cost are required by County policies. It is anticipated that funding available to finance community development activities from local matching sources will total approximately \$4,300,000.

Emergency Solutions Grant funds are leveraged one for one by federal requirements. As a result the local match combined with federal ESG funds provides a minimum estimated total of \$347,870 for emergency homeless shelter operations. Anticipated funding sources and funding levels far exceed the match requirements for the ESG Program and include:

State Homeless Assistance Program (SHAP)	98,569
Emergency Housing Account Program (EHA)	249,301

Available HOME funds during the 2013 program year will consist of \$705,254 entitlement grant, \$700,516 in prior year carryover funds and \$100,000 of anticipated program income. It is anticipated that these funds will leverage over \$15,000,000 in Low Income Housing Tax Credits and other State and conventional loan funds for the construction of affordable housing in Clackamas County.

Resources reasonably expected to be made available include matching funds required by HOME program regulations. HOME match requirements for the 2013 program year will be met from the \$1,000,000 in funds that are a combination of funds carried over from the previous FY year, forbearance of property taxes, and State Housing Trust fund. These funds came from other projects completed with HOME dollars. The match sources include cash from non-federal sources such as the State of Oregon Housing Trust Fund and Help Fund, and foregone local property taxes, fees and charges. Additional match will be contributed by the projects that will be constructed in 2013. The HOME regulations also require that the participating jurisdiction set



aside at least 15% of each annual entitlement for housing developed by community housing development organizations (CHDO's).

**The Continuum of Care (CoC)** is a system of programs working together to develop, monitor and improve transitional and permanent supportive housing and services that help homeless persons transition from homelessness to living as independently as possible. In Clackamas County, the Continuum of Care is a function of the Coordinating Council for Homeless Programs also known as the “Homeless Council”. A CoC system consists of five basic components, as follows:

1. A system of outreach, engagement, and assessment for determining the needs and conditions of an individual or family who is homeless, and necessary support to identify, prioritize, and respond to persons who are chronically homeless;
2. Emergency shelters with appropriate supportive services to help ensure that homeless individuals and families receive adequate emergency shelter and referral to necessary service providers or housing search counselors;
3. Transitional housing with appropriate supportive services to help homeless individuals and families prepare to make the transition to permanent housing and independent living; and
4. Permanent housing, or permanent supportive housing, to help meet the long-term needs of homeless individuals and families.
5. Prevention strategies play an integral role in a community’s plan to eliminate homelessness by effectively intervening for persons in public systems—*e.g.*, corrections, foster care, mental health, and other institutions— so that they do not enter the homeless system.

The following financial resources are anticipated to be available within the Clackamas County geographic area to assist with housing and services for homeless persons:

<b>Project/Program (2013-2014)</b>	<b>Planned Funding</b>
Avalon I	\$ 34,515
Jackson Place	\$ 65,277
Chez Ami Apartments	\$ 241,481
Jannsen Road Apartments	\$ 73,255
Springwater Program	\$ 162,912
CWS Transitional Program	\$ 59,081
Shelter + Care	\$ 350,455
Ready to Rent	\$ 116,375
HOPE Leasing	\$ 214,202
Homeless Management Information System (HMIS)	\$ 30,548
HMIS II	\$ 36,882
CWS Permanent Supportive Housing	\$ 54,331
HomeSafe	\$ 124,893
HMIS III	\$ 47,243

Shelter Plus Care (Bonus Project) **** if funded	\$ 103,282
CoC Planning	\$ 20,813
<b>Total Continuum of Care Funding</b>	<b>\$ 1,790,561</b>

**HomeBase: homelessness prevention and rapid re-housing program.** Northwest Housing Alternatives (NHA) launched HomeBase in October, 2009 to improve program efficiency of their homeless intervention services and respond to the growing numbers of people at risk of homelessness in Clackamas County. The goal of HomeBase is to help families and individuals become self-sufficient and stable in permanent housing.

HomeBase has three service components to fight homelessness:

- Eviction Prevention to stabilize people in their current housing so they can avoid homelessness altogether.
- Rapid Re-Housing to help move households from homelessness, emergency shelters and unhealthy shared housing to permanent affordable housing. Rapid Re-Housing facilitates swift exits from Northwest Housing Alternatives’ Annie Ross House shelter to increase the number of families we can serve annually.
- Case Management delivered by NHA’s Family Support Specialists to help households remain stable in their housing.

HomeBase prevents homelessness from happening for households in crisis and provides case management to keep them stable in their housing. For those households who are currently experiencing homelessness, participants receive case management from Family Support Specialists to move quickly from homelessness into housing and connect to needed social services. Individuals and families continue to work with Family Support Specialists after they leave the campus or finish receiving financial assistance to ensure continued housing stability.

<b>Sources</b>	<b>Planned Funding</b>
Private Contributions and Grants	\$ 107,246
NHA Subsidy	\$ 98,000
County Contribution	\$ 100,000
Tenant-Based Assistance (HOME Funds)	\$ 100,000
Government Grants and Contracts	\$ 234,287
<b>Total</b>	<b>\$ 639,533</b>

**Housing Assistance for Alcohol and Drug Recovery:** The Behavioral Health Division (BHD) of Clackamas County has developed supportive housing for those in alcohol and drug recovery. BHD, through CODA, is implementing a two-year pilot housing assistance and services program for Clackamas County residents in alcohol and drug recovery. The program has three main

components: substance abuse recovery, finding any retaining permanent housing, and increasing income by connecting people with benefits and/or employment options. Direct client dollars can be used for, but not limited to, moving costs, rent assistance, application fees, deposits, and paying off previous debts. The target population for this program is individuals participating in alcohol and drug recovery at or below 50% Median Family Income, homeless, or at risk of homelessness.

Measureable outcomes of the program are:

- Number of participants who are clean and sober
- Number of participants who have not entered into criminal activity
- Number of participants who have remained housed
- Number of participants who have connected with entitlements
- Number of participants who have found employment and/or increased their income

The two-year contract to provide these services, beginning 3/8/12 and ending 2/28/14, is \$593,196. Payments from 4/12 through 12/12 have totaled \$120,550.51, leaving a balance of \$472,645.49. The estimated number of people who will be served during the two year period is 100.

Additionally, BHD contracted with Recovery Association Project (RAP) to provide four Oxford style A&D and Domestic Violence supported houses by 3/31/13 (contract expires 4/30/13). Oxford House is a concept in recovery from drug and alcohol addiction. In its simplest form, an Oxford House describes a democratically run, self-supporting and drug free home. Three of these are currently open under the one-year contract for \$77,769, of which half has been paid. When completed, the Oxford Houses will provide 32 permanent beds serving 70 adults and 20 children per year.

<b>Sources</b>	<b>Planned Funding</b>
A&D 66 Funds	\$ 472,645.49
MHO Grant Funds	\$ 38,884.50
<b>Total</b>	<b>\$ 511,529.99</b>

**The Housing Authority of Clackamas County** anticipates the following financial resources to be available for the support of Federal public housing and tenant-based Section 8 assistance programs during the 2013 Plan year:

*(Chart on next page)*

<b>Sources</b>	<b>Planned Funding</b>
1. Federal Grants (FY 2013 grants)	
a) Public Housing Operating Fund	\$ 1,607,098
b) Public Housing Capital Fund	\$ 892,400
c) Contributions for Section 8 Tenant-Based Assistance	\$ 10,861,439
d) Resident Opportunity and Self-Sufficiency Service Coordination Grant	\$ 85,083
2. Public Housing Dwelling Rental Income	\$ 1,318,095
3. Reimbursable Labor and Materials	\$ 32,000
4. Non-federal sources (list below)	
a) Entrepreneurial Activities	\$ 13,077
b) Public Housing Investment Income	\$ 10,880
<b>TOTAL</b>	<b>\$ 14,820,072</b>

**Bridges to Housing (B2H)** was a multi-jurisdictional program addressing the issues of family homelessness in the Portland-Vancouver metro area. B2H brought together Clackamas, Multnomah, and Washington Counties in Oregon and Clark County in Washington, to create a regional program to house and serve high need homeless families, with an overall goal of stimulating development and public/private funding of housing and support services. Although Clackamas County’s numbers are small, the research component of this program indicated that overall, it was successful in serving high need homeless families. This research paved the way for continued funding for the Clackamas County B2H program. The program has been expanded with County General Funds through 2013-13. Bridges to Housing has two goals:

1. To eliminate long-term repeated homelessness in families with children in Clackamas County and mitigate intergenerational homelessness.
2. To generate systems change by increasing the alignment of housing and services for high-need homeless families.

The adults in these families have barriers to housing beyond economic need, e.g. mental illness, drug and alcohol use, domestic violence, physical or cognitive disabilities, or the challenge of re-entry from the criminal justice system. High-need families are also high-resource users. Local community and national best practices show that, with a “bridge” of two years of intensive case management, linkages to mainstream services, and permanent housing, high-need families can achieve and maintain stability, and their need for emergency resources will diminish accordingly.

The B2H program now has a capacity of 30 families served at a time. Since its inception, it has served a total of 56 families with a total of 129 children, as of March 2013.

<b>Project/Program</b>	<b>Planned Funding</b>
Bridges to Housing	\$506,000

**C. Summary of Specific Annual Objectives - HUD Table 3A - Summary of Specific Annual Objectives**

<b>Obj#</b>	<b>Specific Objectives</b>	<b>Sources of Funds</b>	<b>Performance Indicators</b>	<b>Expected Number</b>	<b>Actual Number</b>	<b>Outcome/ Objective *</b>
	<b>Housing Needs Objectives</b>					
H1	Multi-Family Rental Housing	HOME	Housing Units	45		DH - 2
H2	Proud Ground Acquisition/ Renovation Project (CD Float Loan)	CDBG Float Loan	Housing Units	4		DH - 2
H2	CHAP Homebuyer Assistance Program	HOME Program Income	Households	10		DH - 2
H3	CHDO Operating Support Grant	HOME	Organizations	1		NA
H2	Housing Rehabilitation Program	CDBG	Housing Units	20		DH - 1
	<b>Special Needs Objectives Homeless</b>					
H3	Emergency Shelter Grant - The Annie Ross House	ESG	People	480		DH - 1
H3	Emergency Shelter Grant - CWS	ESG	People	150		DH - 1
H3	Emergency Shelter Grant - Springwater	ESG	People	17		DH - 1
	<b>Other</b>					
H3	ESG HMIS	ESG	None	0		NA
H3	ESG Homeless Prevention - CWS	ESG	People	12		DH - 1
	<b>Community Development Objectives</b>					
	<b>Infrastructure Objectives</b>					
CD1	NW Gladstone Sidewalks	CDBG	People	392		SL - 1
CD1	Milwaukie ADA Ramps	CDBG	People	300		SL - 1
CD1	Northside Sidewalk Infill - Sandy	CDBG	People	115		SL - 1
CD1	Bell Road Ped/Bike Improvements	CDBG	People	500		SL - 1
	<b>Public Facilities Objectives</b>					
CD1	Save Francis Ermatinger House		Public Facilities	1		SL - 0
CD1	Youth Shelter Care Expansion		People	40		SL - 1
H3	Annie Ross House Redevelopment	CDBG	People	60		DH - 1
	<b>Public Services Objectives</b>					
HS2	Home Base	CDBG	People	2100		SL - 1
H4, HS1	Housing Rights and Resources	CDBG	People	4500		DH - 1
HS2	Rent Well	CDBG	People	80		DH - 1

	<b>Economic Development Objectives</b>					
	NA					

**\*Outcome/Objective Codes**

	<b>Availability/Accessibility</b>	<b>Affordability</b>	<b>Sustainability</b>
<b>Decent Housing</b>	DH-1	DH-2	DH-3
<b>Suitable Living Environment</b>	SL-1	SL-2	SL-3
<b>Economic Opportunity</b>	EO-1	EO-2	EO-3

**Projects serving homeless persons and persons with special needs include:** the Housing Rights and Resources Program, Annie Ross House Re-development, the 2013 Homeless Count, Home Base, Annie Ross House – Operations, Clackamas Women’s Services – Operations and Services, The Inn Homeless Youth Program – Operations.

**Clackamas County 2012-2016 Consolidated Plan Goals**

**Priority Categories:**

**Housing (H), Human Services (HS) and Community Development (CD) Needs**

H.1	Increase/improve affordable rental housing
H.2	Stabilize existing homeownership and provide opportunities for new homeowners
H.3	Reduce homelessness and meet housing needs of special needs populations
H.4	Promote affordable housing and assure equal access to housing
HS.1	Stabilize families and individuals who are in crisis
HS.2	Increase self-sufficiency of residents in need of community supports and services
CD.1	Improve community infrastructure and facilities.
CD.2	Revitalize low-and moderate-income neighborhoods

**Health, Housing and Human Services (H3S) Department Goals:**

To complement the HUD funds already programmed for housing and community development activities the Community Development Division has begun working with other housing and housing service providers within the Department to discuss potential future collaborations. This has resulted in the development of the Health, Housing and Human Services (H3S) Housing Initiative. The goals of the initiative are to:

- House clients quicker/ reduce the time from intake to housing placement.

- Increase the number of placements.
- Create new units.
- Increase housing tenure/ the length of time people remain in stable housing.

There has also been agreement to focus this initiative to Target Population. They are:

- Special Needs (Mental Health Housing, A & D Housing)
- Homeless Families with Children
- Survivors of Domestic Violence

Through this initiative additional housing opportunities have been identified by:

- d. The Behavioral Health Division to develop supportive housing for those in alcohol and drug recovery to be used for housing stabilization, providing rent assistance, deposit and moving assistance, and payment of arrears.
- e. The Housing Authority of Clackamas County to project-base some of their vouchers to assist with the development of new affordable housing projects.

## D. Project List and Outcome Measures for 2013

Project Name	Objective	Outcome
Annie Ross House Redevelopment	Decent Housing	Availability/Accessibility
Home Base	Suitable Living Environment	Availability/Accessibility
Housing Rehabilitation Program	Decent Housing	Availability/Accessibility
Housing Rights and Resources	Decent Housing	Availability/Accessibility
Milwaukie ADA Ramps	Suitable Living Environment	Availability/Accessibility
Northside Sidewalk Infill	Suitable Living Environment	Availability/Accessibility
Bell Road Ped/Bike Improvements	Suitable Living Environment	Availability/Accessibility
Northwest Gladstone Infrastructure Rehabilitation Project	Suitable Living Environment	Availability/Accessibility
Proud Ground Acq/Rehab Project (CD Float Loan)	Decent Housing	Affordability
Rent Well	Decent Housing	Availability/Accessibility
Save the Francis Ermatinger House	Suitable Living Environment	Availability/Accessibility
Youth Shelter Care Expansion	Suitable Living Environment	Availability/Accessibility
Home Base	Suitable Living Environment	Availability/Accessibility
Housing Rehabilitation Program	Decent Housing	Availability/Accessibility
Youth Shelter Care Expansion	Suitable Living Environment	Availability/Accessibility
Emergency Shelter Grant - CWS	Decent Housing	Availability/Accessibility
Emergency Shelter Grant - Springwater	Decent Housing	Availability/Accessibility
Emergency Shelter Grant - The Annie Ross House	Decent Housing	Availability/Accessibility
Emergency Shelter Grant CWS Homeless Prevention	Decent Housing	Availability/Accessibility



**Table 3**  
**(23 Pages)**

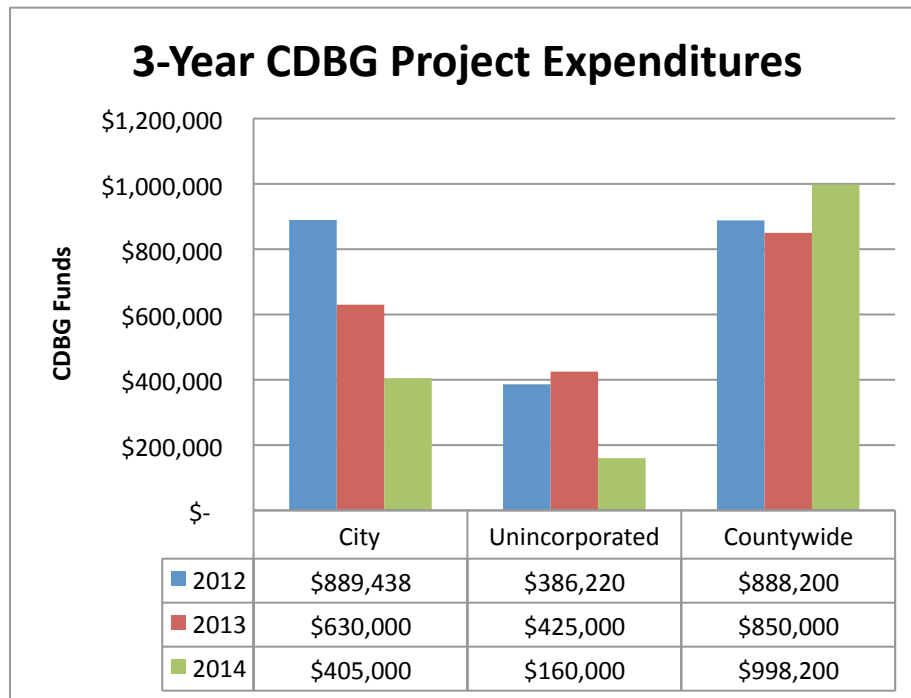
## E. Allocation Priorities – Concentrations of Minority and Low/Mod

Funding priorities were developed from information collected through a combination of interviews with public officials and non-profit agencies, focus group meetings and an extensive public survey. These priorities are included in the 2012-2016 Funding Polices that were advertised as part of the Request for Proposals for CDBG funded projects. During the 5-Year Consolidated Planning interval 2 RFP cycles will be advertised. This first application cycle will consider projects for the 2013, 2013 and 2014 program years. A second funding cycle will occur in November of 2014 for the 2015 and 2016 program years.

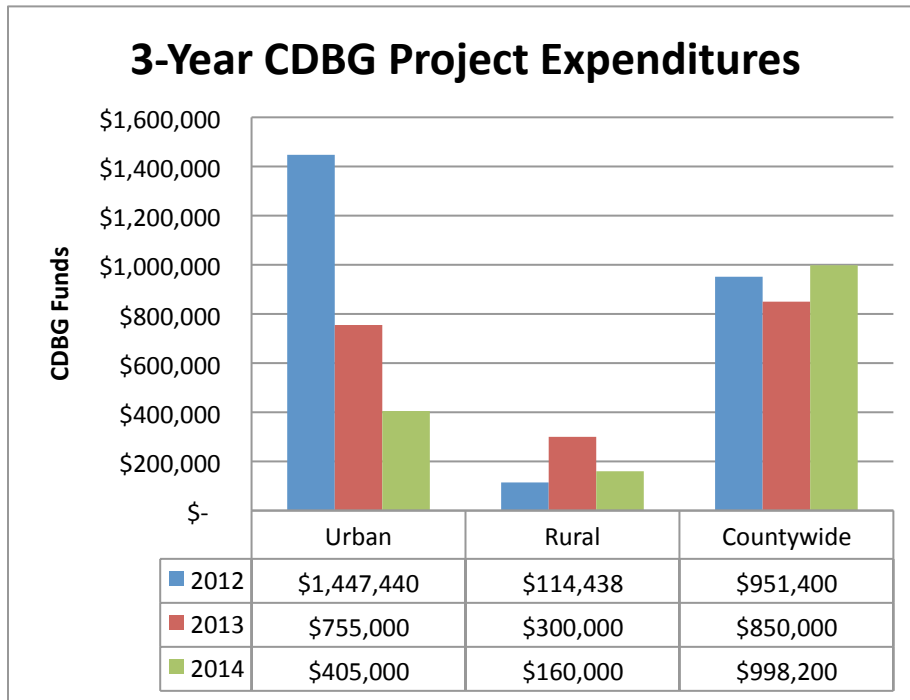
During the first application cycle requests for CDBG funding totaling \$14,106,630 were received; it is anticipated that available CDBG funds for this period will be \$5,292,450. While the County gives consideration to a "balanced" distribution of funds between cities and unincorporated areas, and between urban and rural areas, ultimately we are limited by the proposals that are submitted.

Below are 2 graphs that compare the expenditure of CDBG funds by geographic area for the 2012-2014 application cycle. In reviewing these graphs 3 general factors should be considered.

- Approximately 70% of Clackamas County residents live in the NW corner of the county. This area includes our largest cities (Lake Oswego, Oregon City, Milwaukie), and our most densely populated unincorporated areas (Oak Grove, Oak Lodge, Jennings Lodge).
- Approximately 55% of Clackamas County residents live in the city and 45% live in unincorporated areas.
- The overwhelming majority of the Low and Moderate income areas in Clackamas County are located within the cities and the NW urban area of the county.
- In general, CDBG funds are distributed throughout the urban and populated rural areas where needs have been identified. Projects that are identified by an address or site location are indicated on the attached maps. (Appendix C.)



Graph 1 – Comparison of the expenditure of CDBG in the Cities and Unincorporated Areas. Countywide activities are split out since they service both areas equally.



Graph 2 – Comparison of the expenditure of CDBG in the Urban and Rural portions of the County. Urban is defined as within the METRO Urban Growth Boundary (generally the NW urban portion of the county). Rural is defined as that area outside the UGB. Countywide activities are split out since they service both areas equally.

**Low Income and Poverty Concentration:**

The United States Department of Housing and Urban Development (HUD) has generated a series of standards that can be used to determine if a Census Tract Block Group has a minority concentration or a concentration of low-income households. To determine if a low-income concentration exists, the Area Median Income (AMI) of a block group must be below 50% of the Area Median Income for the Metropolitan Statistical Area (MSA). The 2013 median income for the Portland-Metro MSA this area is \$66,200. Any census tract block group with a median income of less than \$33,100 per year per household could be considered to have a concentration of low-income households.

Clackamas County Community Development Division works in census tract block groups in which 46% or more of households have incomes at or below 80% of Area Median Income (less than \$52,960 annual income per year). These Low/Mod income areas are determined by HUD using the most recently available census data (2000) and HUD area income levels. While Low/Mod income areas are generally when 51% or more of households fall below 80% of Area Median Income (AMI), Clackamas County qualifies for an exception which sets the rate at 46% instead of 51%.

The AMI (\$66,200) is double the annual income of a family of 4 living below the poverty level (\$29,137). The percentage of people and families living below the official poverty level in Clackamas County was determined based on the 2005-2009 American Community Survey results. Female householders with children had the highest rates of poverty, and nearly half of female householders with children under the age of five were found to be living below poverty.

2010 poverty thresholds are shown in table below for a sample of households. HUD understands

that these income thresholds are low and do not reflect the degree of actual economic need. The method of calculating poverty rates will likely be refined by HUD in coming years to include all sources of income, among other proposed changes.

**Poverty Thresholds 2010**

Household Configuration	Poverty Threshold
Single person <65	\$11,139
Single person 65+	\$10,458
Single parent, 1 child	\$15,030
Single parent, 2 children	\$17,568
Two adults, 2 children	\$22,113
Two adults, 4 children	\$29,137

Source: U.S. Census Bureau

**Clackamas County areas with more than 60% are Low/mod income.**

The following areas and associated census tract block groups (2000 Census) have more than 60% of the households as low/moderate income:

- Milwaukie area Block Groups: 0209003, 0208002
- North Clackamas area Block Groups: 0216011, 0216021, 0222012
- I-205 and HWY212 intersection Block Groups: 0221041, 0221042
- Oregon City (downtown) Block Group: 0221041
- Canby area Block Group: 0229034
- Molalla area Block Group: 0229004

\*\* Maps of +60% Low Mod and +26% Minority are in Attachment C of this Action Plan.

**Minority Concentration**

An area is considered to have a high concentration of minority persons if:

- The percentage of households in a particular racial or ethnic minority group is at least 20 percentage points higher than the percentage of that minority group for the housing market area, i.e., the Metropolitan Statistical Area (MSA) in which the proposed housing is to be located.
- The area’s total percentage of minority persons is at least 20 percentage points higher than the total percentage of all minorities for the MSA as a whole; or
- In the case of a metropolitan area, the area’s total percentage of minority persons exceeds 50 percent of its population.

**2010 Census Race Data:**

Location	Race*						Total Population
	White	Black/African Am.	AK Native/Am. Indian	Asian	Other	Multiple	
Oregon	84%	2%	1%	4%	6%	4%	3,831,074
Clackamas County	88%	1%	1%	4%	3%	3%	375,992

**2010**

### Census Ethnicity Data:

Location	Ethnicity*		Total Population
	Hispanic	Non-Hispanic	
Oregon	12%	88%	3,831,074
Clackamas County	8%	92%	375,992

Eight percent (7.7%) of Clackamas County residents identified their ethnicity (considered separate from race) as Hispanic or Latino in the 2010 census. This is an increase over the 2000 census, when close to 5% (4.9%) of the population identified themselves as Hispanic.

2010 Census data on ethnicity of County residents indicates that of the more populated cities, Canby and Molalla had the highest percentages of Hispanic/Latino residents (21% and 14% respectively). Among the cities with populations above 10,000, Canby, Happy Valley and Wilsonville had greater than 20% minority populations.

Clackamas County Community Development Division uses a measure of more than 26% of a census tract block group that is minority to be an area of minority concentration. 2012 Census data indicates that a few of these area block groups are not considered low income.

The following areas and associated census tract block groups (2010 Census) have more than 26% of the households as minorities:

- Happy Valley area Block Groups: 0222062, 0222081, 0221051, 0221031, 0221032
- North Clackamas area west of I-205 Block Groups: 0222011, 0222012, 0222013, 0216011, 0216012, 0216013
- I-205 and HWY212 intersection area Block Groups: 0221082
- North Estacada area Block Group: 0235004
- Wilsonville area Block Group: 0227082
- Canby area Block Group 0229042, 0229071, 0229072
- Mt. Hood National Forest Block Group: 980001 (unpopulated area)

### **Concentrations of Both high (+60%) Low/Mod and high (+26%) Minority**

The Minority and Low/Mod map attached shows the areas of both minority and low income concentrations. Maps are in Attachment C of this Action plan.

Based on an overlay map the areas and Block Groups (2000 Census) of both more than 60% Low/Mod Income and more than 26% Minority are listed below:

- North Clackamas area Block Groups: 0216011, 0216021, 0222012
- I-205 and HWY212 intersection area Block Groups: 0221041, 0221042
- Canby area Block Group: 0229034

### **Recent and future Projects in High Concentration areas:**

**2012 SE Canby Sidewalks:** A neighborhood improvement project adding sidewalks in a low/mod income residential area. Anticipated benefit to 125 persons living in the project area.

**2012 NCRA SHUAG:** Between July 1, 2011 to March 18, 2013- 36 households were assisted residential sewer hookup grants, 9 households are currently in the process of being assisted and 1 application is pending.

**2013 Bell Road Ped/Bike Improvements:** A neighborhood improvement project adding sidewalks, drainage improvements and bike paths in a low/mod income residential area. Anticipated benefit to 500 persons living in the project area.

**Homeless Housing Chez Ami and Jannsen Apartments:** Existing permanent and transitional housing units for homeless and formerly homeless persons some with severe mental illness. A total of 64 beds in 48 housing units are supported through the annual CoC renewal funding application process.

**2012 Housing Rehab projects:** Between July 1, 2011 to March 18, 2013-NCRA area – 13 households being assisted and 4 households have applications pending. 1 household in Canby has been assisted and 2 households have applications pending.

## F. Affordable Housing

Below are the Community Development 2012 Affordable Housing goals for the Homeless, Non-homeless and Special Needs populations. Funding for these projects is made available through the CDBG, HOME, ESG and the Continuum of Care grant programs.

<b>Homeless</b>				
<b>Project</b>	<b>Grant</b>	<b>Goal</b>	<b>Type</b>	<b>Activity</b>
Jackson Place	Continuum of Care	12	Households	Rental Assistance
Jannsen Road	Continuum of Care	8	Households	Rental Assistance
Avalon	Continuum of Care	10	Households	Rental Assistance
Springwater	Continuum of Care	6	Households	Rental Assistance
HomeSafe	Continuum of Care	10	Households	Rental Assistance
Chez Ami	Continuum of Care	40	Households	Rental Assistance
CWS Transitional	Continuum of Care	7	Households	Rental Assistance
Shelter +Care	Continuum of Care	34	Households	Rental Assistance
HOPE Leasing	Continuum of Care	19	Households	Rental Assistance
HOPE II Leasing	Continuum of Care	5	Households	Rental Assistance
CWS PSH	Continuum of Care	4	Households	Rental Assistance
Shelter+Care Bonus	Continuum of Care	5	Households	Rental Assistance

<b>Non-Homeless</b>				
<b>Project</b>	<b>Grant</b>	<b>Goal</b>	<b>Type</b>	<b>Activity</b>
Direct Homebuyer Assistance	HOME	12	Housing Units	Acquisition
Proud Ground Homebuyer Housing	HOME	4	Housing Units	New Construction
Owner Occupied Rehabilitation	CDBG	35	Households	Rehabilitation

Multi-Family Rental Housing	HOME	45	Housing Units	Acquisition and Rehabilitation
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<b>Special Needs Housing</b>				
<b>Project</b>	<b>Grant</b>	<b>Goal</b>	<b>Type</b>	<b>Activity</b>
All new affordable housing project	HOME	15%	Housing Units	New Construction

## **G. Public Housing Improvements**

### **1. Resident Management**

Public Housing residents are engaged in the management of the Housing Authority of Clackamas County (HACC) through its Resident Advisory Board (RAB). RAB membership is comprised of public housing and Section 8 Housing Choice Voucher (HCV) leaders who represent the population served by HACC. The RAB convenes not fewer than two times per year to develop, approve, review and evaluate HACC’s Annual Plan. The RAB is also consulted for input and approval of any significant amendment or modification to the Annual Plan.

Additionally, the Housing Authority Board of Commissioners includes one member who is a Public Housing resident.

### **2. Enhanced Financial Assistance Programs and Homeownership**

#### **Public Housing Offerings**

Through its Resident Opportunity for Self-Sufficiency Service Coordinator Grant Program HACC offers a wide range of programs to assist public housing residents become economically self-sufficient and purchase a home. HACC partners with CASA of Oregon, Social Services of Clackamas County and the Community Land Trust to implement the following:

- (a) Provide HACC residents with the opportunity to save for post-secondary education and homeownership using an IDA matched savings account. Proud Ground, Clackamas County Social Services Division and HACC have formed a partnership to offer Individual Development Accounts (IDA’s) to low-income residents of Clackamas County. A participant in an IDA program establishes a savings account with a qualified partner financial institution for the purpose of buying a home, starting or growing a business, or pursuing post-secondary education program. The savings accumulated in the IDA are matched, at a 3 to 1 rate, to a maximum match of \$9,000. Participants are required to complete classes in budgeting, financial management as well as in the focus area of their savings plan. IDA participants are required to reach their savings goal within 3 years.

- (b) Offer financial literacy education to public housing residents. The six week series is taught by staff at the Clackamas Community Land Trust in the HACC neighborhoods.
- (c) Provide information and referrals for residents interested in improving their credit and managing their debt. Referrals would be made to for individual appointments with staff at the Proud Ground or with other non-profit credit counseling agencies.
- (d) HACC partners with Regional Worksource Agencies (Portland Metro and Washington), the Workforce Investment Council of Clackamas County and Community Solutions of Clackamas County to implement Housing Works. Through Housing Works, fifty Section 8 Voucher and Public Housing residents age 18 and up:
  - complete training in one targeted industry: construction, healthcare, office work, or manufacturing;
  - get basic skills instruction;
  - participate in workshops and job search activities;
  - get referrals to paid on the job training; and
  - receive individual professional guidance and support through the entire process.
- (e) Provide information and referrals to residents interested starting or expanding a small business.
- (f) HACC will make referrals and provide information in their agency newsletter regarding the availability of volunteer tax assistance for public housing residents. The goal of this effort is to maximize public housing resident’s participation in the EITC program and to reduce their utilization of costly instant-rebate tax help programs.

**Section 8 HCV Program Offering**

HACC also receives HUD funding to run a HCV Family Self Sufficiency Program (FSS). The FSS program was established to promote self sufficiency of assisted families, including the providing of supportive services through a coordinator. For a family to be eligible for FSS they must be a participant in the HCV Program. At this time HACC is currently serving over 85 families. Families in the program work closely with a coordinator to receive support services, education, and assistance in finding employment opportunities. FSS participants can establish an Escrow Account which is a savings account. Monies earned in this account can be used for education or homeownership.

**Public Housing Dispositions**

HUD approved HACC’s request to dispose of 21 of scattered site public housing units in July 2010. Houses are being sold at fair market value. Proceeds from the sales will be used to develop new public housing with greater proximity to community amenities, public transit and employment opportunities. The sale of these 21 houses will constitute Phase 1 of the disposition, with subsequent phases to include the sale of the balance, or 145 units, of scattered site public housing units owned by HACC. This was approved as an Action item by the HACC Board of Commissioners in the Summer of 2008 as part of the “10 Year Strategic Directive to Redevelop and Reposition the HACC Housing Portfolio”.



### **Clackamas Heights Redevelopment**

HACC completed a Master Plan for the redevelopment of Clackamas Heights, a 100 unit public housing community in Oregon City, in August 2010 in support of a 2010 HOPE VI Revitalization grant submittal. HACC unfortunately was not awarded the funds. Subsequently, HACC convened a group of affordable housing development experts to discuss alternative redevelopment opportunities at Clackamas Heights. HACC is considering a scaled down development.

**The Housing Authority of Clackamas County** anticipates the following financial resources to be available for the support of Federal public housing and tenant-based Section 8 assistance programs during the 2013 Plan year:

<b>Sources</b>	<b>Planned Funding</b>
1. Federal Grants (FY 2012 grants)	
a) Public Housing Operating Fund	\$ 1,607,098
b) Public Housing Capital Fund	\$ 892,400
c) Contributions for Section 8 Tenant-Based Assistance	\$ 10,861,439
d) Resident Opportunity and Self-Sufficiency Service Coordination Grant	\$ 85,083
2. Public Housing Dwelling Rental Income	\$ 1,318,095
3. Reimbursable Labor and Materials	\$ 32,000
4. Non-federal sources (list below)	
a) Entrepreneurial Activities	\$ 13,077
b) Public Housing Investment Income	\$ 10,880
<b>TOTAL</b>	\$ 14,820,072

### **H. Chronic Homelessness and Other Special Needs**

The activities to address emergency shelter needs within the County will be those undertaken with funds available through the Emergency Solutions Grants program. The FY 2013 allocation of \$158,703 will be supplemented by matching funds at least equal to that amount. Matching funds will be obtained from the State of Oregon Homeless Assistance funds. Primary emphasis will continue to be on payment of operations expenses including utilities, maintenance, insurance, and staff salary costs. The purpose of emphasizing payment of operations expenses is to provide some predictability and stability to the operation of the shelters by assuring that their most basic expenses are met. This assures at least the continued operation of the facilities in times of scarce and fluctuating resources, and it compliments specific fund raising efforts for special projects.

**Homeless Management Information System (HMIS)** administration and staffing will be funded through the Emergency Solutions Grant and Continuum of Care funds. HMIS information and reporting is required for the County to measure the effectiveness of programs and to receive annual allocations of federal funding for homeless services.

Three shelters in the County, the Northwest Housing Alternatives, Annie Ross House, and Clackamas Women's Services Evergreen House, provide assistance exclusively to homeless families with children and victims of domestic violence. Independent living services are provided at The Inn, a third facility in Clackamas County, which targets assistance to the County's homeless youth population. A great deal of case management is available at each program with the focus on providing persons with the skills to make the transition from homelessness to independent living.

Programs operated by the County's Social Services Division also attempt to prevent low-income individuals from becoming homeless. CDBG funds will be provided to continue the provision of fair housing information and referral services. County residents at risk of being evicted or becoming homeless are able to obtain information on available housing and other services such as short-term emergency shelter and housing counseling.

The County will continue to fund the Continuum of Care infrastructure by providing staff to monitor, facilitate and prepare the Continuum of Care application. It is estimated that the Continuum of Care will bring \$1,790,561, into the County for CoC planning, HMIS, support services, emergency, transitional and permanent housing for homeless youth and adults.

**10-Year Plan to End Homelessness:** During the 2013 Program Year the following actions, as listed in the 10 Year Plan to Address Homelessness will be undertaken to address the needs of the chronically homeless and general homeless populations:

**Goal 1: Prevent Homelessness**

- Strategy 1. Enhance access to supportive services.
- Strategy 2. Ensure access to mainstream resources, alcohol and drug treatment services, and employment assistance.
- Strategy 3. Provide eviction prevention services.
- Strategy 4. Improve discharge planning for people exiting institutions, including youth aging out of foster care.
- Strategy 5. Divert the homeless and those at risk of homelessness from the criminal justice system.

**Goal 2: Reduce Educational Impacts of Homelessness on Children**

- Strategy 1. Provide extra support services for homeless and highly-mobile children and families including after school activity programs, meals and tutoring.
- Strategy 2. Support school districts' Homeless Liaisons programs and services.

**Goal 3: Transition from Homelessness to Stable Living Situations**

- Strategy 1. Reach out to, and build new program capacity for the homeless.
- Strategy 2. All homeless populations have adequate and consistent client assessment systems.
- Strategy 3. Stabilization.

**Goal 4: Create/Expand Permanent Supportive Housing (PSH), Affordable Housing and Accompanying Services**

- Strategy 1. Increase number of PSH sites and populations served.
- Strategy 2. Expand/preserve affordable housing stock.
- Strategy 3. Expand resources for affordable housing.

## **Goal 5: Reduce Impacts of Homelessness on Local Communities**

- Strategy 1. Raise awareness among community members about homelessness.
- Strategy 2. Assist homeless people to have fewer negative impacts on their communities.

As listed in the 2012 Continuum of Care application for Homeless funding, during the 2013 program year the following actions will be undertaken to address the needs of the chronically homeless and general homeless populations:

### **Objective 1: Create new permanent housing beds for chronically homeless individuals.**

**In the next 12-months, what steps will the CoC take to create new permanent housing beds for the chronically homeless?**

The local public housing authority is applying for CoC Bonus funding to create 5 project-based PSH units designated for chronically homeless persons. Also, the CoC Leadership is in discussion with all CoC PSH providers specific to dedicating beds to chronically homeless. We anticipate this transition to begin with the next 12 months. Because this population is a high priority for our local community, the CoC governing board is considering introducing conversion from PSH to PSH-CH beds as a performance measure.

### **Objective 2: Increase percentage of homeless persons staying in permanent housing over 6 months to at least 77 percent.**

**In the next 12-months, what steps will the CoC take to increase the percentage of homeless persons remaining in permanent housing for at least six months to at least 77 percent?**

It is important to note that our CoC has already exceeded the 12 month goal of 80%. Our 81% retention rate represents some extraordinarily hard and creative work by our PSH providers. The CoC Lead (Mark Sirois, Clackamas County Community Development Div.) will report this overall performance rating to the CoC membership with special public kudos for those PSH programs that meet or exceed the 80% goal. The CoC Lead will also confirm that the CoC is expected to maintain or exceed the current PSH retention rate and that this will be measured and reported to the CoC quarterly.

As we have done successfully in the recent past, the CoC Lead will meet with the service manager of the one PSH program not meeting the 80% goal. We will analyze the service level in relation to the retention rate and request that the service provider deliver a level of service that improves the retention rate.

### **Objective 3: Increase percentage of homeless persons moving from transitional housing to permanent housing to at least 65 percent.**

**In the next 12-months, what steps will the CoC take to increase the percentage of homeless persons moving from transitional housing to permanent housing to at least 65 percent?**

The Clackamas CoC has met and exceeded this 65% performance measure because of the intensive case management services being delivered to TH families.

Over the next 12 months, the CoC HMIS Lead (Margie James, Clackamas Co. Community Development) will develop quarterly reports for the CoC Governing Board (Tom Mitchell/Liz Bartell-Co Chairs) specific to this performance measure including HMIS data on barriers to PSH. The goal is to identify specific problem areas and develop program-focused steps and policy actions that the CoC Governing Board can take to strengthen the links to community services and permanent housing.

Access to mainstream services such as TANF, SSI, SSDI, Food Stamps and community college life skills and work readiness programs will be monitored quarterly by the CoC Governing Board. In addition, access to affordable health, mental health and dental care, so necessary for successful transition to PSH, will be measured as the Medicaid health care system is transformed.

**Objective 4: Increase % of participants that are employed at program exit to 20 % or more. In the next 12-months, what steps will the CoC take to increase the percentage of persons employed at program exit to at least 20 percent?**

At 21%, the Clackamas CoC is already meeting and exceeding this performance benchmark.

Due to state budget cutbacks on the TANF/JOBS program and the elimination of State funding for Supported Employment for the mentally ill, it has become increasingly difficult to identify employment services designed for people with complex barriers, as experienced by the homeless. We are using everything available to us: Workforce Investment Act (WIA) trainings, community college work readiness programs and new initiatives directed at employing veterans.

Our Homeless Policy Council, composed of members of the County Board of Commissioners and community leaders, is planning a pilot program to assist homeless persons who have suspended driver licenses. This is a major barrier to finding a job in our rural areas with minimal public transportation. This pilot will allow participants to regain their licenses through community service in lieu of paying large fines.

**Objective 5: Increase the percentage of homeless persons that obtain mainstream benefits at program exit to 20% or more.**

The Clackamas CoC currently meets and abundantly exceeds this performance benchmark. During the next year, we intend to maintain or improve our performance in this area.

All mainstream service and health care providers are represented in the CoC. As a result of the CoC's monthly meetings, CoC providers personally know the mainstream providers. This makes access and problem solving relatively easy and straight forward. The CoC Co Chairs, Tom Mitchell and Liz Bartell, actively endorse this networking, allowing CoC meeting time expressly for this purpose. This will continue because it is so productive.

**Objective 6: Decrease the number of homeless households with children. In the next 12-months, what steps will the CoC take to decrease the number of homeless households with children?**

- Using private foundation funding and local County funding, re-fund the HPRP program to offer eviction prevention and rapid rehousing for homeless families (United Way, Clackamas County, NW Housing Alternatives);
- Using private foundation funding, local business & County funding, expand the Domestic Violence shelter for families (Advantis Credit Union, Meyer Memorial Trust, Clackamas County, Clackamas Women's Services);
- The Governor's 2013 budget includes \$2.6 million to expand intensive addiction recovery services for parents losing their children due to substance problems. More than ½ of these families are homeless. Our Homeless Policy Committee will lobby hard for these dollars.
- Continue full funding for our CoC's PSH program for hard-to-serve homeless families with children (Clackamas Board of Commissioners, Clackamas Co. Social Services Div.).
- Develop an initiative to partner Weatherization staff and social service case managers to help families retain their housing.

## **I. Other Program Actions:**

Clackamas County Community Development Division's actions that will take place during the next year to address obstacles to meeting underserved needs, foster and maintain affordable housing, develop institutional structure, encourage public housing residents to become more involved in management and participate in homeownership and efforts.

### **1. Address obstacles to meeting underserved needs.**

- Leverage available program funds by requiring sponsor contributions.
- Seek additional funding from public and private sources to finance program activities.
- Continue a program to assist renters and homeowners who need safety and accessibility adaptations in order to remain in their own homes.
- Investigate the development and implementation of an inspection program to enforce habitability standards in multi-family housing projects.
- Promote and assist the development of additional transitional housing which will be available to low- and very low-income individuals and families.
- Promote and assist the development of affordable housing which will be available to very low, low-, and moderate-income individuals and families.
- Increase capacity to assist Homeless Families with Children.
- Develop a set of program policies to create a 15% set-aside in all new affordable housing developments specifically to assist the targeted special need populations.
- Promote the use of Section 8 Project Based Vouchers into the development of any new affordable housing project.
- Develop A&D Housing

### **2. Foster and maintain affordable housing.**

- Continue to provide housing rehabilitation assistance targeted at low and moderate income households.
- Promote an expansion of a Rental Rehabilitation program to improve existing low and moderate income rental housing. Investigate coordinating this activity with a Habitability Inspection program.

- Remove barriers to accessibility in housing for low- and moderate-income persons with physical disabilities.
- Weatherize housing units occupied by low income households.
- Develop and implement a Tenant Based Rental Assistance program designed for rapid housing placement and stabilization of homeless families and individuals.

### **3. Remove barriers to affordable housing.**

#### **Changes in 2012 bring stability to community land trust properties:**

In 2012 Clackamas Community Land Trust's portfolio consisted of about 50 homes. CCLT's Board of Directors determined that they would need a portfolio of about 200 homes in order to generate sufficient income from fees to cover the cost of the organization now and in the future. For that reason, CCLT's Board determined that the best course of action would be to merge with a larger organization.

Like CCLT, Proud Ground (formerly Portland Community Land Trust), has been incorporated since 1999. Proud Ground had a portfolio of about 160 units, making it the largest organization of its kind in the northwest. The respective Boards of Directors agreed that a merger would benefit both organizations. In the fall of 2012, Proud Ground assumed all of CCLT's properties. Proud Ground now serves the greater Portland metro areas.

#### For Homebuyers:

- Provide direct assistance to low-income first-time home buyers. Assistance in the form of a zero-percent interest deferred-payment loan may be applied toward down payment and closing costs.
- Provide indirect assistance to low-income home buyers by creating housing opportunities and maintaining housing affordability through cooperation with a community land trust.

#### For Renters:

- Promote the development of new rental housing units which will be affordable to low-income households.
- Continued support of the Rent-Well program that provides renter training, move-in assistance and landlord guarantees.

### **4. Evaluate and reduce lead based paint hazards.**

Clackamas County will continue a number of activities aimed at educating and addressing lead based paint hazards. They will include the following:

- Promote general lead education in the county.
- Participate in the Oregon Childhood Lead Poisoning Elimination Plan
- Promote "Lead Safe Work Practices" training for contractors.
- Educate homeowners in lead-based paint hazards.

- Offer lead hazard evaluations of properties for applicants of the Clackamas County Housing Rehabilitation Program.
- Offer lead hazard reduction through the Clackamas County Housing Rehabilitation Program using loans and grants.
- Offer lead hazard reduction through our partnership with the regional Portland Lead Hazard Control Program Grant
- Offer blood lead testing through the Portland Lead Hazard Control Program

### **5. Reduce the number of households below the poverty line.**

- Coordinate housing and community development activities with the efforts of the Clackamas County Social Services Division (SSD). SSD's role in housing includes:
  - Participation and staffing of the Coordinating Council for Homeless Programs in Clackamas County which plans and implements the Continuum of Care process.
  - Development of liaison relationships with McKinney Vento funded homeless advocates that focus on the needs of homeless children. These include each of the School Districts in the county, all Clackamas Educational Service District offices, and the State of Oregon Department of Higher Education.
  - Participation in the Clackamas Housing Action Network (CHAN), an advocacy group that focuses on the lack of affordable housing in the county.
  - Participation as one of the four lead agencies on the regional steering committee for the Rent Well program.
  - Participation in the operations of the Janssen Transitional Housing Project (JTHP). SSD currently provides case management for the families living at Janssen. This HUD funded project, sponsored by the Housing Authority of Clackamas County, has been in operation for 20 plus years. JTHP provides seven (7) transitional housing units, intensive and comprehensive case management, limited financial assistance and other supportive services for homeless single parents with children.
  - Maintain the expanded functions of the Fair Housing Program which responds to the general public regarding emergency housing, housing discrimination, landlord-tenant concerns, low-cost housing, rent assistance and a variety of other housing-related issues. Maintain the contractual relationship with Legal Aid Services of Oregon and the Fair Housing Council of Oregon to improve the delivery of Fair Housing services to residents of Clackamas County.
    - Operation of the State of Oregon Housing and Community Services Low Income Rental Housing Fund (LIRHF). LIRHF provides time-limited rental payment assistance to case-managed clients of SSD.
- Administration of State Homeless Assistance Program (SHAP) funds sub-granted to the Annie Ross House family shelter and Clackamas Women's Services Domestic Violence shelters.

- Initial screening and intake for families wanting to enter the Annie Ross House shelter and the SON shelter network.
- Administration of the federal Emergency Food and Shelter Program (EFSP) and contracts with local shelters to provide bed-nights.
- Local administration of the state Emergency Housing Account (EHA). These funds support case management to emergency shelters located at three churches in Lake Oswego and one church shelter in Aurora. EHA funds are also used to support shelter bed nights at Clackamas Women’s Services, Annie Ross House, and the Inn-Home.
- Operation of a locally funded Bridges to Housing program that provides families with children intensive, comprehensive case management services that focus on employment, housing stability and reduced reliance on public assistance. Clients in the program include disabled children and adults who ultimately qualify for long-term disability benefits.
- Operation of the Rent Well tenant education program.
- Operation of the Jackson Transitional program for single and childless couples who are homeless.
- Operation of the HSP program for families with children who need short term case management services
- Warming Center services at two local service center for persons who are homeless. These services are seasonal. They are funded by Clackamas County.

## **6. Maintain and Develop Institutional Structure.**

- Continue to improve working relationships among public agencies and proponents of assisted housing developments through the Continuum of Care planning process.
- Maintain and enhance the affordable housing data base. Expand the system to more completely capture information on those housing projects with expiring affordability contracts.
- Administer and Staff the County-wide HMIS (Homeless Management Information System) to maintain and enhance a credible data base on homeless client services, and assistance.
- Continue coordination of County housing, homelessness, anti-poverty and development plans to ensure a cohesive, integrated approach to providing services to low- and very low-income individuals and families.
- Work with our housing non-profits to develop their training and case management capabilities.
- Maximize the efficiency of the HOME monitoring process by participating in a regional “Streamlining Compliance” effort to establish a coordinated, streamlined approach to monitoring among the various funders. The process incorporates web-based databases and uniform property inspections. The end product/process will be more efficient for lenders and owners and less disruptive to the tenants.



## **7. Enhance Coordination Between Housing, Behavioral and Social Service Agencies.**

- Continue to improve communication and coordination among public agencies by developing and upgrading computer systems and telephone networks.
- Coordinate with the County's Community Health and Social Services Divisions to maximize utilization of resources available to meet the needs of the homeless and persons with mental illness who need housing services.
- Maintain the CCSS partnership with the State of Oregon Department of Human Services to operate the Housing Stabilization Program in the county. Now in its sixth year, the program serves families with children for up to 12 months. CCSS provides families intensive case management services with a goal of locating and maintaining safe, stable and affordable housing.
- Maintain the partnership with SSD, Clackamas Women's Services, and Northwest Housing Alternatives to administer and operate the Homeless Prevention and Rapid Re-Housing Program. The program includes 3 elements: Rent Subsidy Program designed to provide short term (3 months) and medium term (up to 6 months) of rent subsidies to low- and moderate-income renters. A Rapid Re-Housing Program designed to provide housing placement, short-term rental assistance, case management and other support services to families with dependent children who have been living in emergency shelters or on the streets for at least seven days. Counseling and Housing Stabilization Services including case management, outreach, housing search and placement, legal services, and Credit Repair.
- Maintain the CCSS partnership with HACC and Mental Health to operate the HUD funded Shelter-Plus-Care Program. Shelter Plus Care provides rent assistance to case managed clients of Social Services and Mental Health who are homeless.
- Coordinate with SSD and Northwest Housing Alternative to ensure the continued success of the HomeBase Program. This coordination will include sharing of information concerning case management best practices, and consistent and accurate data entry into the Homeless Management Information System.

## **J. Low/Mod Benefit**

A CDBG project must either; benefit low and moderate income persons; prevent or eliminate slums and blight; or meet an urgent community development need.

HUD regulations require that at least 70 percent of the County's CDBG program expenditures are directed towards activities that benefit low and moderate income persons. Planning and administrative costs are not included in this calculation.

CDBG projects can meet this objective as:

- Area Benefit - Benefit all residents of a residential area where, based on Census information or an approved survey, at least 46.7 of the residents are low or moderate income.

- Limited Clientele - Benefit a group of individuals of which 51% have low or moderate income based on survey or other information available about incomes of clients served.
- Presumed Benefit – Benefit a clientele who are generally presumed to be principally low- and moderate-income persons. These include: abused children, battered spouses, elderly persons, severely disabled persons, homeless persons, illiterate adults, persons living with AIDS and migrant farm workers.
- Direct Benefit - Directly benefits individuals from whom income information is collected on an individual household basis to document that they have a low or moderate income.

During the 2013 program year 100% of the CDBG funds will be used to assist Low and Moderate income individuals. The proposed number of low and moderate income individuals expected to benefit from new or improved access to public improvements during the 2013 program year is 8,746 persons.

### **K. HIV/AIDS HOPWA Housing Goals**

Clackamas County Community Development through its facilitation of the Coordinating Council for Homeless Programs in Clackamas County has a working relationship with the Cascade Aids Project. Founded in 1983, Cascade AIDS Project is the oldest and largest community-based provider of HIV services, housing, education and advocacy in Oregon and Southwest Washington.

Cascade AIDS Project provides a Supportive Housing program for individuals and families infected and affected by HIV/AIDS within a 5 county area (Multnomah, Washington, Clackamas, Yamhill, and Columbia), including specialized programming and support for individuals with mental health diagnoses or correctional institute history, which may affect housing retention. CAP's Supportive Housing Program also offers furniture assistance and tenant education workshops including Rent Well. Last year, CAP provided \$334,644 of direct rent assistance in short-term programs, helping 404 HIV positive individuals and households obtain and maintain housing. In addition, CAP provided \$556,729 in direct rent assistance for longer-term programs, assisting 104 individuals and families that qualified. CAP was also responsible for providing housing support for 120 HIV positive individuals and families through leveraged housing vouchers provided by Home Forward, Washington County Dept. of Housing, Clackamas County Housing Authority, and other programs.

Other accomplishments to note include being awarded a HOPWA (Housing Opportunities for People with AIDS) SPNS (Special Program of National Significance) grant through HRSA. This program focuses on short-term housing solutions for individuals and families with a focus on getting clients connected to resources like Employment and Social Security benefits that will help provide self-sufficiency. This grant also helped to support and restructure CAP's employment program, Working Choices, which was restarted in FY 2011, creating linkage to existing employment structures and formalizing a partnership with WorkSystems, Inc. and creating more connections to WorkSource Oregon. In FY 2011-2012, CAP's employment program provided Workforce Development Services to 87 clients, and helped place 26 clients into part or full time employment, all of whom were still employed 4 weeks after placement.

## **L. Discharge Policy**

The following discharge policies were part of the homeless programs Continuum of Care Planning process.

### **Foster Care Discharge Planning Protocol**

Under its contract with the State Dept. of Human Services-Child Welfare, the Independent Living Program in Clackamas County is required to conduct a Life Skills/Transition Readiness Assessment on every referred youth who is aging out of foster care to transition each youth to housing and self sufficiency. Contractual language requires that this assessment result in 2 activities:

1. Identification of the resources and linkages needed to assist the child in transitioning to independent living, including life skills training, housing subsidies, college tuition and health insurance.
2. Preparation of an individualized Comprehensive Transition Plan which must be reviewed and approved by the Family Court Judge. This Plan must be updated every 6 months until the child is successfully transitioned.

The clear intention of this contractual protocol is to ensure that youth are not abandoned by the system to become homeless. The judicial review of the housing/self sufficiency plan adds another level of scrutiny to the system.

**Health Care:** Clackamas County Social Services Division has protocols to evaluate people referred from local hospitals who need Medicaid funded aftercare. This aftercare usually includes assisted housing. Providing this stable housing with imbedded services is crucial to people's physical and mental health and frequently prevents or ends homelessness.

The 3 local hospitals direct the social work staff to avoid discharging patients into homelessness. Hospital social workers participate in CoC meetings to learn about supportive housing resources and low-income housing services and providers. Social workers outreach to family/friends, liaison to local rehabilitation programs and Oxford Houses, and refer to shelters in adjacent counties.

**Mental Health:** The County Mental Health Department has a policy that no county residents/clients shall be discharged from a psychiatric hospital without housing and services. The department has taken the following actions:

1. A protocol has been implemented that prescribes the steps County staff must take to meet with hospital in-patients and their treatment teams throughout their stay at the hospital. The goal of this protocol is to guarantee that early discharge planning efforts will occur that successfully ensure housing with clinical and case management supports post-discharge. The

County has created a new Hospital Liaison position. This Liaison screens and places all mental health clients being discharged from State hospitals.

2. The County is maintaining a Mental Health Housing Coordinator position to manage and administer housing programs for homeless and disabled individuals, work collaboratively with housing agencies in the county, provide consults for care coordinators and social workers seeking housing resources for consumers, and facilitate a multi-disciplinary housing committee for screening applicants for community mental health housing programs. State of Oregon designates Extended Care Management Unit placements in Clackamas County which the housing coordinator tracks and makes available for hospital discharges as a priority.

## **Corrections Discharge Planning Protocol**

1. **The County Mental Health Department** has established a contractual protocol with the County Jail that requires Mental Health staff to conduct active Discharge Planning with mentally ill inmates that includes: re-entry services, medications, housing, entitlement applications and case management.
2. **Mental Health Court:** An increasing number of mentally ill inmates, pre-adjudication, elect to participate in Mental Health Court. This Court diverts the mentally ill from the criminal justice system into intensive mental health services, housing and weekly meetings with the judge. This Court has a solid record of diverting people from homelessness and recidivism.
3. **Drug Court:** An increasing number of addicted inmates (esp. those addicted to methamphetamine) are choosing to enter Drug Court as an alternative to adjudication. Drug Court provides intensive treatment, regular/random drug screens, weekly meetings with the judge, immediate sanctions for treatment plan violations and housing. Employment is a requirement. This Court has a remarkable record of diverting people from homelessness and recidivism.
4. **People living with HIV** and released from jail/prison: Cascade AIDS Project (CAP) received a HOPWA (Housing Opportunities for Persons with AIDS) SPNS (Special Project of National Interest) grant to assist 20 people living with HIV find housing upon immediate release from jail or prison. CAP Housing staff will work with Corrections staff to engage the person in services such as medical care and housing prior to their release date.
5. **Clackamas County Corrections** contracts with Bridges to Change to provide post discharge housing, anger management training and addictions mentoring for persons being released from county jail to probation and Penitentiary to parolees.

## **M. Fair Housing Activities**

The **2012 Analysis of Impediments to Fair Housing Choice** identified five broad impediment areas. These impediment areas were based on analysis of existing data and broad public input. The impediment areas are also consistent with conclusions about areas of

impediments to fair housing choice drawn in the Clackamas County 2005 AI and those identified in neighboring counties and cities. Some impediments, such as discrimination in housing, can be addressed with strategies aimed at identification and enforcement, as well as education (consumer, provider and housing industry).

### **AI - Assignment of Duties/Responsibilities (for local activities)**

The strategies listed below are intended to reduce the impediments to fair housing choice in Clackamas County. Each strategy has 1 to 5 actions that will be conducted during the year and reported in the annual performance report (CAPER). County (internal) Partners:

CDD: Community Development Division

SSD: Social Services Division

FHCO: Fair Housing Council of Oregon

HACC: Housing Authority of Clackamas County

DTD: Development and Transportation Department

<b>Goal</b>	<b>Strategy</b>	<b>Primary Partners (Lead in <b>BOLD</b>)</b>	<b>Comments/Accomplishments</b>
I.1	Maintain a system for reporting fair housing law violations (Impediment 1)	SSD	SSD will record data. CDD will report to HUD.
I.2	Commit to countywide and regional support to continue and enhance enforcement of fair housing laws (Impediment 1)	SSD CDD	SSD will continue to administer the HRR program and work toward a regional collaborative model. CDD will assist in the identification and application of resources.
I.3	Support complaint-based testing at the local and county level to improve enforcement of fair housing laws (Impediment 1)	SSD CDD	SSD shall prepare a report from HRR activities and transmit to CDD and FHCO.
I.4	Support audit testing (rental and lending) at the regional (multi-county and multi-city) level to discover fair housing law violations (Impediment 1)	CDD SSD	CDD shall take the lead in Regional Planning activities. Request information from LASO, BOLI and FHCO.
II.1	Improve access to fair housing information  (Impediment 2)	CDD SSD	CDD shall work with the regional partners to develop a centralized resource and to develop FH material. SSD shall be responsible for implementing this at the local level and insuring information is available to all partners. CDD shall work with the local jurisdictions to coordinate education activities.
II.2	Provide fair housing education and	SSD	Training and outreach will be

	training to consumers (and the general public); local governments and policy makers (and civic and community leaders); and, housing providers (planners, agencies, lenders, building industry, housing inspectors, landlords) (Impediment 2)	FHCO CDD	coordinated by SSD and FHCO. Planning activities will be directed by CDD.
III.1	Expand opportunities for tenants using Housing Choice Vouchers (Impediment 3,4)	HACC	Recruit Landlords and provide information.
III.2	Expand housing opportunities for people with disabilities (Impediment 3,4)	CDD	# of Housing units built or purchased with HOME or CDBG funds
III.3	With regional partners, educate (and assist) affordable housing providers with strategies to overcome NIMBYism (Impediment 4,5)	CDD SSD FHCO	CDD and SSD will participate in development of these plans with regional partners.
III.4	Encourage clear and objective definitions within County and cities to remove arbitrary objections to projects (Impediment 4,5)	CDD	This will be part of the regional discussion.
III.5	Develop a process to encourage communication on codes and policies in the County and cities that adversely affect fair housing choice, lead to unwanted disproportionate concentrations of selected populations, or could be revised to lower the cost of affordable housing (Impediment 4,5)	CDD HACC DTD	CDD to meet with DTD to review current practices.
IV.1	Participate in regional efforts to promote fair and affordable housing	CDD	CDD will participate in Regional Planning activities
V.1	Consider feasibility of a habitability standard (Impediment 4)	SSD CDD	SSD has begun community dialog on how a habitability standard would be defined and implemented.
VI.1	Maintain County data on violations and potential violations of fair housing laws and use to promote fair housing and to conduct fair housing training/education (Impediment 1,2)	SSD CDD FHEO	SSD will compile and report on data collected through the HRR Program. Through contract SSD will coordinate training by FHEO.
VI.2	Coordinate with Housing Authority of Clackamas County to include annual reporting of wait list and housing recipients (Impediment 3,4)	HACC CDD	HACC will maintain and report the data. CDD will include the data in the quarterly FH reports and in the annual action plan.
VI.3	Work with regional partners to identify and integrate additional available data in local and regional fair housing planning (Impediment 3)	CDD	CDD will participate in Regional Planning data collection activities

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## **N. HOME Funds**

The County does not anticipate offering any other forms of investment of HOME funds beyond those described in 24 CFR 92.205(b) in the 2013 program year.

The County will ensure that matching contributions from non-federal sources are made to housing that qualifies as affordable housing under the HOME program in 2013-2014. Matching funds will be in amount not less than 25 percent of the funds required to be matched per 24 CFR 92.218. We anticipate that eligible match will come primarily from non-federal cash contributions such as the State Housing Trust Fund, the value of foregone local fees or taxes and the value of donated voluntary labor and professional services.

According to HUD's Integrated Disbursement and Information System (IDIS PR 27 Report dated 03-18-13), Clackamas County has committed a cumulative 33.5% of its HOME funds as CHDO Reserve. As such, the County has far exceeded the minimum 15% CHDO set-aside requirement.

Clackamas County incorporates its policy and procedures for (a) affirmatively furthering fair housing and (b) Minority Business Enterprise (MBE) outreach in every HOME Agreement.

**Affirmatively Furthering Fair Housing:** For housing containing five or more HOME-assisted units, the HOME regulations at 24 CFR Part 92.351 require project Owners to provide information and otherwise attract eligible persons from all racial, ethnic, and gender groups in the housing market area to the available housing.

The project owner must:

- 1) Display the Equal Housing Opportunity statement or logo on all project signs.
- 2) Use the Equal Housing Opportunity statement or logo on all advertisements and publications.
- 3) Display a Fair Housing Poster in a place visible to tenants and prospective tenants and in common area(s) of housing assisted with HOME funds.
- 4) Solicit applications for vacant units from persons in the housing market who are least likely to apply for the HOME-assisted housing without the benefit of special outreach efforts.
- 5) Maintain file records containing all marketing efforts including, but not limited to, copies of newspaper advertisements, file memorandums documenting phone inquiries, copies of inquiry letters and related responses, etc..

The County assesses the owner's efforts toward affirmative marketing actions as part of the monitoring process

### **Outreach to Minority-Owned and Women-Owned Businesses Enterprises (MBE/WBE)**

The HOME Agreement requires the project owner to follow and implement Clackamas County's policy and procedures to ensure, to the maximum extent possible, that small and minority-owned business enterprises and women-owned business enterprises (MBE/WBE) are used whenever possible and economically feasible. The County's policy includes the following actions:

- Include language in all notices and advertisements related to the HOME Program which states that MBE/WBE are encouraged to apply for such funds and to participate as suppliers, contractors, professional service providers, etc. on projects assisted with HOME funds.
- Include qualified MBE/WBE on any contractor or solicitation lists.
- Coordinate with the Oregon Office of Minority, Women and Emerging Small Business to maintain a list of eligible MBE/WBE.
- When necessary and appropriate, utilize the services and assistance of the US Department of Commerce’s Small Business Administration and Minority Business Development Agency.
- Through contractual agreement, ensure that recipients of HOME program funds solicit MBE/WBE whenever they are potential sources.
- When feasible, divide total requirements into smaller tasks or quantities to permit maximum participation by MBE/WBE.
- When feasible, establish delivery schedules which will encourage participation by MBE/WBE.
- Encourage project sponsors, developers and owners to include, to the maximum extent feasible, the use of MBE/WBE in providing supplies, professional and construction services.
- Request that project sponsors/developers maintain statistical data and identify jobs which have been bid by MBE/WBE.
- Monitor project sponsors, developers and owners to determine their compliance efforts in promoting the use of MBE/WBE in specific procurement areas, i.e. supplies, professional services, and construction services.

**HOME funds are planned to be used during the 2013-2014 Program Year to:**

- Develop affordable housing units for rental by low-income individuals and families.
- Provide direct financial assistance to low-income homebuyers.
- Provide indirect assistance to low-income home buyers by creating affordable housing opportunities through cooperation with a community land trust. HOME funds may be used for the development of new units or acquisition & rehab of existing properties.
- Assist Community Housing Development Organizations (CHDO’s) with grants for operating costs allowed by 24 CFR 92.208.

Projects include:

<b>Project</b>	<b>Activity</b>	<b>Location</b>	<b>Assistance</b>
Ikoi-So Terrace Apartments	Acquisition, rehabilitation and preservation of an existing affordable housing	Oak Grove	35 units of affordable senior housing



	project.		
Sandy Family Apartment	New construction	City of Sandy	56 units of affordable family housing
Family A&D Rental Housing	To be determined by RFP	TBD	TBD
CHAP	Downpayment assistance for First Time Home Buyers	Countywide	10 low and moderate income families assisted
Proud Ground	Acquisition and rehabilitation of single family units. HOME and NSP1 funds only.	Countywide	2 low and moderate income families assisted
HomeBase TBRA	Tenant based rental assistance to homeless families and individuals participating in the HomeBase program	Countywide	25 low income households

### **Homeownership – Ensuring Affordability**

Clackamas County ensures the long-term affordability of HOME-assisted homebuyer properties during the period of affordability by monitoring to verify that the home remains owner-occupied and by imposing restrictions on the sale of the homes as follows:

#### **Indirect Homebuyer Assistance**

Clackamas County plans to loan HOME funds to Proud Ground to assist in the development of homeownership opportunities for low-income households under the Community Land Trust Model of Homeownership. The Community Land Trust retains ownership of the land and sells the improvement (structure) on the land to low-income homebuyers. The homebuyer leases the land from the Community Land Trust under a 99-year land lease to assure future affordability of the home. The land lease, which is made part of the HOME loan agreement, is recorded in the records of Clackamas County.

**Beneficiaries:** The Community Land Trust assists families with incomes below 80% of the Area Median Income (AMI) for Clackamas County. Under the terms of the HOME loan agreements, Proud Ground would be charged with the responsibility to income-qualify the initial and any subsequent purchasers.

**Affordability at initial purchase:** The Community Land Trust typically sets the original purchase price of the home to be affordable so that a family with an income of 60% of the County’s median income pays no more than 33% of its income on housing costs. The size of the home and the size of the family are factored into the pricing formula.

**Affordability at resale (ongoing affordability):** The Community Land Trust ensures ongoing affordability of the housing unit through its Land Lease which imposes resale provisions as provided in 24 CFR 92.254(a)(5)(i). The Land Lease requires that any subsequent sale of the dwelling unit must be to another low-income buyer.

The resale formula is spelled out in the Land Lease. It ensures that the homeowner/seller will

receive a **limited but fair return on their investment** and yet keep the home affordable to a reasonable range of low-income homebuyers.

The Community Land Trust is in default under the terms of the HOME loan agreement if:

- It sells or transfers title to the land. (The sale of the home to a homebuyer does not constitute a transfer of title to the land.)
- It sells the home to a buyer who is not a low-income household.
- It sells the home for a price that exceeds the current Single Family Mortgage Limits under Section 203(b) of the National Housing Act.
- The income-qualified buyer or approved successor does not occupy the home as its primary residence.
- Upon any other change in use of the land.

### **Direct Homebuyer Assistance**

The County provides direct financial assistance under the Clackamas Homebuyer Assistance Program (CHAP). CHAP funds can be used for down payment and reasonable closing costs.

**Beneficiaries:** First time homebuyers with incomes at or below 80% of the Area Median Income (AMI) for Clackamas County.

**Affordability:** The CHAP guidelines impose limits on the price of the home and the homebuyer's debt to income ratio to ensure affordability. The maximum home purchase price cannot be higher than the single Family Mortgage Limits under Section 203(b) of the National Housing Act as currently applied by the HOME program.

CHAP loans are zero-percent interest, deferred-payment loans. The County records a Trust Deed and Declaration of Land Use Restrictive Covenants on every property acquired with CHAP funds. If the property is sold or title transferred or the borrower no longer uses the property as their primary residence, the County imposes the **recapture** provisions as provided in 24 CFR 92.254 (a)(5)(ii)(A)(3).

The County attempts to recapture the full HOME subsidy out of the net proceeds available from the sale. If there are no net proceeds from the sale of the Property, or the net proceeds are insufficient to repay the entire HOME investment due, the amount of HOME funds recaptured is based on the net proceeds available from the sale, if any. The net proceeds are defined as the remainder of the final sale price of the Property minus any superior non-HOME loan repayment and closing costs. The County has opted not to divide the net proceeds with the homeowner.

## **O. Monitoring**

### **CDBG Program:**

Clackamas County adheres to the following standards and procedures in order to promote implementation of the County's housing and community development objectives and assure long-term compliance with federal program requirements:

- A citizen participation mailing list is maintained to encourage and promote the involvement of citizens in the Consolidated Planning process. A schedule is mailed to the citizen participation mailing list each fall to keep interested persons aware of key events in the Consolidated Planning process.

- All proposed and planned program activities are reviewed carefully to identify those that could result in relocation or loss of housing affordable to low income people.
- As part of the initial selection process all projects are evaluated to ensure compliance with a National Objective. Project Agreements reference 24 CFR 570.505 specifying the requirement for maintaining the continued eligible use for the life of the project. Monitoring is done through CD staff's periodic contacts with the facility to determine that there has not been any change in the use of the facility.
- Agreements for the use of public facilities assisted with CDBG funds in excess of \$25,000 include a provision for continued service primarily to low and moderate persons until 5 years after closeout of the Community Development Block Grant.
- Any public service programs that receive CDBG funds for operation are required to submit reports on services provided on a quarterly basis.
- Solicitations for contractors indicate the County's intent to promote Equal Employment opportunities in all program activities to be performed by contract. Contractors for all construction work exceeding \$10,000 must submit documentation of equal employment opportunities afforded to subcontractors.
- The majority of construction work assisted with CDBG funds is subject to compliance with HUD Labor Standards. Most covered construction contracts are awarded and managed directly by Clackamas County to assure compliance with various Labor Standards provisions.
- A Fair Housing Information & Referral program is operated as a public service in Clackamas County to promote equal housing opportunity and to field inquiries for housing opportunities and complaints regarding housing discrimination.
- All project budgets, financial transactions, federal reimbursements through HUD's Integrated Disbursement and Information System (IDIS) and project status are recorded in the project tracking data base to facilitate overall program monitoring.
- Increasingly stringent procedures for the monitoring of lead-based paint are currently being developed in response to stricter regulations that have been adopted by HUD.

### **HOME Program:**

HOME-assisted Rental Housing: CDD monitors HOME-assisted rental housing projects during the period of affordability to ensure that the project owner and/or property manager is managing the project in compliance with the HOME regulations at 24 CFR Part 92. Monitoring activities include both desk and on-site monitoring. Monitoring activities primarily focus on:

- The affordable rental housing requirements at 24 CFR 92.252, 92.253, 92.351;
- The specific provisions of the HOME rental project agreement; and,
- Inspection and record-keeping requirements at 24 CFR 92.504 and 92.508.

During an on-site inspection at least 25 percent of the HOME-assisted rental units in a project are physically inspected. Clackamas County staff uses various checklists to monitor regulatory requirements. On-site inspections focus on the following items:

- The facility must be maintained in compliance with the property standards at 24 CFR

92.251. An inspection form is used for this purpose.

- The policies and procedures, including the requirement to affirmatively further fair housing and tenant selection policies, must comply with the HOME regulations and the provisions of the HOME Rental Housing Agreement; and
- The tenant files maintained by the project owner including leases, tenant incomes, rents and utility allowances must be current, complete, accurate and in compliance with the HOME regulations.

The frequency of on-site inspections of HOME-assisted rental housing projects is determined by the HOME rule at 24 CFR 92.504(d). The current requirement is not less than:

- Every three years for projects of one to four units,
- Every two years for projects with five to 25 units, and
- Annually for projects with 26 or more units.

*Homebuyer:* Monitoring is done to ensure that beneficiaries of direct homebuyer assistance continue to occupy the home as their primary residence during the period of affordability as required by 24CFR 92.254.

*Other activities:* Other activities such as the owner-occupied single family housing rehabilitation program, is monitored at the completion of the activity to verify that the work has been done to standard, that the proper documentation is submitted as required, and that, where applicable, the activity is implemented consistent with the standards outlined in the Affirmative Fair Housing Marketing Plan. The County will also continue to service the rehab loans for the owner-occupied housing rehabilitation program.

Clackamas County will establish and maintain sufficient records to document that program requirements are met.

**Emergency Solutions Grant:** Sub-recipient agreements include the following monitoring documents:

- submission of an annual budget, including proposed match;
- submission of an annual audit;
- certification of homeless or formerly homeless person(s) participation in policymaking; and
- retention of non-financial records for 4 years.

Sub-recipient monitoring shall be handled in 3 stages.

- Stage 1 involves monthly review of invoices to ensure expenditures do not exceed funding cap limitations, and that each invoice is billed to the correct eligibility category.
- Stage 2 involves quarterly review of performance outputs.
- Stage 3 involves on-site monitoring. Clackamas County has adopted the HUD ESG monitoring checklist which will be filled out as part of our monitoring visit. Monitoring will be conducted on a 3-year cycle with one sub-recipient reviewed each year.

# APPENDIX A

## Grant Applications

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# APPENDIX B

## Federal Certifications

## CERTIFICATIONS

In accordance with the applicable statutes and the regulations governing the consolidated plan regulations, the jurisdiction certifies that:

**Affirmatively Further Fair Housing** -- The jurisdiction will affirmatively further fair housing, which means it will conduct an analysis of impediments to fair housing choice within the jurisdiction, take appropriate actions to overcome the effects of any impediments identified through that analysis, and maintain records reflecting that analysis and actions in this regard.

**Anti-displacement and Relocation Plan** -- It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, and implementing regulations at 49 CFR 24; and it has in effect and is following a residential anti-displacement and relocation assistance plan required under section 104(d) of the Housing and Community Development Act of 1974, as amended, in connection with any activity assisted with funding under the CDBG or HOME programs.

**Anti-Lobbying** -- To the best of the Jurisdiction's knowledge and belief:

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;
2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and
3. It will require that the language of paragraphs 1 and 2 of this certification be included in the award documents for all sub-awards at all tiers (including subcontracts, sub-grants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

**Authority of Jurisdiction** -- The submission of the consolidated plan is authorized under State and local law (as applicable) and the Jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations.

**Consistency with plan** -- The housing activities to be undertaken with CDBG, HOME, ESG, and HOPWA funds are consistent with the strategic plan.

**Section 3** -- It will comply with section 3 of the Housing and Urban Development Act of 1968, and implementing regulations at 24 CFR Part 135.

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Signature/Authorized Official

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Date

Cindy Becker, Director  
Department of Health, Housing and Human Services



## Specific CDBG Certifications

The Entitlement Community certifies that:

**Citizen Participation** -- It is in full compliance and following a detailed citizen participation plan that satisfies the requirements of 24 CFR §91.105.

**Community Development Plan** -- Its consolidated housing and community development plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that provide decent housing, expand economic opportunities primarily for persons of low and moderate income. (See 24 CFR 570.2 and 24 CFR Part 570)

**Following a Plan** – It is following a current consolidated plan (or Comprehensive Housing Affordability Strategy) that has been approved by HUD.

**Use of Funds** -- It has complied with the following criteria:

1. Maximum Feasible Priority. With respect to activities expected to be assisted with CDBG funds, it certifies that it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low and moderate income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include activities which the grantee certifies are designed to meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available;
2. Overall Benefit. The use of CDBG funds, including section 108 guaranteed loans, during program year 2013 shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period;
3. Special Assessments. It will not attempt to recover any capital costs of public improvements assisted with CDBG funds including Section 108 loan guaranteed funds by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements. However, if CDBG funds are used to pay the proportion of a fee or assessment that relates to the capital costs of public improvements (assisted in part with CDBG funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds.

The jurisdiction will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108, unless CDBG funds are used to pay the proportion of fee or assessment attributable to the capital costs of public improvements financed from other revenue sources. In this case, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds. Also, in the case of properties owned and occupied by

moderate-income (not low-income) families, an assessment or charge may be made against the property for public improvements financed by a source other than CDBG funds if the jurisdiction certifies that it lacks CDBG funds to cover the assessment.

**Excessive Force** -- It has adopted and is enforcing:

1. A policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and
2. A policy of enforcing applicable Jurisdiction and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction.

**Compliance With Anti-discrimination laws** -- The grant will be conducted and administered in conformity with title VI of the Civil Rights Act of 1964 (42 USC 2000d), the Fair Housing Act (42 USC 3601-3619), and implementing regulations.

**Lead-Based Paint** – Its notification, inspection, testing and abatement procedures concerning lead-based paint will comply with the requirements of 24 CFR §570.608.

**Compliance with Laws** -- It will comply with applicable laws.

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Signature/Authorized Official

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Date

Cindy Becker, Director  
Department of Health Housing and Human Services

## Specific HOME Certifications

The HOME participating jurisdiction certifies that:

**Tenant Based Rental Assistance** -- If the participating jurisdiction intends to provide tenant-based rental assistance:

The use of HOME funds for tenant-based rental assistance is an essential element of the Jurisdiction's consolidated plan for expanding the supply, affordability, and availability of decent, safe, sanitary, and affordable housing.

**Eligible Activities and Costs** -- It is using and will use HOME funds for eligible activities and costs, as described in 24 CFR § 92.205 through §92.209 and that it is not using and will not use HOME funds for prohibited activities, as described in §92.214.

**Appropriate Financial Assistance** -- Before committing any funds to a project, the Jurisdiction or its recipients will evaluate the project in accordance with the guidelines that it adopts for this purpose and will not invest any more HOME funds in combination with other Federal assistance than is necessary to provide affordable housing.

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Signature/Authorized Official

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Date

Cindy Becker, Director  
Department of Health, Housing and Human Services

## ESG Certifications

The Emergency Solutions Grants Program Recipient certifies that:

**Major rehabilitation/conversion** – If an emergency shelter’s rehabilitation costs exceed 75 percent of the value of the building before rehabilitation, the jurisdiction will maintain the building as a shelter for homeless individuals and families for a minimum of 10 years after the date the building is first occupied by a homeless individual or family after the completed rehabilitation. If the cost to convert a building into an emergency shelter exceeds 75 percent of the value of the building after conversion, the jurisdiction will maintain the building as a shelter for homeless individuals and families for a minimum of 10 years after the date the building is first occupied by a homeless individual or family after the completed conversion. In all other cases where ESG funds are used for renovation, the jurisdiction will maintain the building as a shelter for homeless individuals and families for a minimum of 3 years after the date the building is first occupied by a homeless individual or family after the completed renovation.

**Essential Services and Operating Costs** – In the case of assistance involving shelter operations or essential services related to street outreach or emergency shelter, the jurisdiction will provide services or shelter to homeless individuals and families for the period during which the ESG assistance is provided, without regard to a particular site or structure, so long the jurisdiction serves the same type of persons (e.g., families with children, unaccompanied youth, disabled individuals, or victims of domestic violence) or persons in the same geographic area.

**Renovation** – Any renovation carried out with ESG assistance shall be sufficient to ensure that the building involved is safe and sanitary.

**Supportive Services** – The jurisdiction will assist homeless individuals in obtaining permanent housing, appropriate supportive services ( including medical and mental health treatment, victim services, counseling, supervision, and other services essential for achieving independent living), and other Federal State, local, and private assistance available for such individuals.

**Matching Funds** – The jurisdiction will obtain matching amounts required under 24 CFR 576.201.

**Confidentiality** – The jurisdiction has established and is implementing procedures to ensure the confidentiality of records pertaining to any individual provided family violence prevention or treatment services under any project assisted under the ESG program, including protection against the release of the address or location of any family violence shelter project, except with the written authorization of the person responsible for the operation of that shelter.

**Homeless Persons Involvement** – To the maximum extent practicable, the jurisdiction will involve, through employment, volunteer services, or otherwise, homeless individuals and families in constructing, renovating, maintaining, and operating facilities assisted under the ESG program, in providing services assisted under the ESG program, and in providing services for occupants of facilities assisted under the program.

**Consolidated Plan** – All activities the jurisdiction undertakes with assistance under ESG are consistent with the jurisdiction’s consolidated plan.

**Discharge Policy** – The jurisdiction will establish and implement, to the maximum extent practicable and where appropriate policies and protocols for the discharge of persons from publicly funded institutions or systems of care (such as health care facilities, mental health facilities, foster care or other youth facilities, or correction programs and institutions) in order to prevent this discharge from immediately resulting in homelessness for these persons.

**HMIS** – It will comply with HUD’s standards for participation in a local Homeless Management Information System and the collection and reporting of client-level information.

\_\_\_\_\_  
Signature/Authorized Official

\_\_\_\_\_  
Date

Cindy Becker, Director  
Department of Health, Housing and Human Services

**Attachment to 2013 Emergency Solutions Grants Program Certifications**

Emergency Shelter Grant funds are matched one for one by federal requirement. As a result the local match combined with federal ESG funds provides a total of \$347,870 for shelter grant operations, HMIS and homeless prevention. Anticipated funding sources and funding levels far exceed the match requirements for the ESG Program and include:

State Homeless Assistance Program (SHAP)	98,569
Emergency Housing Account Program (EHA)	249,301

## HOPWA Certifications

### Clackamas County is not a HOPWA Grantee

The HOPWA grantee certifies that:

**Activities** -- Activities funded under the program will meet urgent needs that are not being met by available public and private sources.

**Building** -- Any building or structure assisted under the program shall be operated for the purpose specified in the plan:

1. For at least 10 years in the case of any building or structure purchased, leased, rehabilitated, renovated, or converted with HOPWA assistance;
2. For at least 3 years in the case of assistance involving non-substantial rehabilitation or repair of a building or structure.

\_\_\_\_\_  
Signature/Authorized Official

\_\_\_\_\_  
Date

Cindy Becker, Director  
Department of Health, Housing and Human Services

## APPENDIX TO CERTIFICATIONS

### INSTRUCTIONS CONCERNING LOBBYING AND DRUG-FREE WORKPLACE REQUIREMENTS:

#### **A. Lobbying Certification**

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

#### **B. Drug-Free Workplace Certification**

1. By signing and/or submitting this application or grant agreement, the grantee is providing the certification.
2. The certification is a material representation of fact upon which reliance is placed when the agency awards the grant. If it is later determined that the grantee knowingly rendered a false certification, or otherwise violates the requirements of the Drug-Free Workplace Act, HUD, in addition to any other remedies available to the Federal Government, may take action authorized under the Drug-Free Workplace Act.
3. Workplaces under grants, for grantees other than individuals, need not be identified on the certification. If known, they may be identified in the grant application. If the grantee does not identify the workplaces at the time of application, or upon award, if there is no application, the grantee must keep the identity of the workplace(s) on file in its office and make the information available for Federal inspection. Failure to identify all known workplaces constitutes a violation of the grantee's drug-free workplace requirements.
4. Workplace identifications must include the actual address of buildings (or parts of buildings) or other sites where work under the grant takes place. Categorical descriptions may be used (e.g., all vehicles of a mass transit authority or State highway department while in operation, State employees in each local unemployment office, performers in concert halls or radio stations).
5. If the workplace identified to the agency changes during the performance of the grant, the grantee shall inform the agency of the change(s), if it previously identified the workplaces in question (see paragraph three).
6. The grantee may insert in the space provided below the site(s) for the performance of work done in connection with the specific grant:  
  
Clackamas County Community Development Division  
Public Services Building  
2051 Kaen Road – Suite 245  
Oregon City, Oregon 97030
7. Definitions of terms in the Nonprocurement Suspension and Debarment common rule and Drug-Free Workplace common rule apply to this certification. Grantees' attention is called, in particular, to the following definitions from these rules:

"Controlled substance" means a controlled substance in Schedules I through V of the Controlled Substances Act (21 U.S.C. 812) and as further defined by regulation (21 CFR 1308.11 through 1308.15);

"Conviction" means a finding of guilt (including a plea of nolo

contendere) or imposition of sentence, or both, by any judicial body charged with the responsibility to determine violations of the Federal or State criminal drug statutes;

"Criminal drug statute" means a Federal or non-Federal criminal statute involving the manufacture, distribution, dispensing, use, or possession of any controlled substance;

"Employee" means the employee of a grantee directly engaged in the performance of work under a grant, including: (i) All "direct charge" employees; (ii) all "indirect charge" employees unless their impact or involvement is insignificant to the performance of the grant; and (iii) temporary personnel and consultants who are directly engaged in the performance of work under the grant and who are on the grantee's payroll. This definition does not include workers not on the payroll of the grantee (e.g., volunteers, even if used to meet a matching requirement; consultants or independent contractors not on the grantee's payroll; or employees of subrecipients or subcontractors in covered workplaces).





# APPENDIX C

## Project Maps



# APPENDIX D

## Public Comments



February 25, 2013

Mark Sirois  
Clackamas County Community Development  
2051 Kaen Rd., #245  
Oregon City OR 97045

Dear Mr. Sirois:

The Committee for the Future of Damascus (CFD) is a non-profit 501(c)(3) corporation established in 2003. It is devoted to projects enhancing life and promoting sustainability in the community of Damascus OR. Our major goal at present is to provide a community center - senior center for the people of the Damascus area. The City of Damascus and surrounding areas are lacking in such community facilities and parks.

With this in mind the CFD has entered into the first phase of a Property Use Agreement with the City of Damascus to establish and operate a community center on property belonging to the city. The property, located at 18305 SE Vogel Rd., Damascus, consists of 14.3 acres and was acquired with funds provided by Metro for purchase of parkland and eventual use as a city park. Most of the land is undeveloped and forested with a perennial stream running through it. The developed portion includes a house (3038ft<sup>2</sup>) and a large detached shop with three-car garage sited in grassy fields

Our hope is to implement an integrated plan that ties together buildings and undeveloped parkland in a way that best serves the residents of Damascus, and promotes and demonstrates sustainable living practices. With funding from Clackamas County (EngAGE grant) CFD has completed a valuable mail survey of Damascus residents, assessing their interests and desires for a community center. However, this survey was done without reference to a specific property and situation. We anticipate obtaining further public input in the near future.

We hope to begin limited use of the site, particularly for outdoor activities, early in this year. But fulfillment of our longer term goals will require, among other things, substantial financial support from a variety of sources. For that reason we request that we be kept advised as the next cycle of Community Development Block Grants in Clackamas County moves forward. We believe the unmet needs of citizens in and around this city, and their efforts to meet those needs, deserve support.

Further details regarding CFD may be found at our web site [www.sustaindamascus.org](http://www.sustaindamascus.org) and at our subsidiary Damascus Fresh and Local Market web page [www.damascusfreshandlocalmarket.org](http://www.damascusfreshandlocalmarket.org).

Thank you.

Peter C. Lent, Treasurer

cc: John Morgan, Community Development Director, City of Damascus

# Public Input Meeting Clackamas County 2013 Action Plan

## Clackamas County Community Development Public Meeting Summary

**6:00p.m. Wednesday, February 23, 2011**  
**2051 Kaen Road, Rm 255**  
**Oregon City, Oregon**

### In Attendance:

Martha McLennan, Northwest Housing Alternatives  
Angela Trimble, Northwest Housing Alternatives  
Monica Lodolini, Madonna's Center  
Chuck Robbins, Community Development Director  
Mark Sirois, Project Coordinator

Mark Sirois, Community Development Division, opened the meeting at 6:00p.m. Mark explained that this public meeting provides the CD Program an opportunity to accept feedback on the projects currently funded by CDBG funds as well as an opportunity to identify and describe future housing and community development needs in the County.

Mark continued by discussing the possibility of federal cuts to funding due to the federal budget sequester. Cuts of up to 10% to Clackamas County CDBG, HOME and ESG funding will be absorbed without any projects being defunded due to program savings and carryover funds. If funding cuts are more than 10% Community Development staff will have discussions with project sponsors about either cancelling projects or reducing funding.

Chuck Robbins also mentioned that the Housing Authority of Clackamas County (HACC) had a new executive director. HACC is experiencing significant changes and is also anticipating cuts to the Section 8 Housing Choice Voucher program. Chuck said that as part of the Action Plan approval process he would be meeting with the Board of County Commissioners in a work session to explain the funding and projects prior to the public hearing scheduled on April 11.

### **Public Comments:**

A written letter was submitted by Peter Lent with the Committee for the Future of Damascus.  
See attached

Martha and Angela thanked Community Development for the continued support of NHA and the project funding scheduled for the redevelopment of the Annie Ross emergency shelter campus.

Monica talked about the need for housing for teen parents that the Madonna Center sees on a daily basis. Monica asked if there were more resources or programs available. The group discussed the needs of parenting teens and their status as legally emancipated persons. It is often

difficult for teens to sign a lease if they are under 18yrs old. The HomeBase program funding with CDBG fund may have options for some parenting teens who meet the program guidelines.

Chuck said that these discussions are important for our housing and community development GAPS analysis. Chuck also mentioned that the Housing Authority will be conducting a performance audit in the hopes of improving services and that the Board of County Commissioners will be exploring the issue of affordable housing.

Martha stated that the needs for housing and services will continue to increase as the economy struggles and the resources for services and housing seem to continue decreasing. Many programs offered by the feds or state do not adequately consider the cost of starting programs so funds to start housing assistance and services programs would be very helpful.

Angela mentioned one particular case of a struggling family with a veteran who was getting some services but the family that was 2 months behind in their rent payments seemed to be falling through the bureaucratic cracks. Mark agreed to provide Angela with a contact person at the county veterans services office.

Meeting concluded at 7:00p.m.

## **Clackamas County Community Development Policy Advisory Board Meeting Summary**

**Wednesday, March 13, 2013  
2051 Kaen Road, Rm 255  
Oregon City, Oregon**

### In Attendance:

Scott Archer, City of Oregon City  
Chuck Robbins, Community Development Director  
Mark Sirois, Project Coordinator

Several members of the Policy Advisory Board contacted Mark Sirois prior to the meeting to confirm that their project amounts had not changed. Those same members said that they would not be attending the meeting.

Chuck Robbins, Director, Community Development Division, opened the meeting at 3:00p.m. Chuck explained that this meeting provides the jurisdictions an opportunity to give feedback and ask questions about the projects currently funded by CDBG funds as well as an opportunity to



identify and describe future community development needs in the County. Chuck reviewed the following items:

- This year the Community Development Program CDBG, HOME and ESG grant funds will be reduced by 5%. No projects will be cut due to prior year savings and funds carried forward. The Community Development program will wait for a final budget before considering any cuts or cancellation of projects.
- The Community Development program has established a “CD Float” loan fund for jurisdictions to borrow up to \$1.5 million of short-term 24 month construction loans. The loans would likely have a 1 to 2% interest rate.
- The Community Development program could also apply to the Section 108 Loan from HUD that could provide up to \$10 million as a long-term 20 year loan to fund large construction projects. Possible uses for Section 108 loan funds would be land acquisition, Affordable housing developments and economic development.
- The upcoming BCC meeting is scheduled for April 11<sup>th</sup> at 10 a.m. provides a great opportunity for jurisdictions and citizens to tell the Board about the needs in their community and how these project funds benefit each community.
- Mark mentioned that the next 2-year funding cycle and project applications would begin in November and December of 2014 for 2015 and 2016 funding available after July 1, 2015.

Chuck asked if there were any questions.

Scott Archer asked about the process for the Save the Ermatinger House project in 2013. Mark explained the process for getting the agreement signed, the bidding process and the contract payment process. Mark explained that when bids were opened we would need to confirm all the financing for the project. Scott said that the city would be approving a 2 year budget and funding for the project in the next month. Scott asked if the bidding could be limited to specialized contractors who do work on historic properties. Chuck and Mark explained that a “Request for Proposals” would involve a few additional steps. Mark agreed to clarify what was needed for Request for Proposals with the County purchasing manager.

Chuck mentioned that the Community Development program is also waiting for new census data that will likely change a few of the low income area maps. The Community Development program is required to locate projects in low-income communities and to serve special needs populations like seniors, disabled and homeless persons.

Chuck Robbins asked for any additional comments or questions and hearing none thanked Scott for attending the meeting.

Meeting concluded at 3:30p.m.

**PUBLIC HEARING MEETING SUMMARY**

Insert Public Hearing Summary Here:

# APPENDIX E

## Funding Approval

# APPENDIX F

## Performance Measurements

## Performance Measurement System

In the March 7, 2006 “Federal Register” HUD published the final notice on the Outcome Performance Measurement System for Community Planning and Development's Formula Grant Programs. Specific Objectives and Outcomes have been added to each project description. These will be combined into an outcome/objective statement which will be used to identify the specific indicators that will be reported for each activity.

Based on the intent of the activity, Clackamas County determined which of the three overarching Objectives best describes its purpose. The three objectives are:

Suitable Living Environment - In general, this objective relates to activities that are designed to benefit communities, families, or individuals by addressing issues in their living environment.

Decent Housing - The activities that typically would be found under this objective are designed to cover the wide range of housing possible under HOME, CDBG, HOPWA or ESG. This objective focuses on housing programs where the purpose of the program is to meet individual family or community needs and not programs where housing is an element of a larger effort, since such programs would be more appropriately reported under Suitable Living Environment.

Creating Economic Opportunities - This objective applies to the types of activities related to economic development, commercial revitalization, or job creation.

After the objective was selected, Clackamas County then chose which of the three outcome categories best reflected what the activity was seeking to achieve. The three outcome categories are:

Availability/Accessibility. This outcome category applies to activities that make services, infrastructure, public services, public facilities, housing, or shelter available or accessible to low-and moderate-income people, including persons with disabilities. In this category, accessibility does not refer only to physical barriers, but also to making the affordable basics of daily living available and accessible to low and moderate income people where they live.

Affordability. This outcome category applies to activities that provide affordability in a variety of ways in the lives of low- and moderate-income people. It can include the creation or maintenance of affordable housing, basic infrastructure hook-ups, or services such as transportation or day care.

Sustainability: Promoting Livable or Viable Communities. This outcome applies to projects where the activity or activities are aimed at improving communities or neighborhoods, helping to make them livable or viable by providing benefit to persons of low- and moderate-income or by removing or eliminating slums or blighted areas, through multiple activities or services that sustain communities or neighborhoods.

Clackamas County will use both HUD Table 3A listed on page 11 of this Action Plan and the Consolidated Annual Performance and Evaluation Report (CAPER) results monitor progress on housing and community development activities and ensure timeliness of expenditures during the 2013-2014 program year.

**From the Clackamas County 2011-2012 Consolidated Annual Performance and Evaluation Report:**

	Funds Committed In 2011-12	Funds Expended In 2011-12	Annual Goal	Actual Outcome
C1	\$47,961.82	\$249,350.84	2 facilities	4 facilities completed 3 projects open
C2	\$606,560.20	\$732,938.49	3 projects	8 projects completed 3 projects open
C3	\$129,744.00	\$141,406.44	2 services	7 services open
H1	\$299,187.12	\$338,952.61	10 units	14 units completed 3 units open
H2	\$0.00	\$45,900.00	75 units	260 units completed
H3	\$206,183.03	\$198,088.03	40 units	34 units completed* 5 open
H4	\$84,800.00	\$318,587.34	300 People	4 completed projects served 1,506 people 1 project open
H5	\$140,000.00	\$139,999.99	400 People	1 project open
P & A	\$940,634.41	\$1,026,427.22	N/A	N/A

\*Includes Rehab Loans, Home Access Grants and Sewer Hook-Up Grants