

CLACKAMAS COUNTY BOARD OF COUNTY COMMISSIONERS
Sitting/Acting as:
Board of Commissioners of the Housing Authority of Clackamas County

Study Session Worksheet

Presentation Date: 07/09/2019 **Approx Start Time:** 11:00 AM **Approx Length:** 30 minutes

Presentation Title: Hillside Manor and Park – Update and Proposed Design Concept

Department: H3S/Housing Authority of Clackamas County (HACC)

Presenters: Stephen McMurtrey and Jill Smith

WHAT ACTION ARE YOU REQUESTING FROM THE BOARD?

This is a staff update on the re-development / development plans for Hillside Manor and Hillside Park. No action is required of the Board at this time.

EXECUTIVE SUMMARY:

Background:

Federal dis-investment in Public Housing continues. U.S. Dept of Housing & Urban Development (HUD) has consistently underfunded Public Housing Capital funds over the past decade creating a widening gap between capital repair needs and funding year over year. The Housing Authority of Clackamas County has the oldest Public Housing in the State of Oregon and we intend to take advantage of the tools HUD is providing to upgrade our housing stock and retain some subsidy to ensure continued service to the families we currently serve.

Hillside Manor, a 9-story high rise in Milwaukie is the first of our Public Housing portfolio developments we intend to transition out of Public Housing into a private debt and equity model. HUD has approved the property for repositioning using the Rental Assistance Demonstration program or RAD. Currently we are in the pre-development phase with Walsh Construction and they are soliciting their first bid packages from subcontractors. We have just completed our RFP's for financing partners and are revising our temporary relocation plan through our consultants and site residents. We anticipate construction beginning in early May, 2020. We will continue bringing you updates and more information on progress at Hillside Manor regularly.

Hillside Park, a Public Housing community serving 100 extremely low income families and individuals consists of 100 units of aging Public Housing. Currently the 16 acre site is underutilized and in desperate need of reinvestment to ensure long term affordability and to position the site for a new mixed use and mixed-income neighborhood.

Housing Authority of Clackamas County (HACC) was awarded funding from Metro in November 2017, in the amount of \$214,000. The scope of work for the Master Plan for the redevelopment of the Hillside Public Housing community included the following deliverables that lead to the vision for the site:

- Outreach/Communications (public involvement) Strategy
- Detailed site analysis
- Development capacity and market analysis
- Preferred Concept Design
- Financial Feasibility and Pro Forma Analysis
- Financing Plan for Federal, State, and local funding applications

- Economic Impact Analysis for job creation and economic opportunities
- Health Impact Analysis

The expected development outcomes from the completion of the Master Plan for the Hillside public housing community include:

- Mixed use, mixed income community that enables us to continue to provide deeply affordable housing to the people we are serving now.
- Create opportunities for expanded housing choice and different types of housing (e.g. multi-story apartments, single family units, duplexes)
- Improved pedestrian and transit access on the site,
- Potential for commercial uses such as the HACC administrative headquarters, and other uses.

HACC will use the Master Plan to leverage federal, state and local funding opportunities including the Rental Assistance Demonstration (RAD) program for Public Housing properties, Metro Affordable Housing Bond, Low Income Housing Tax Credits (LIHTC), and New Markets Tax Credits (NMTC). Each of these funding programs require significant site planning, community engagement, and financial feasibility modeling in order to be competitive.

The Master Plan for Hillside officially kicked off on June 27, 2018 at the Housing Authority's 80th Anniversary Celebration. To date, public engagement for the plan has included:

- Stakeholder Interviews
- Hillside Resident Listening Session
- Hillside Site Investigations
- Community Visioning Workshops
- Sustainability Workshop
- Hillside Park Door to Door Outreach
- Community Design Workshop
- Community Open House – 3 Design Concepts

A stakeholder committee that meets bimonthly has been convened for this process, as well as a planning committee that meets monthly. A demographic and site analysis have been conducted in order to target the needs of the community and the capacity of the site.

As part of a comprehensive approach to the development of the Master Plan, a health impact assessment team was formed that meets monthly to discuss and advocate for a process that is mindful of the current and future health conditions of residents. The health impact assessment findings are being coordinated with the final development plan for the site and will be presented to the board at a later date.

Next Steps

- Bring the Hillside Master Plan proposed design concept to the Board on July 9th for review and comments;
- Bring the Hillside Master Plan proposed design concept to the Board on August 15th for final comments and approval;
- Milwaukie City Council approval of Hillside Master Plan proposed design concept on August 20th, 2019

FINANCIAL IMPLICATIONS (current year and ongoing):

Is this item in your current budget? YES NO

What is the funding source?
Metro Community Planning and Development Grant

STRATEGIC PLAN ALIGNMENT:

- How does this item align with your Department's Strategic Business Plan goals?
 - Sustainable and Affordable Housing
 - Efficient & effective services
- How does this item align with the County's Performance Clackamas goals?
 - Public trust through good government
 - Ensure safe, healthy and secure communities

LEGAL/POLICY REQUIREMENTS:

PUBLIC/GOVERNMENTAL PARTICIPATION:

Participation with Metro through the entirety of the Hillside Master Planning process

OPTIONS:

No action is required, the Board will have the opportunity to formally adopt the plan on August 15th, 2019.

RECOMMENDATION:

No action is required, the Board will have the opportunity to formally adopt the plan on August 15th, 2019.

ATTACHMENTS:

- Hillside Master Plan proposed design concept
- Aging Public Housing Stock

SUBMITTED BY:

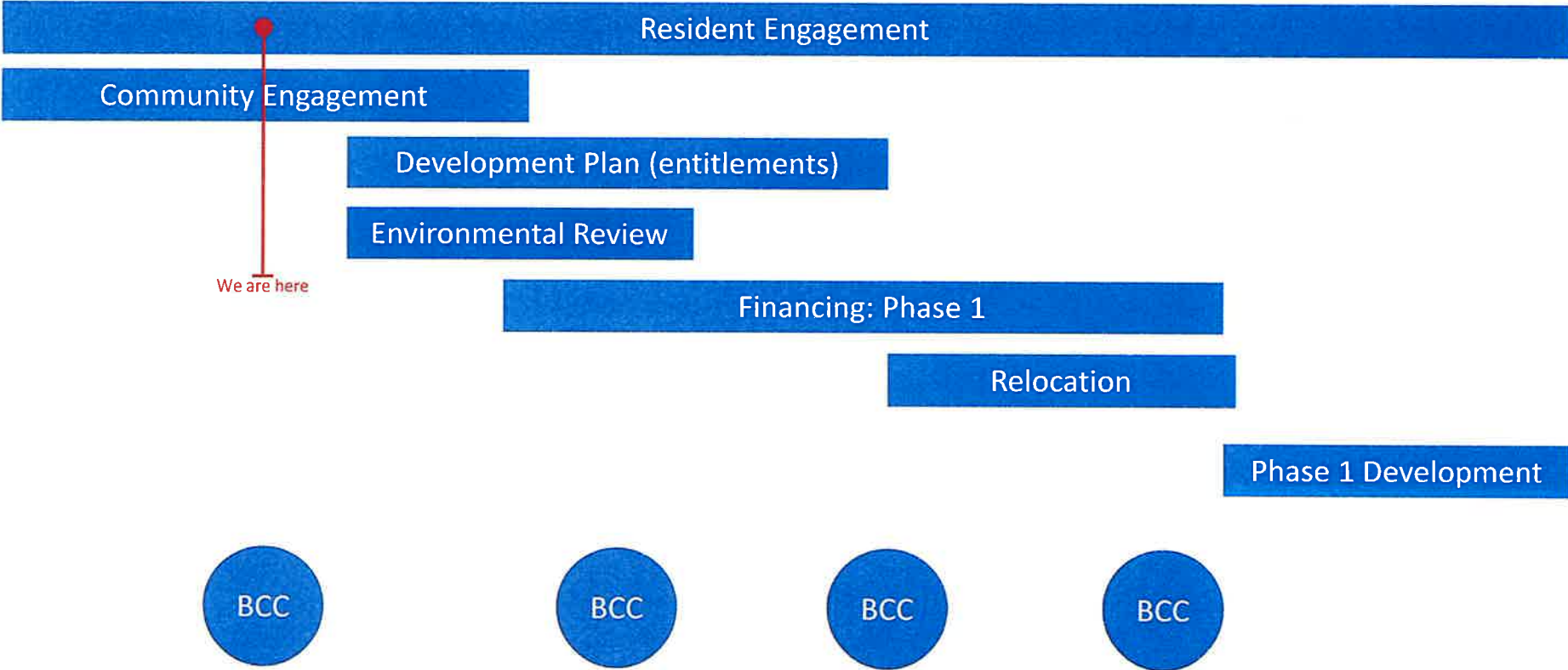
Division Director/Head Approval _____

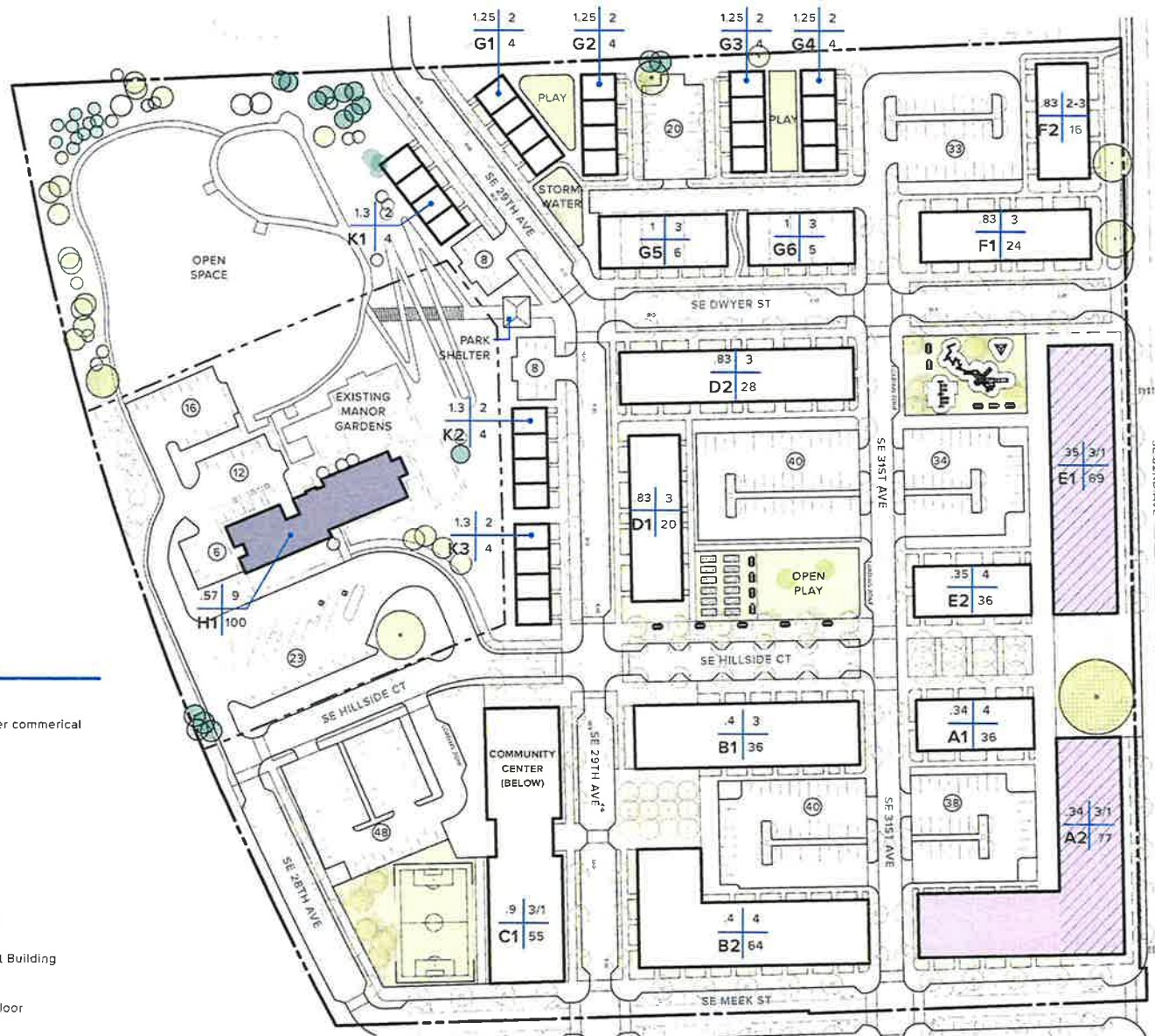
Department Director/Head Approval _____

County Administrator Approval _____

For information on this issue or copies of attachments, please contact Jill Smith @ 503-742-5336
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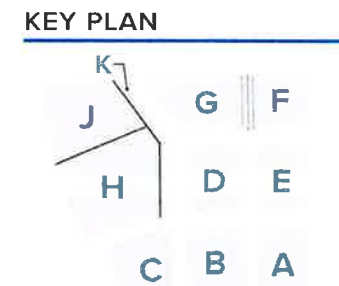
Development Schedule





LEGEND

- parking ratio
- # of stories / over commercial
- # of units
- Building
- Townhouse
- Walk-Up Apartment
- Apartment Building (residential all floors)
- Mixed-Use Apartment Building
- Commercial ground floor



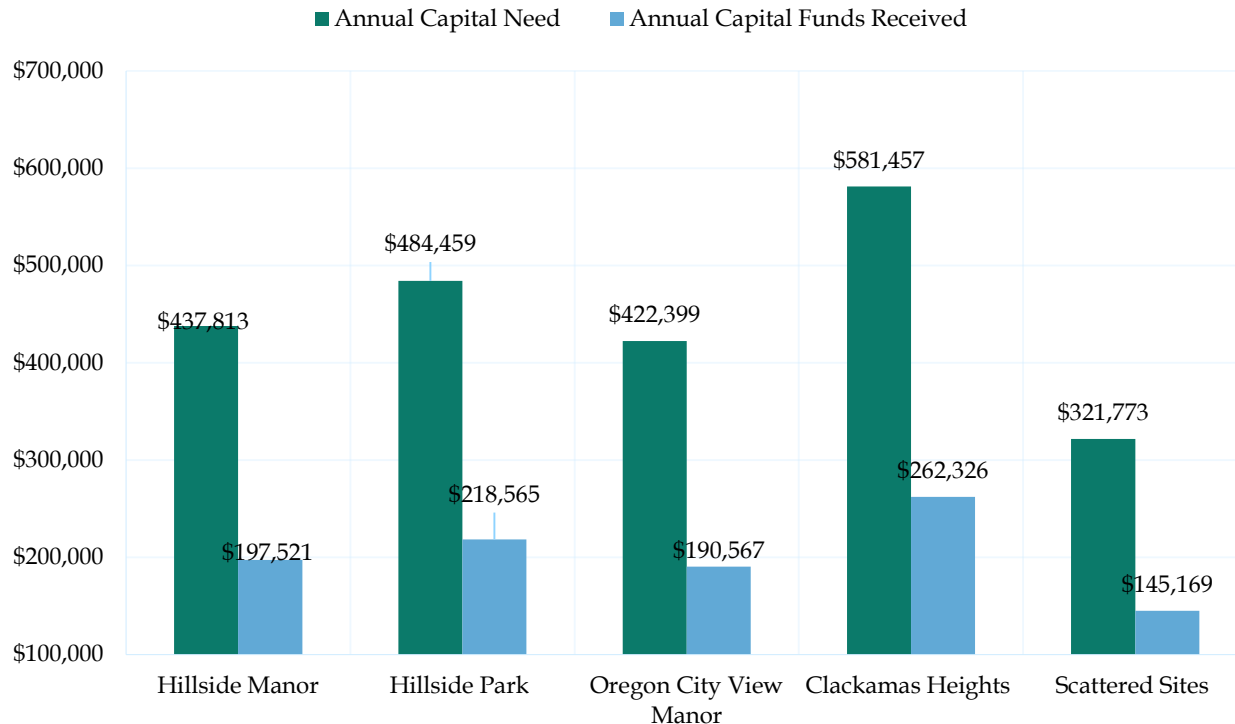
TABULATIONS

Lot A	= 1.25 ac	100 du/ac
Lot B	= 1.39 ac	71 du/ac
Lot C	= 1.36 ac	40 du/ac
Lot D	= 1.38 ac	34 du/ac
Lot E	= 1.29 ac	81 du/ac
Lot F	= 1.05 ac	38 du/ac
Lot G	= 1.52 ac	17 du/ac
Lot H	= 2.68 ac	37 du/ac
Lot J	= 1.95 ac	
Lot K	= 0.85 ac	14 du/ac
Total	= 14.72 ac	
Manor (Existing)	= 100 units	
New Units	= 500 units	
Total	= 600 units	
Off-street parking	= 337 stalls	
On-street parking	= 163 stalls	
Total	= 500 stalls	

Aging Public Housing Stock

While we have been able to maintain high performer status, ongoing funding and support as we work through our transition away from Public Housing is essential

PUBLIC HOUSING CAPITAL NEEDS



Housing Community	# of Units	Age of housing	Annual Capital Need	Annual Capital Funds Received	Annual Gap	% of Total
Hillside Manor	100	50	\$437,813	\$197,521	\$240,292	19%
Hillside Park	100	80	\$484,459	\$218,565	\$265,894	22%
Oregon City View Manor	100	60	\$422,399	\$190,567	\$231,832	19%
Clackamas Heights	100	80	\$581,457	\$262,326	\$319,131	26%
Scattered Sites	145	45	\$321,773	\$145,169	\$176,604	14%
	545		2,247,901	1,014,148	1,233,753	100%