

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

**Study Session Worksheet**

**Presentation Date:** April 6, 2021 **Approx Start Time:** 1:30 PM **Approx Length:** 60 mins

**Presentation Title:** Housing Authority Development Updates

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

**Presenters:** Jill Smith, Devin Ellin

**WHAT ACTION ARE YOU REQUESTING FROM THE BOARD?**

Staff is providing an update on related to Housing Authority of Clackamas County development activities, see Attachment A: HACC DEVELOPMENT PROGRESS REPORT. No action is required of the Board at this time.

**EXECUTIVE SUMMARY:**

Per the Board of County Commissioners' request, the Development Team of the Housing Authority of Clackamas County (HACC), a Division of the Health, Housing and Human Services Department will be providing monthly updates on HACC projects involving predevelopment, construction and close out activities.

**FINANCIAL IMPLICATIONS (current year and ongoing):**

Is this item in your current budget?  YES  NO  N/A

What is the funding source?

N/A

**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?
  - Regular board updates regarding affordable housing development efforts throughout Clackamas County, aligns with the board priority of ensuring safe, healthy, and secure communities.

**PUBLIC/GOVERNMENTAL PARTICIPATION:**

Provide monthly updates to Board on HACC projects involving predevelopment, construction and close out activities.

**OPTIONS:**

N/A

**RECOMMENDATION:**

N/A

SUBMITTED BY:

Division Director/Head Approval \_\_\_\_\_

Department Director/Head Approval \_\_\_\_\_

County Administrator Approval \_\_\_\_\_

*Mary R. Suber for Rod God*

Contact Jill Smith @ 503-502-9278

## Attachment A: HACC DEVELOPMENT PROGRESS REPORT

Report Date: April 6, 2021

| Project Name | Number of Units | Owner | Current Status  | Projected Finish Date |
|--------------|-----------------|-------|-----------------|-----------------------|
| Webster Road | 48              | HACC  | Pre-development | May 2022              |

Project development activities accomplished:

- 4% Tax Credit application submitted to OHCS
- Building permits have been issued
- Home Forward selected as Property Manager and Service Provider
- WALSH Construction is out to bid - final construction pricing package expected on April 12<sup>th</sup>

Activities anticipated to be accomplished:

- Final Neighborhood Meeting – updates on construction timeline and project naming
- Subsidy Layering Review submitted to HUD
- Final approval from CD on HOME loan
- Final approval from Metro on Affordable Housing Bond subsidy
- Housing Stability Council Meeting scheduled for May 7<sup>th</sup>
- Construction closing anticipated in late May/early June.

| Project Name  | Number of Units | Owner | Current Status  | Projected Finish Date |
|---------------|-----------------|-------|-----------------|-----------------------|
| Hillside Park | 100             | HACC  | Pre-development | TBD                   |

Project development activities accomplished:

- Preliminary Planned Development application was submitted to the City of Milwaukie
- Neighborhood meeting held on Feb 24<sup>th</sup> – update on planning application
- RFP released seeking Development Consultant to assist with disposition process – proposals received and under review
- Environmental Review: Clackamas County conducted an Environmental Review and determined that the project will have no significant impact on the human environment. HUD approved HACC's Request for Release of Funds (RROF) on October 29<sup>th</sup>

Activities anticipated to be accomplished:

- Planning Commission hearing scheduled for March 23<sup>rd</sup>
- Select and onboard Development Consultant
- Submit Section 18 Demo/Dispo application to HUD summer 2021
- Incorporate city feedback into Final Development Plan – work toward submission to City
- Master Plan infrastructure and pre-development planning related to Phase 1 Redevelopment

| Project Name   | Number of Units | Owner | Current Status | Projected Finish Date |
|----------------|-----------------|-------|----------------|-----------------------|
| Hillside Manor | 100             | HACC  | Construction.  | August 2021           |

Project development activities accomplished:

- Final finishes are being installed in the ground floor.
- Construction is approximately 70% completed
- The elevator modernization has been completed and inspected.
- Residents have moved back into the east side of the 3<sup>rd</sup> and west side of the 9<sup>th</sup> floor. Renovation of the west side of the 8<sup>th</sup>, 7<sup>th</sup> and 6<sup>th</sup> floor units is underway.

Activities anticipated to be accomplished:

- The ground floor space will be complete and turned over to the owner for use. FF&E will be installed in ground floor spaces.
- Resident Services will move into their newly renovated offices on the ground floor.
- The second (and final) elevator will be turned over to the building for use.
- Residents will move back into their units on the west half of the 8<sup>th</sup> floor and will move out of the west half of the 5<sup>th</sup> floor.
- Renovation of the west side of the 8<sup>th</sup>, 7<sup>th</sup>, 6<sup>th</sup> and 5<sup>th</sup> floor units will continue.



Community Room Kitchen



Ground Floor Living Room



Interior doors, windows & lighting (ground floor)



Mail Room

**Clackamas County Housing Bond Progress Update**

| <b>Affordable Housing Bond NOFA Project Name</b> | <b>Number of Units</b> | <b>Sponsor</b> | <b>Current Status</b>                    | <b>Projected Finish Date</b> |
|--|------------------------|----------------|--|------------------------------|
| Fuller Road Station                              | 100                    | GSA/GRES       | Construction start Q1 2021               | Spring 2022                  |
| Maple Apartments                                 | 171                    | CDP/Hacienda   | Predev - est. Q4 2021 construction start | 18 month construction period |
| Good Shepherd Village                            | 142                    | CCO/Caritas    | Predev - est. Q4 2021 construction start | 21 month construction period |

| <b>Metro Housing Bond Progress Update</b>  | <b>Metro Bond</b>   | <b>% of Total</b> |
|--|---------------------|-------------------|
| Total Clackamas County Metro Bond Allocation   | \$116,188,094       | 100%              |
| <b>Bonds Utilized to date: Acquisition of 18000 Webster Rd.</b>                                  | <b>\$2,700,000</b>  | <b>2%</b>         |
| Balance Remaining  | \$113,488,094       | 98%               |
| Total Bonds Awarded to date:   |                     |                   |
| • 18000 Webster Rd. - HACC   | \$4,191,888         | 6%                |
| Round 1 NOFA Projects:   |                     |                   |
| • Fuller Street Station – Geller Silvis & Associates, Inc.                                       | \$8,570,000         | 7%                |
| • Maple Apartments – Community Development Partners & Hacienda Community Development Corporation | \$15,903,000        | 14%               |
| • Good Shepard Village – Caritas Housing Corp & Catholic Charities                               | \$18,330,000        | 16%               |
| Total Round 1 NOFA Bond Allocation   | \$42,803,000        | 37%               |
| <b>Bonds Used &amp; Awarded to date: Webster + NOFA projects</b>                                 | <b>\$49,694,888</b> | <b>43%</b>        |
| Balance Remaining  | \$66,493,206        | 57%               |

| <b>Affordable Housing Bond Production Goals</b> | <b>Units</b> | <b>30% AMI or below</b> | <b>Family Size (2BR+)</b> |
|---|--------------|-------------------------|---------------------------|
| <b>Clackamas County Production Goals</b>        | <b>812</b>   | <b>333</b>              | <b>403</b>                |
| 18000 Webster Rd. - HACC                        | 48           | 48                      | 0                         |
| Fuller Street Station – GS&A                    | 100          | 25                      | 83                        |
| Maple Apartments – CDP & Hacienda               | 171          | 70                      | 129                       |
| Good Shepard Village – Caritas & CCO            | 142          | 58                      | 80                        |
| <b>Proposed Total Unit Production</b>           | <b>461</b>   | <b>201</b>              | <b>292</b>                |
| <b>Percent of Total Production Goals</b>        | <b>57%</b>   | <b>60%</b>              | <b>73%</b>                |

## Affordable Housing Bond Program Goals

| Metrics for tracking progress   |                                   |                                  |                                |
|---|-----------------------------------|----------------------------------|--------------------------------|
|   | Area of Focus & Intention Defined | Goals & Criterion in Development | Quantified Metrics Established |
| <b>Lead with racial equity</b>  |                                   |                                  |                                |
| Availability of supportive services for complex health needs              |                                   | X                                |                                |
| MWESB contracting in development, construction, and operation             |                                   |                                  | X                              |
| Development of Clackamas Workforce  | X                                 |                                  |                                |
| Community engagement during predevelopment                                |                                   |                                  | X                              |
| Low-barrier screening criteria  |                                   | X                                |                                |
| Resident service coordination   | X                                 |                                  |                                |
| <b>Create opportunity for those in need</b>                               |                                   |                                  |                                |
| Number of units supported by rental assistance                            |                                   |                                  | X                              |
| Universal Design principals incorporated to enhance accessibility         |                                   | X                                |                                |
| Number of units reserved for residents earning at or below 30% AMI        |                                   |                                  | X                              |
| Number of units for residents earning between 61-80% AMI                  |                                   |                                  | X                              |
| Number of units including 2 or more bedrooms                              |                                   |                                  | X                              |
| <b>Create opportunity throughout the region</b>                           |                                   |                                  |                                |
| Proximity to transportation and amenities                                 |                                   | X                                |                                |
| Increased housing in areas with existing underserved, diverse populations |                                   | X                                |                                |
| Sustainable building and healthy living space                             |                                   | X                                |                                |
| <b>Ensure long-term benefits and good use of public dollars</b>           |                                   |                                  |                                |
| Period of affordability   |                                   |                                  | X                              |
| Leveraging other non-competitive and private resources                    |                                   |                                  | X                              |
| Developer experience and project readiness                                |                                   | X                                |                                |
| Reporting requirements  |                                   | X                                |                                |

