

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

**Study Session Worksheet**

**Presentation Date:** December 1, 2020 **Approx Start Time:** 1:30 PM **Approx Length:** 30 mins

**Presentation Title:** Housing Authority Development Updates

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

**Presenters:** Jill Smith, Stephen McMurtrey

**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 Rodney A. Cook, H3S Deputy Director

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

Contact Jill Smith @ 503-502-9278

## Attachment A: HACC DEVELOPMENT PROGRESS REPORT

Project Contacts: Devin Ellin; Angel Sully

Report Date: December 1, 2020

Project Name	Number of Units	Owner	Current Status	Projected Finish Date
<b>Webster Road</b>	48	HACC	Pre-development	March 2022

Project development activities accomplished:

- Permit documents submitted to Clackamas County.
- Construction plans, storm report and geotech report submitted to Gladstone Public Works office (under review).
- Contract executed between HACC/Walsh Construction.
- Right of way permit submittal being coordinated by Walsh Construction.
- Surveyors finished work on site to document easements.
- Continued work with Latter Day Saints church next door to get documents in regard to easements.
- HACC/Carleton Hart Architects to meet with public works to get system development charges estimate from the city.
- Investor/Lender request for proposals released.

Activities anticipated to be accomplished:

- Submit mechanical-electrical-plumbing items required for Gladstone Public Works permit review.
- Initial review of permit documents by the County.
- Continued work on funding application requirements with Oregon Housing and Community Services and Metro with plans to submit completed applications in mid-December.
- HACC selects a Lender/Investor
- Property Management/Resident Services request for proposals closed on October 30<sup>th</sup> and selection committee to convene.
- System development charges estimate forthcoming from City of Gladstone.

Project Name	Number of Units	Owner	Current Status	Projected Finish Date
<b>Hillside Park</b>	100	HACC	Pre-development	TBD

Project development activities accomplished:

- 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 29th.
- The Traffic Impact Study has been submitted to the City of Milwaukie for review.

Activities anticipated to be accomplished:

- Scott Edwards Architects to issued 100% progress package for HACC review on October 23<sup>rd</sup> and HACC is reviewing and providing comments.
- The Preliminary Development Plan Application that describes the proposed development plan for the Hillside Park development using both narratives and exhibits is submitted to the City of Milwaukie for review and comment on November 15<sup>th</sup>.

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

Project development activities accomplished:

- Installation of concrete footings, shear walls and micro-piles in the ground-floor, east-half of the building is complete and work is about 75% complete on the west side of the building.
- Elevator modernization of the smaller of the two elevators continues.
- Residents have moved out of the east half of the 7<sup>th</sup>, 6<sup>th</sup> and 5<sup>th</sup> floors. Demolition and reconstruction are underway in these units.

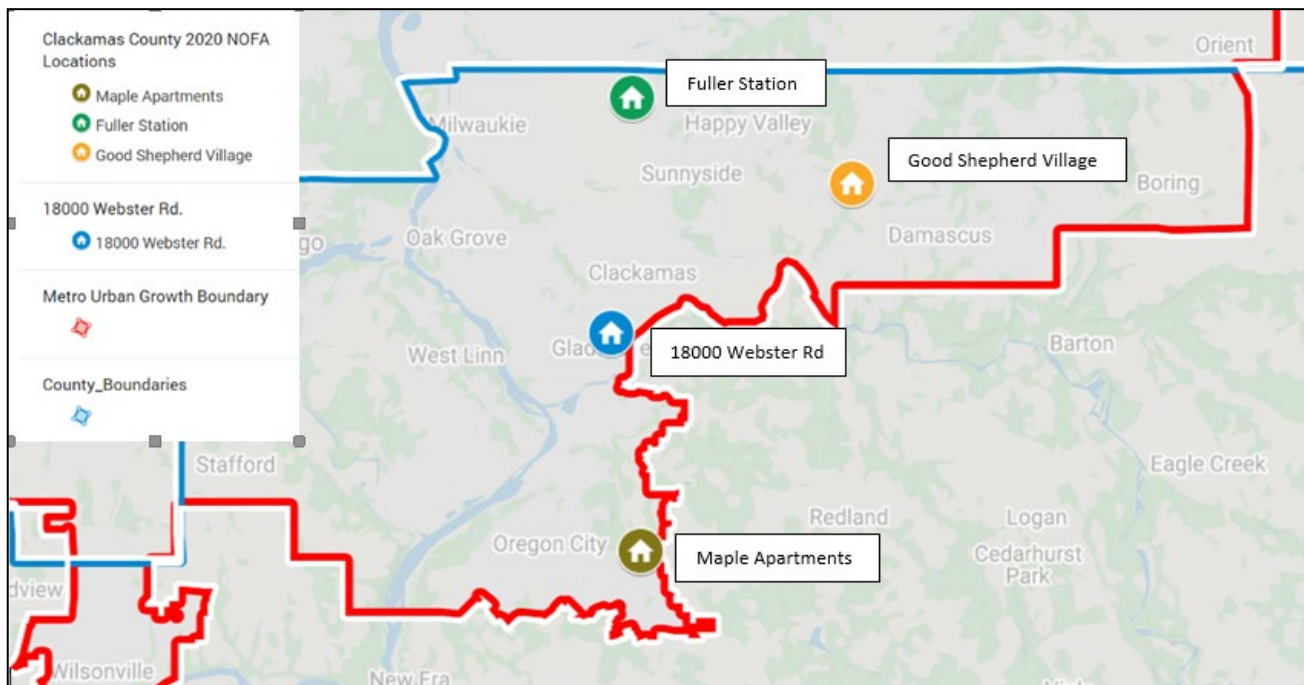
Activities anticipated to be accomplished:

- Insulating, framing and finishing of the east half of the ground floor will begin.
- Modernization of the smaller elevator will be complete and work will begin on the larger elevator.
- Residents will move back into their units on the east half of the 7<sup>th</sup>, 6<sup>th</sup> and 5<sup>th</sup> floors.
- Residents will begin moving out of units on the east half of the 4<sup>th</sup>, 3<sup>rd</sup> and 2<sup>nd</sup> floors.



Metro Housing Bond Progress Update	Metro Bond	% of Total
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.	\$10,000,000	8%
• 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	\$44,233,000	38%
<b>Bonds Used &amp; Awarded to date: Webster + NOFA projects</b>	<b>\$51,124,888</b>	<b>44%</b>
Balance Remaining	\$65,063,206	56%

	Units	30% AMI or below	Family Size (2BR+)
<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>



# CLACKAMAS COUNTY - PUBLIC HEALTH ADVISORY COUNCIL

December 1, 2020



# ROLE OF THE BOARD OF HEALTH

Serves as the Board of Health for Clackamas County, set forth in ORS 431.415:

- The county board of health is the policymaking body of the county
- The county board of health shall adopt rules necessary to carry out its policies
- The county board of health shall not adopt a rule or policy that is inconsistent or less strict than any public health law or rule of the Oregon Health Authority
- The county board of health may adopt schedules of fees for public health services

# OVERVIEW OF CLACKAMAS COUNTY PUBLIC HEALTH DIVISION SERVICES



- Maternal & child health home visiting
- Women, Infants & Children (WIC)
- Breastfeeding support
- Reproductive health (assurance)
- Immunizations
- Climate & air quality
- Substance use reduction (opioids, tobacco)
- Active & safe transportation
- Community health improvement planning
- Health equity initiatives
- Public health assessments, data analysis, research, evaluation & policy development
- Public health outreach, education & partnership activities
- Reportable disease surveillance, investigation & response
- Disease reporting for medical providers
- STI / HIV prevention, education & investigation
- Emergency medical services
- Public health emergency planning & response
- Licensing & inspections (restaurants, mobile food trucks, childcares, hotels/motels/B&Bs, pools)
- Food handler certifications
- Drinking water surveys
- Birth & death certificates



# ROLE OF THE CLACKAMAS COUNTY PUBLIC HEALTH ADVISORY COUNCIL

- **Advise** the Clackamas County Board of County Commissioners and Public Health staff in the development of activities, strategies and priorities to achieve community health improvement goals.
- **Review** and develop reports, planning documents and publications. Make funding and policy recommendations to assure alignment with public health goals and standards.
- **Link** public health programs and services to the broad cross-section of populations throughout the county.
- **Promote** public health initiatives and activities. Participate in community education and engagement.
- **Deliberate** as an ethics committee. Review and discuss community-based public health ethics issues occurring within the county.
- **Advocate** for policy and system changes that improve the health of communities in Clackamas County. Optional activities could include providing oral or written testimony, helping to identify coalitions of support for health policy, and participating in legislative activities.



# COMMUNITY HEALTH IMPROVEMENT PLAN

## Blueprint for a Healthy Clackamas County



2020 - 2023

## Blueprint For A Healthy Clackamas County

priorities for community health improvement activities

### Access to Health Care & Human Services

- ✓ Increase utilization & quality of services
- ✓ Transportation

### Culture of Health

- ✓ Culturally acceptable health food
- ✓ Housing stability

### Healthy Behaviors

- ✓ Chronic disease prevention
- ✓ Mental health, Substance use, Suicide prevention

# REQUEST TO BECOME A BOARD APPOINTED ADVISORY COUNCIL



- Approval of this request will change the PHAC from a committee to a council
- Bylaws reviewed and approved by County Council
- PGA working with Public Health Division on administrative processes and recruitment plans

## Membership (up to 17 people):

Community members

Business community

Nutrition / food

Health Care organizations

Community-based organizations

Government agencies

School / education

Youth / students

