

CLACKAMAS COUNTY BOARD OF COUNTY COMMISSIONERS

Sitting/Acting as: Housing Authority Board

Policy Session Worksheet

Presentation Date: August 3, 2021 **Approx. Start Time:** 1:30 PM **Approx. Length:** 1HR

Presentation Title: Housing Authority Development Update

Department: Health, Housing and Human Services (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 Housing Authority of Clackamas County development activities. No action is required of the Board at this time.

EXECUTIVE SUMMARY:

Per Board request, the Development Team of the Housing Authority of Clackamas County (HACC), a Division of the Health, Housing and Human Services Department of Clackamas County, provides bimonthly updates on HACC projects involving predevelopment, construction, and close out activities. Staff and consultants will provide an overview of development activities as outlined in Attachment A.

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 bimonthly updates on HACC projects involving predevelopment, construction and close out activities.

OPTIONS:

N/A

RECOMMENDATION:

N/A

ATTACHMENT:

A: HACC Development Progress Report

B: Housing Bureau AMI Information

SUBMITTED BY:

Division Director/Head Approval _____

Department Director/Head Approval Mary Rumbaugh Digitally signed by Mary Rumbaugh
Date: 2021.07.20 13:40:35 -0700

County Administrator Approval _____

Contact Jill Smith @ 503-502-9278

Attachment A: HACC DEVELOPMENT PROGRESS REPORT

Report Date: Aug 3, 2021

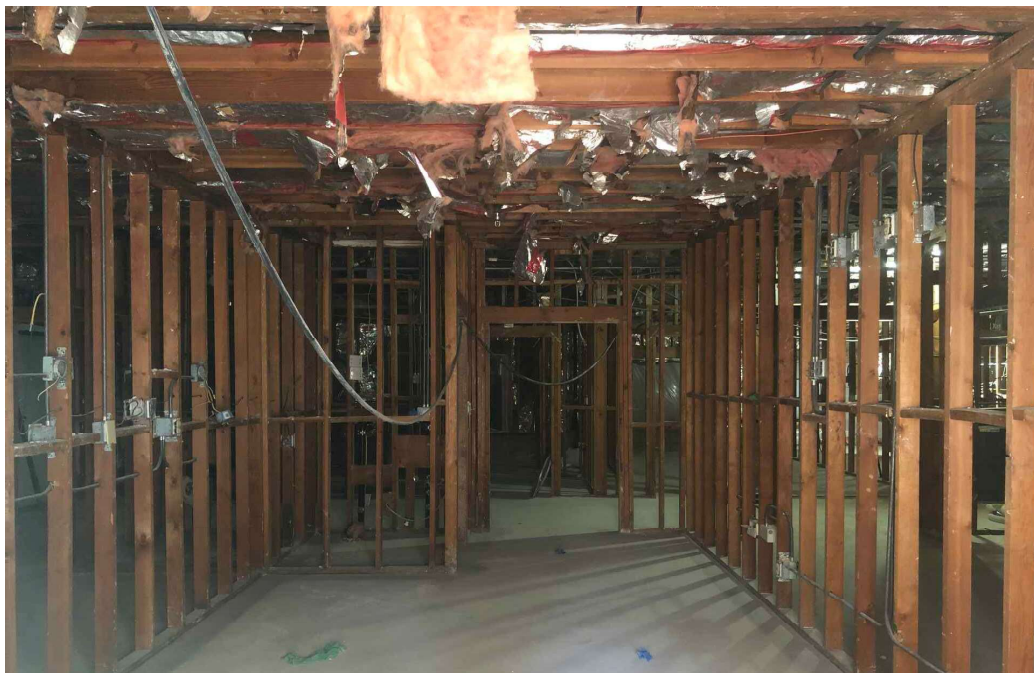
Project Name	Number of Units	Owner	Current Status	Est. Completion
Webster Road	48	HACC	Construction	May 2022

Project development activities accomplished:

- HACC closed on construction financing on June 17th, 2021
- WALSH started construction on June 18th, 2021

Activities anticipated to be accomplished:

- Hazardous materials abatement is underway. Completion of abatement scope slated for mid-August
- Groundbreaking celebration anticipated in September 2021



Project Name	Number of Units	Owner	Current Status	Est. Completion
Hillside Manor	100	HACC	Construction	August 2021

Project development activities accomplished:

- Exterior painting is about 90% complete (Walsh Construction is holding back completing the ground floor until the site work is complete). Renovation of balcony rails is complete; they have been repainted and reinstalled.
- Demolition of site concrete is complete and installation of hardscapes (that are part of base contract; there is additional work that has been approved by change order that will be complete in the coming month) are 75% complete.
- Residents have moved back into west side of the 4th and 3rd floors. Renovation of both sides of the 2nd floor units is underway. Renovation of the Property Management offices is underway.

Activities anticipated to be accomplished:

- Additional scope for site hardscapes, asphalt paving and community gardens will be complete.
- Renovation of all units will be complete and residents will be moved back into their final units.
- Residents will move back into their units on both sides of the second floor.
- Renovation of the Property Management offices will continue.
- Lease-up of vacant units that had been utilized for relocation will continue.



Public Housing – Repositioning

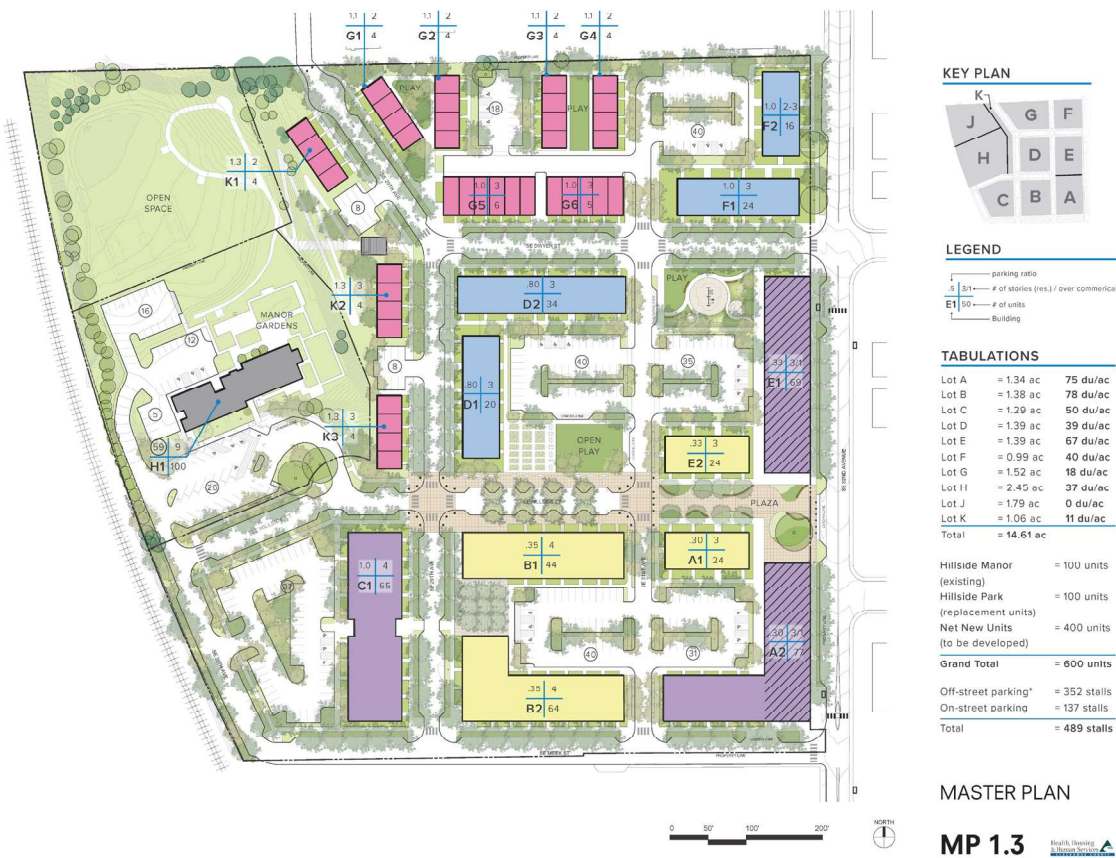
Project Name	Number of Units	Owner	Current Status	Est. Completion
Hillside Park	100	HACC	Pre-development	TBD

Project development activities accomplished:

- Planning Commission hearing was held March 23rd, approval to move forward granted
- Selected Brawner as HACC Development Consultant at Hillside Park
- Coordination of phasing plan for redevelopment
- Resident meetings with relocation consultant

Activities anticipated to be accomplished:

- Ongoing resident communication regarding details of development plan
- 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	# of Units	Owner	Current Status	Repositioning Status
Oregon City View Manor	100	HACC	Operations	Planning Phase
Clackamas Heights	100	HACC	Operations	Planning Phase
Scattered Site Portfolio	100	HACC	Operations	Planning Phase

HACC is working with Brawner consulting to review the existing public housing portfolio in order to develop a portfolio-wide repositioning plan and timeline. HACC will present recommendations and findings to the Housing Authority Board.

Clackamas County Affordable Housing Bond Progress Update

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

Metro Housing Bond Progress Update	Metro Bond	% of Total
Total Clackamas County Metro Bond Allocation	\$116,188,094	100%
Bonds Awarded to date:		
• 18000 Webster Rd. - HACC	\$5,639,209	5%
Round 1 NOFA Projects:		
• Fuller Road Station	\$8,570,000	7%
• Maple Apartments	\$15,903,000	14%
• Good Shepard Village	\$18,330,000	16%
Total Bonds Allocated	\$48,442,209	43%
Balance Remaining	\$67,745,885	58%
Reserved for Public Housing Repositioning	~\$47,745,885	41%
2022 NOFA - Round 2	~\$20,000,000	17%

Affordable Housing Bond Production Goals	Units	30% AMI or below	Family Size (2BR+)
Clackamas County Production Goals	812	333	403
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
Proposed Total Unit Production	461	201	292
Percent of Total Production Goals	57%	60%	73%

2021 Income Levels and Maximum Rents (HUD)						
Income Level	1-Person Household		2-Person Household		4-Person Household	
	Annual Income	Max. Affordable Rent	Annual Income	Max. Affordable Rent	Annual Income	Max. Affordable Rent
100% AMI	\$ 64,470	\$ 1,612	\$ 73,680	\$ 1,842	\$ 92,100	\$ 2,303
80% AMI – <i>Low Income</i>	\$ 51,600	\$ 1,290	\$ 59,000	\$ 1,475	\$ 73,700	\$ 1,843
50% AMI – <i>Very Low Income</i>	\$ 32,250	\$ 806	\$ 36,850	\$ 921	\$ 46,050	\$ 1,151
30% AMI – <i>Extremely Low-Income</i>	\$ 19,400	\$ 485	\$ 22,150	\$ 554	\$ 27,650	\$ 691

Affordable Housing Bond Program Goals

Metrics for tracking progress

	Area of Focus & Intention Defined	Goals & Criterion in Development	Quantified Metrics Established
Lead with racial equity			
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		
Create opportunity for those in need			
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
Create opportunity throughout the region			
Proximity to transportation and amenities		X	
Increased housing in areas with existing underserved, diverse populations		X	
Sustainable building and healthy living space		X	
Ensure long-term benefits and good use of public dollars			
Period of affordability			X
Leveraging other non-competitive and private resources			X
Developer experience and project readiness		X	
Reporting requirements		X	



The Department of Housing and Urban Development (HUD) sets income limits that determine eligibility for assisted housing programs. HUD develops income limits based on Median Family Income estimates and Fair Market Rent area definitions for each metropolitan area, parts of some metropolitan areas, and each non-metropolitan county.

The 2021 Median Income for a Family of Four in the Portland-Vancouver-Hillsboro MSA is: **\$96,900**

Median Income Percentages 2021 (effective 4/1/2021)

Household Size	30%	40%	45%	50%	55%	60%	65%	80%	100%	120%
1	\$20,300	\$27,080	\$30,465	\$33,850	\$37,235	\$40,620	\$44,005	\$54,150	\$67,830	\$81,396
2	\$23,200	\$30,960	\$34,830	\$38,700	\$42,570	\$46,440	\$50,310	\$61,900	\$77,520	\$93,024
3	\$26,100	\$34,840	\$39,195	\$43,550	\$47,905	\$52,260	\$56,615	\$69,650	\$87,210	\$104,652
4	\$29,000	\$38,680	\$43,515	\$48,350	\$53,185	\$58,020	\$62,855	\$77,350	\$96,900	\$116,280
5	\$31,350	\$41,800	\$47,025	\$52,250	\$57,475	\$62,700	\$67,925	\$83,550	\$104,652	\$125,582
6	\$35,580	\$44,880	\$50,490	\$56,100	\$61,710	\$67,320	\$72,930	\$89,750	\$112,404	\$134,885
7	\$40,120	\$48,000	\$54,000	\$60,000	\$66,000	\$72,000	\$78,000	\$95,950	\$120,156	\$144,187
8	\$44,660	\$51,080	\$57,465	\$63,850	\$70,235	\$76,620	\$83,005	\$102,150	\$127,908	\$153,490

Notes:

- (1) 2021 Income levels have increased based on HUD's calculations for the Portland-Vancouver-Hillsboro, OR-WA MSA. The income schedule above is to be used for projects that DO NOT qualify for the HERA and are not funded with CDBG or HOME.
- (2) Other 2021 MFI levels are based on the 4-Person Income Limit of \$96,900. The 1-Person family Income Limit is 70% of the 4-Person Income Limit, the 2-Person family Income Limit is 80% of the 4-Person Income Limit, the 3-Person family Income Limit is 90% of the 4-Person Income Limit. Each family size larger than four (4) is calculated by an 8% increase per HH member to the 4-Person Income Limit. (i.e., 5-Person = 108%; 6-Person = 116%; 7-Person = 124%; 8-Person = 132%, and so on.
- (3) The incomes limits listed above are based on income limits published by HUD effective April 1, 2021.

2021 Housing Affordability: Maximum Monthly Rent Including Utilities by Median Income With a Housing Burden of 30% (effective 4/1/2021)

# of Bedrooms	Household Size	30%	40%	45%	50%	55%	60%	65%	80%	100%	120%
0	1	\$507	\$677	\$761	\$846	\$930	\$1,015	\$1,100	\$1,353	\$1,695	\$2,034
1	1.5	\$543	\$725	\$816	\$906	\$997	\$1,088	\$1,178	\$1,450	\$1,816	\$2,180
2	3	\$652	\$871	\$979	\$1,088	\$1,197	\$1,306	\$1,415	\$1,741	\$2,180	\$2,616
3	4.5	\$754	\$1,006	\$1,131	\$1,257	\$1,383	\$1,509	\$1,634	\$2,011	\$2,519	\$3,023
4	6	\$889	\$1,122	\$1,262	\$1,402	\$1,542	\$1,683	\$1,823	\$2,243	\$2,810	\$3,372
5	7.5	\$1,059	\$1,238	\$1,393	\$1,548	\$1,702	\$1,857	\$2,012	\$2,476	\$3,100	\$3,720

Notes:

- (1) Portland-Vancouver-Hillsboro, OR-WA MSA = Clackamas, Clark, Columbia, Multnomah, Skamania, Washington & Yamhill Counties
- (2) Rents can be set below the median family income % threshold. For instance a residential unit may be restricted to households at or below 50% MFI, but have one-bedroom rents (and utilities expenses) that are below \$906/month.
- (3) The rent limits listed above are based on the income limits published by HUD effective on April 1, 2021. Utility allowances must continue to be deducted from rents to achieve the maximum tenant rents allowed. Please note that all definitions and explanations herein may be subject to change upon later IRS and/or HUD clarification.