

Clayton Mohr Commons



Development Profile

Location: Pleasant Avenue, Oregon City
Owner: Housing Authority of Clackamas County
Developer: Northwest Housing Alternatives
Unit overview: 24 total units*

4 Studio	All units have rental subsidy, and residents will pay just 30% of their income towards rent.
12 1 bed	
8 2 bed	

*Includes 14 VASH Vouchers & 10 Project Based Voucher units

Financing:

<u>Sources</u>	<u>Amounts</u>
HOME Funds	\$500,000
FHLB	\$750,000
Meyer Memorial Grant	\$470,385
Clackamas County CDBG	\$240,000
Home Depot Grant	\$277,172
Home Depot Gift Cards	\$30,796
Permanent Loan	\$2,291,000
GHAP	\$2,400,000
Deferred Development Fee	\$257,275
Total	\$7,216,628
	\$300,693/unit

Project Uses:

Acquisition	\$381,325	5.4%
Construction	\$4,614,839	65.2%
Development	\$2,081,266	29.4%

Timeline:



About Clayton Mohr Commons

The property will provide housing for veterans at or below 30% of the area median income. Home to the third largest veteran population in the state, Clackamas County has a long established goal to serve veterans and end veteran homelessness. Clayton Mohr Commons is a 24-unit, fully subsidized project, serving chronically homeless and severely low-income veterans and their families. Located in the heart of Oregon City, directly between HACC and Clackamas County Veteran Services offices, the site is near resources for veterans and their families including community amenities like transit, grocery stores and health care providers.

The project was awarded as part of an innovative design process, under Meyer Memorial's Affordable Housing Initiative, Cost Efficiency/ Innovative Strategy.

When complete, HACC will take on operations and resident services for the property. As the primary veteran services source for Clackamas County, HACC is uniquely positioned and equipped to ensure residents are provided the best opportunity to succeed and remain housed.

Amenities

- * Laundry Center
- * Nature-based playground
- * Outdoor seating area
- * Frequent service bus access
- * Community Room and kitchen
- * Manager's Office
- * Preservation of Heritage White Oak
- * Resident Services/Case Mgmt Offices

**Interested parties should contact the
 Coordinated Housing Access line at
 503-655-8575**