

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

Study Session Worksheet

Presentation Date: 08/06/2019 **Approx. Start Time:** 11:00 AM **Approx. Length:** 30 minutes

Presentation Title: Hillside 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 to address previous questions on the development master plan for Hillside Park. No action is required of the Board at this time.

EXECUTIVE SUMMARY:

Background:

Hillside Park, located in Milwaukie, is a public housing community serving extremely low income families and individuals. The site consists of 100 units at the end of their useful life. The 16-acre site where Hillside Park is located is underutilized and ideal for reinvestment to ensure long-term affordability and new mixed use and mixed-income housing.

The U.S. Dept. of Housing & Urban Development (HUD) has consistently underfunded Public Housing Capital funds over the past decade. This has led to a widening gap between capital repair needs and funding year-over-year.

The Housing Authority of Clackamas County operates the oldest Public Housing in the State of Oregon. 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 serve. The redevelopment of our public housing portfolio is critical to our ability to serve our most vulnerable citizens.

In November 2017, the Housing Authority of Clackamas County (HACC) was awarded \$214,000 in funding from Metro for the Master Plan for the redevelopment of the Hillside Public Housing community including 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 HACC 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 that provide both resident and community benefit.

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), New Markets Tax Credits (NMTC), and a variety of local and national funding and grant opportunities. 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, convened for this process, meets bimonthly and a planning committee 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.

Timeline:

- Milwaukie City Council review of Hillside Master Plan proposed design concept on August 20th, 2019;
- Bring the Hillside Master Plan proposed design concept to the Board on September 19th for final approval;
- Following final county approval, move the plan through the land use application process with the City of Milwaukie in September of 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 September 19th, 2019.

RECOMMENDATION:

No action is required, the Board will have the opportunity to formally adopt the plan on September 19th, 2019.

ATTACHMENTS:

- Hillside Master Plan proposed design concept revisions based on Board comments

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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LEGEND

parking ratio
 # of stories / over commerical
E1 50 # of units
 Building

Proposed New Tree

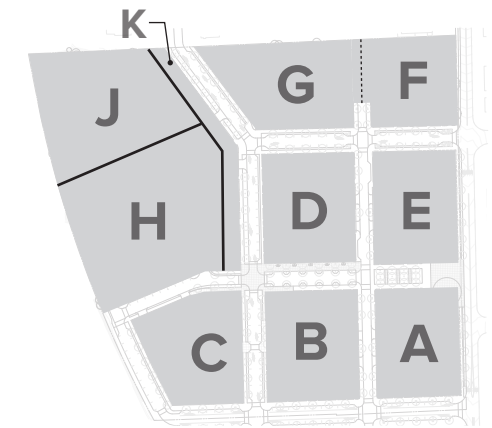
Existing Deciduous
 <12" >12" >30"

Existing Conifer
 <12" >12" >30"

Townhouse
 Walk-Up Apartment
 Apartment Building (residential all floors)
 Mixed-Use Apartment Building
 Commercial ground floor
 Community center ground floor



KEY PLAN



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	0 du/ac
Lot K	= 0.85 ac	14 du/ac

Total = 14.72 ac

Hillside Manor (existing)	= 100 units
Hillside Park (replacement units)	= 100 units
Net New Units (to be developed)	= 400 units

Grand Total = 600 units

Off-street parking	= 327 stalls
On-street parking	= 163 stalls
Total	= 500 stalls

