

Hillside Master Plan for Housing Opportunity

Project process and schedule



A stakeholder advisory committee comprised of residents, service providers, neighbors, businesses, and other key stakeholders will meet and advise the project team throughout the process

Project contact

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Information for residents

Project Overview

The Housing Authority for Clackamas County (HACC) is developing a master plan for the Hillside community. The master plan will be a vision for this area, including how many and what types of buildings, housing and open space we might have in the future. We'd like to hear from you to help ensure your needs and values are reflected in the plan!

Why Hillside?

The homes at Hillside were built in 1942 to serve as temporary housing for the local workforce. Over the years, the homes have been maintained but they are now in need of major repair. The City of Milwaukie and the County have also seen many changes during this time, including more people living in this area and higher housing costs. There is a need to build more housing to meet the needs of our current and future community members.

The Hillside site is a great opportunity for developing this much-needed housing. The Hillside community is close to many services and transit connections that are important to everyday life, as well as downtown Milwaukie and Southeast Portland. Future improvements at Hillside will help connect the community to surrounding neighborhoods and make it easier and more enjoyable to live here.

Your voice matters!

We want to create a vision that reflects Hillside residents' values and needs. There will be many opportunities to share your feedback throughout the planning process. Visit clackamas.us/housingauthority/hillside/masterplan.html for the latest information.

Onsite office hours

Beginning on September 19, Angel Sully, Housing Development Coordinator, will have onsite office hours at the Hillside Community Center every Wednesday from 9 – 11 a.m. Feel free to stop by to ask questions, provide your comments or just to say hello!

Contact Angel:

asully@clackamas.us or 503-650-3165



Frequently asked questions and answers

What are the goals for the future of Hillside?

- Up to 400 new affordable housing units
- Community gathering space
- Improved outdoor recreation areas
- A mixed-use community, meaning a combination of housing, businesses, shops or other services to serve Hillside residents and neighbors

When does construction begin?

After the Hillside Master Plan is completed, HACC will need to apply for funding to move forward with development. This could take up to an additional year. The earliest construction would begin is 2021.

How will the project impact my living situation?

It is likely that residents at Hillside Park will need to be temporarily relocated to allow for homes to be demolished and rebuilt. To ensure a smooth move, a relocation counselor and professional movers will be available to each resident.

A plan for relocation will depend on how the new homes are built and how long construction will take. It is HACC’s goal to minimize disruption to the current Hillside residents during the redevelopment. To achieve this, a phased development approach will be explored that could allow for most residents to remain at the community while the new homes are being built.

Will I be guaranteed a home when the project is complete?

All current Hillside residents will be guaranteed a right to return to the community once the new homes are completed.

What support will be provided during construction?

HACC will connect residents with a team of relocation counselors who will help make a plan that is best for you. HACC will pay for movers or for you to move yourself, and will pay for the temporary housing while you are relocated.

Aerial map of Hillside community



Will my rent stay the same?

Hillside has been approved under the Rental Assistance Demonstration (RAD) program by the U.S. Department of Housing and Urban Development (HUD). When the community changes to RAD, it will no longer be Public Housing but will be Project Based Section 8. Since Section 8 programs also set rents at 30% of income like in Public Housing, most residents will not have rent increases because of RAD. However, if you are paying a flat rent in Public Housing, you will most likely have to pay more in rent over time. In these cases, your new rent will be phased in over a few years, meaning that you will pay a little more each year.

How can I prepare for these changes? What other support is available?

- Stay involved by attending resident meetings, reading your mail for updates and news, and connecting with HACC staff or the relocation team.
- HACC is committed to providing you with affordable, safe and sanitary housing and connecting you with supportive services. At any time, feel free to connect with the following staff and teams:
- HACC Resident Services, Jemila Hart: 503-655-8877
 - Relocation Consultant, Darcy Vincent: 971-246-1056
 - Clackamas County Behavioral Health (Mental Health Support Services): 503-742-5335

