

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

Policy Session Worksheet

Presentation Date: May 15, 2018 **Approx. Start Time:** 2:30pm **Approx. Length:** 30 min

Presentation Title: Northwest Housing Alternatives (NHA) Pleasant Avenue Veteran Housing Project & Campus Redevelopment

Department: Health, Housing, and Human Services (H3S)

Presenters: Richard Swift, Health Housing and Human Services Director, Chuck Robbins, Housing and Community Development Director

Other Invitees: Jill Smith, Health Housing and Human Services Deputy Director, Kevin Ko, Housing and Community Development Manager, Toni Karter, Rent Assistance Program Manager, Angel Sully, Development Coordinator.

WHAT ACTION ARE YOU REQUESTING FROM THE BOARD?

1. Provide Pleasant Avenue Veteran Housing project update.
2. Requesting approval to place the Housing Assistance Payment (AHAP) contract with NHA for 24 Project Based Vouchers (PBV) for the Pleasant Avenue Veteran Project, on the June 21st HACC Board Consent Agenda.
3. Requesting approval to place the Development Agreement between Housing Authority of Clackamas County and Northwest Housing Alternatives (NHA), on the June 21st HACC Board Consent Agenda.
4. Requesting approval to place the Housing Assistance Payment (AHAP) contract with NHA for 7 Project Based Vouchers (PBV) for their campus redevelopment project on the May 17th Board Consent Agenda.

BACKGROUND:

Pleasant Avenue Veteran Project

According to the Homeless Point in Time Count conducted in the winter of 2017, there were 85 veterans found living without safe, decent and affordable housing. Numbers like these are in line with national trends showing that roughly one in ten people experiencing homelessness are veterans. As a direct response to this issue, Northwest Housing Alternatives has agreed to partner with the Housing Authority to construct 24 new apartments for Clackamas County veteran families. This proposal is modeled after the successful completion of a similar housing project in Washington County called Pomeroy Place.

Located at 314 Pleasant Avenue in the heart of Oregon City, the Pleasant Avenue Veteran Housing project will contain 24 units composed of studios, one and two-bedroom units and an ample community room that will host resident gatherings and allow for the provision of services. Units will be built with environmentally efficient and durable materials. There will be a peaceful landscaped outdoor area lying beneath the canopy of a protected heritage white oak that is a focal point of the site. The buildings will be oriented and wired to be solar-ready. When

complete, the project will be a community asset for Clackamas County that will be owned and operated by the Housing Authority of Clackamas County. To ensure that these units are affordable HACC has dedicated 24 PBV to the project. This ensures that the units will be affordable to families at or below 30% AMI.

The financing of the project is unique as it does not rely on Tax Credits. It uses a mix of CDBG, HOME, OHCS Veteran Grant, Project Based Voucher (PBV), Meyer Memorial Trust funds and Home Depot Foundation funds.

NHA will be responsible for development of the project. After stabilization (the point where the units are leased and the funding requirements have been met) NHA will transfer ownership of the project to the HACC. As the owner HACC will be able to implement a Housing First (low barrier) model to ensure that the neediest veterans and their families are assisted. HACC will be responsible for property management and maintenance. This will be done in-house and will not require hiring additional staff. HACC will also be responsible for ensuring services are available at the property. Services will be solicited through a competitive RFP process.

NHA Campus Redevelopment

The NHA campus is located at 2316 SE Willard St, Milwaukie, OR 97222. Based on their master plan, when complete, the campus will provide a development and management office, a new eight unit family shelter, and 28 multifamily affordable housing units, ranging between one and three bedrooms.

On October 20, 2016, the HACC Board approved a resolution awarding 5 Project Based Vouchers (PBV) to this project. The Housing Assistance Payment (AHAP) has been modified to increase the number to 7 PBV's.

FINANCIAL IMPLICATIONS (current year and ongoing):

Is this item in your current budget? YES NO

What is the cost?

24 Project Based Vouchers is equal to \$300,000 per year
\$4,500,000 maximum total over 15 years

What is the funding source?

1. \$255,000 CDBG Funds
2. \$500,000 HOME Funds
3. \$2,400,000 OHCS Veteran Housing Funds
4. 24 PBV's with approximate maximum value of \$300,000 per year
5. \$750,000 Federal Home Loan Bank Grant
6. \$470,385 Meyer Memorial Trust Grant
7. \$2,080,000 Non-OHCS Loan
8. \$322,045 Deferred Development Fee

STRATEGIC PLAN ALIGNMENT:

- How does this item align with your Department's Strategic Business Plan goals?

- Sustainable and Affordable Housing
- How does this item align with the County’s Performance Clackamas goals?
 - Ensure safe, healthy and secure communities

LEGAL/POLICY REQUIREMENTS:

Any future action will require approval from the HACC Board

PUBLIC/GOVERNMENTAL PARTICIPATION:

- Waitlists to be open to current Section 8 Housing Choice Voucher families that can verify Veteran Status first, then will be open to referring agencies. The plan is for residents of the Veteran Shelter to transition to Pleasant Avenue for Permanent Supportive Housing.

OPTIONS:

- Approve HACC to proceed with the Pleasant Avenue Veteran Housing Project
- Schedule an additional policy session for further discussion of the Pleasant Avenue Veteran Housing project.
- Approve placing the AHAP for 24 Project Based Vouchers for Pleasant Avenue Veteran Housing project, on the June 21st, 2018 HACC Board Consent Agenda
- Approve placing the Development Agreement between HACC and NHA for Pleasant Avenue Veteran Housing project, on the June 21st, 2018 HACC Board Consent Agenda

- Approve placing the AHAP for 7 Project Based Vouchers for NHA’s Campus Redevelopment Project on the May 17th, 2018 HACC Board Consent Agenda

RECOMMENDATION

Staff recommends the HACC Board authorize HACC to move forward with the Pleasant Avenue Veteran Housing Project and add all three items to the May 17th and June 21st Consent Agenda.

ATTACHMENTS:

- a. Pleasant Avenue Veteran Project Cut Sheet
- b. NHA Campus Redevelopment Plan Cut Sheet

SUBMITTED BY:

Division Director/Head Approval _____
 Department Director/Head Approval _____
 County Administrator Approval _____

For information on this issue or copies of attachments, please contact Chuck Robbins @ 503-655-8591

Pleasant Ave Veterans' Project



About Pleasant Avenue Veterans' Housing

Pleasant Avenue 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. Pleasant Avenue Veterans Housing 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

Development Profile

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

4 Studio	\$858
12 1 bed	\$920
8 2 bed	\$1,106

*Includes 10 VASH Vouchers & 24 Project Based Voucher units

Financing:

Sources	Amounts
HOME Funds	\$500,000
FHLB	\$750,000
Meyer Memorial Grant	\$470,385
CDBG	\$255,000
Non-OHCS Loan	\$2,380,000
GHAP	\$2,400,000
Deferred Development Fee	\$322,045
Total	\$7,077,430
	\$294,893/unit

Project Uses:

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

Timeline:

The project will begin in September 2018, with a completion scheduled for delivery July 2019.



Housing
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Clackamas
County

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NHA Campus Redevelopment Plan

