Hillside Master Plan for Housing Opportunity

Project process and schedule

2018 GATHER

- Site analysis and engagement planning
- · Identify community needs and interests

2019 REFINE

· Develop and refine design concepts

JULY 2018

 Project kickoff

Stakeholder interviews

Resident listening session

AUG-SEP 2018 OCT-DEC 2018

 Visioning workshops

Sustainability event

JAN-MAY 2019

- Design workshops
- In-person and online open house

JUNE 2019

 Open house

JULY 2019 Master plan adoption

COMMUNITY ENGAGEMENT

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

Angel Sully

Housing Development Coordinator

Email: asully@clackamas.us

Phone: 503-650-3165











Hillside Master Plan for **Housing Opportunity**

September 2018

Project Overview

The Housing Authority for Clackamas County (HACC) seeks to develop a comprehensive master plan for the Hillside development in Milwaukie by summer 2019. The Hillside Master Plan for Housing Opportunity will envision the future for this 16-acre site.

The project will complement County-wide goals for affordable housing and provide a roadmap for redevelopment that features increased housing density and improved site amenities. The City of Milwaukie and Clackamas County are actively developing strategies to plan for growth and improve quality of life for current and future residents. The Hillside Master Plan is an important part of this community-wide conversation.

Why Hillside?

The Hillside site presents significant opportunity for adding housing and amenities for current and future residents. The City of Milwaukie and Clackamas County recognize the need to increase housing supply to address rapidly increasing costs and demand. Hillside's proximity to essential services, transit connections, downtown Milwaukie and Southeast Portland make it the ideal location for expanding housing options.

The new housing options that replace the current homes will be available to all residents who live at Hillside today. Through the master planning process, residents, neighbors and other stakeholders will provide input on what additional services they would like to see in the future mixed-use community. Mixed-use means a combination of housing and businesses, retail, office space or other services.

Project vision

The Hillside Master Plan will set the vision for a vibrant mixed-use, mixed-income community that preserves and rebuilds existing affordable housing at the site, while creating opportunities for expanded housing choice and type.

Goals

- Up to 400 new affordable housing units
- Community gathering space
- Enhanced outdoor recreation areas
- Other amenities that will serve both Hillside residents and neighbors
- A mixed-use community with potential new retail and office space



Human-centered, resident driven approach

Just over 300 residents call Hillside
Manor and Hillside Park home, and
approximately 850 individuals are
on HACC's waiting list for the site.
Engagement efforts will center on
Hillside residents to ensure the master
plan reflects their needs and values.

A robust community engagement strategy will involve Hillside residents, neighbors and stakeholders in creating a vision for the site. Public involvement opportunities will be transparent and accessible. Community members can provide feedback at any time using the contact information on the next page.

Aerial map of Hillside community



Support for current residents

After the Hillside Master Plan is completed, the 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.

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.

The relocation counselors will help make a plan that is best for each household. HACC will pay for movers or for residents to move themselves, depending on preference, and will pay for the temporary housing while residents are relocated.

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.





Stay informed

There will be opportunities for community involvement at several points throughout the planning process. Visit <u>clackamas.us/housingauthority/hillsidemasterplan.html</u> for the latest information and opportunities to provide feedback.

Comments and questions

can be directed at any time to Angel Sully, Housing Development Coordinator, by email at asully@clackamas.us or by phone at 503-650-3165.

