

Metro Housing Bond

Clackamas implementation update



What does this mean for Clackamas County?

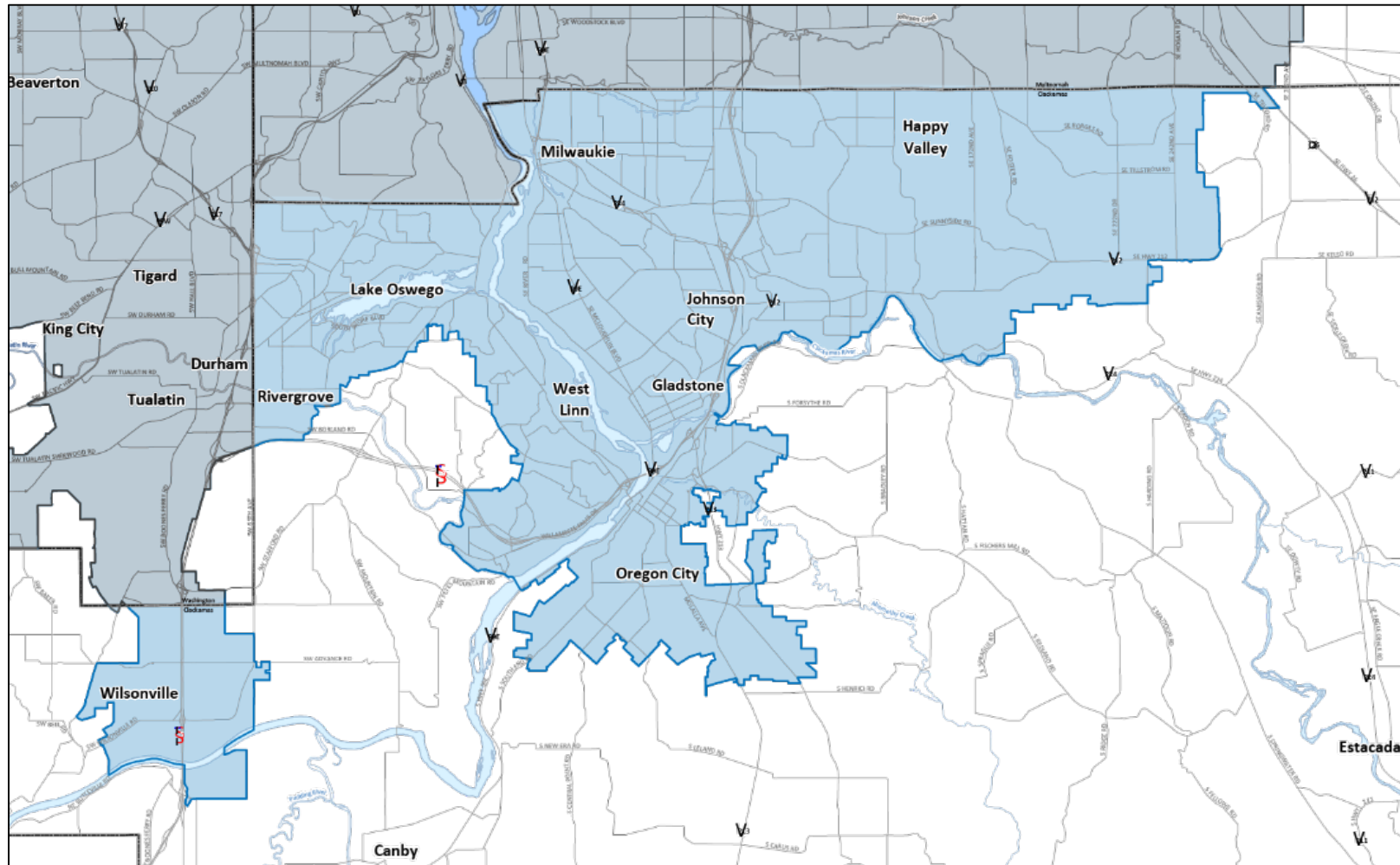
Clackamas County will receive \$116M to fund the:

- purchase of land to build on
- construction of new homes
- purchase and renovation of existing housing to ensure long-term affordability.

Implementation timeline

Project timeline				
Nov-Dec. 2018	Jan. 2019	Spring 2019	Summer 2019	June/July 2019
Stakeholder engagement to inform Metro plan for accountability/oversight	Metro Council will adopt work plan and oversight committee appointments			
	Implementation Strategy development using local community engagement			
			Local Implementation Strategy Proposals delivered to Community Oversight Committee	
				Local Implementation Strategy Proposals to be approved by Metro Council. Funding will be made available for development and acquisition of affordable housing.

Eligible communities



Where will housing be located?

- Must be used within the metro boundaries.
- Siting will be established in a multi step process and be incorporated into our local implementation plan.
- The Board of County Commissioners will establish Guiding Values that will lead the location process and become a part of the Implementation Plan.
- Community outreach
- Talking to our jurisdictional partners about their needs and priorities
- Readiness will play a factor:
 - Land availability
 - Appropriate zoning

Who will live in this housing?

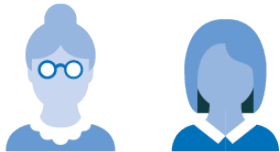
Families earning 80% or less of Area Median Income based on the chart below qualify to live in housing developed by the Bond.

Family Size	Low Income 80%	Very Low Income 50%	Extremely Low Income 30%
1	\$45,600	\$28,500	\$17,100
2	52,100	32,600	19,550
3	58,600	36,650	22,000
4	65,100	40,700	25,100
5	\$70,350	44,000	29,420

Who will live in this housing?

0-30% AMI

Affordable monthly
housing costs
\$0 - \$500

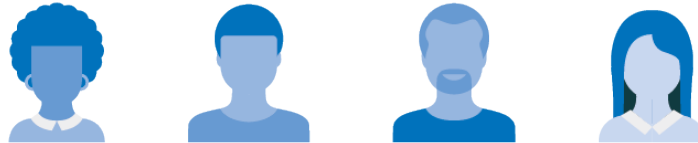


Older adult on
fixed social
security
income
\$17,041

Retail
worker
\$28,960

30-60% AMI

Affordable monthly
housing costs
\$500 - \$1,000



Office admin.
assistant
\$38,320

Paramedic
\$39,560

Mail
Carrier
\$48,570

Nurse
\$51,040

60-80% AMI

Affordable monthly
housing costs
\$1,000 - \$1,300



Firefighter
\$64,330

Elementary
school
teacher
\$65,640

\$1,200

For a 1-bedroom apartment

\$1,400

Average rent for a 2-bedroom apartment

Clackamas County Goals

Create housing for over

2,500



county
residents.

Develop approximately

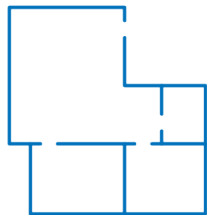
812



new affordable
housing units.

Meet the needs of
families by making at
least

406



units two
bedroom
or larger.

Develop at least

40%



of new affordable units to extremely
low-income families earning 30% or less of AMI

Create affordable homes for low-income
families earning between



61-80%

of AMI by using up to 10%
of the funding.

Where we are now

- Working with Metro, consultants and community partners as we build a framework for our Local Implementation Strategy
- Community engagement with qualified jurisdictions (within the Metro bond parameters) is beginning in February of 2019
- Currently identifying consultants to help with our community engagement strategies

What comes next

- Complete community and stakeholder outreach process that informs our Local Implementation Strategy
- Execute our intergovernmental agreement with Metro, demonstrating how bond proceeds will be utilized in Clackamas County; anticipated timeline is late spring/early summer of 2019
- Start issuing commitment letters to qualified projects summer 2019
- Monitor bond expenditures and revisit community needs to align ongoing projects with bond commitments

For more information and updates

Visit www.clackamas.us/metrohousing

