
WELCOME!

Clackamas Heights Redevelopment Project

Resident Listening Session

February 22, 2024 | 6:00PM - 7:30PM



CLACKAMAS
COUNTY

BORA

PLACE



INTRODUCTIONS

Housing Authority of Clackamas County
Affordable Housing Developer and Property Owner

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AGENDA

01

BACKGROUND
PRESENTATION
(20 min)

02

GROUP DISCUSSION
(30 min)

03

COMMUNITY ADVISORY
COMMITTEE (CAC) INTEREST
(10 min)

04

NEXT STEPS/CLOSING
(5 min)

PROJECT BACKGROUND



PROJECT OVERVIEW

What is the project?

The Clackamas Heights Redevelopment will transform the 16 acre public housing complex, originally built in the 1940s, into a revitalized community with up to 250 new homes.



Legend:

- 1 Community Gardens
- 2 Playground
- 3 HACC Office
- 4 Community Center
- 5 Park Place Church

PROJECT OVERVIEW

Why now?

- Clackamas Heights is among the oldest public housing in the country and HACC is struggling to maintain and operate these units under the public housing program which is solely reliant on steadily decreasing funding from the federal government
- Recognizing this, HUD has made strategies available to housing authorities to reposition their public housing developments
- Repositioning moves families from a public housing platform under HUD's Section 9 program to a rental assistance platform under HUD's Section 8 program
- Unlike public housing, Section 8 housing can be combined with other affordable housing funding resources like Metro Affordable Housing Bond funding and low income housing tax credits.
- HACC set aside half of its Metro bond revenues to reposition its public housing portfolio.
- This provides an incredible opportunity for HACC to improve its existing housing, build more affordable housing, and create a sustainable organizational foundation that is responsive to the realities of funding opportunities and congressional appropriations.
- We are in a housing crisis. The need for affordable housing is great.

PROJECT OVERVIEW

Redevelopment Opportunities

- The Clackamas Heights redevelopment will restructure the neighborhood to better align with the surrounding neighborhood and city grid.
- The redevelopment will allow for a redesign that can accommodate more homes and families, replace obsolete infrastructure, provide new amenities, and update the community to better fit the needs of the families living here today.

Didn't we do this already?

- Yes - in 2010 HACC began the process of updating Clackamas Heights but it was unable to secure funding from HUD and was unable to complete the project.
- HACC plans to use Metro Affordable Housing Bond funds to leverage other public and private resources to support the development of new housing at Clackamas Heights.

PROJECT OVERVIEW

What do we hope to accomplish during the Clackamas Heights Redevelopment engagement meetings?

1

Encourage an open dialogue with residents and the neighborhood

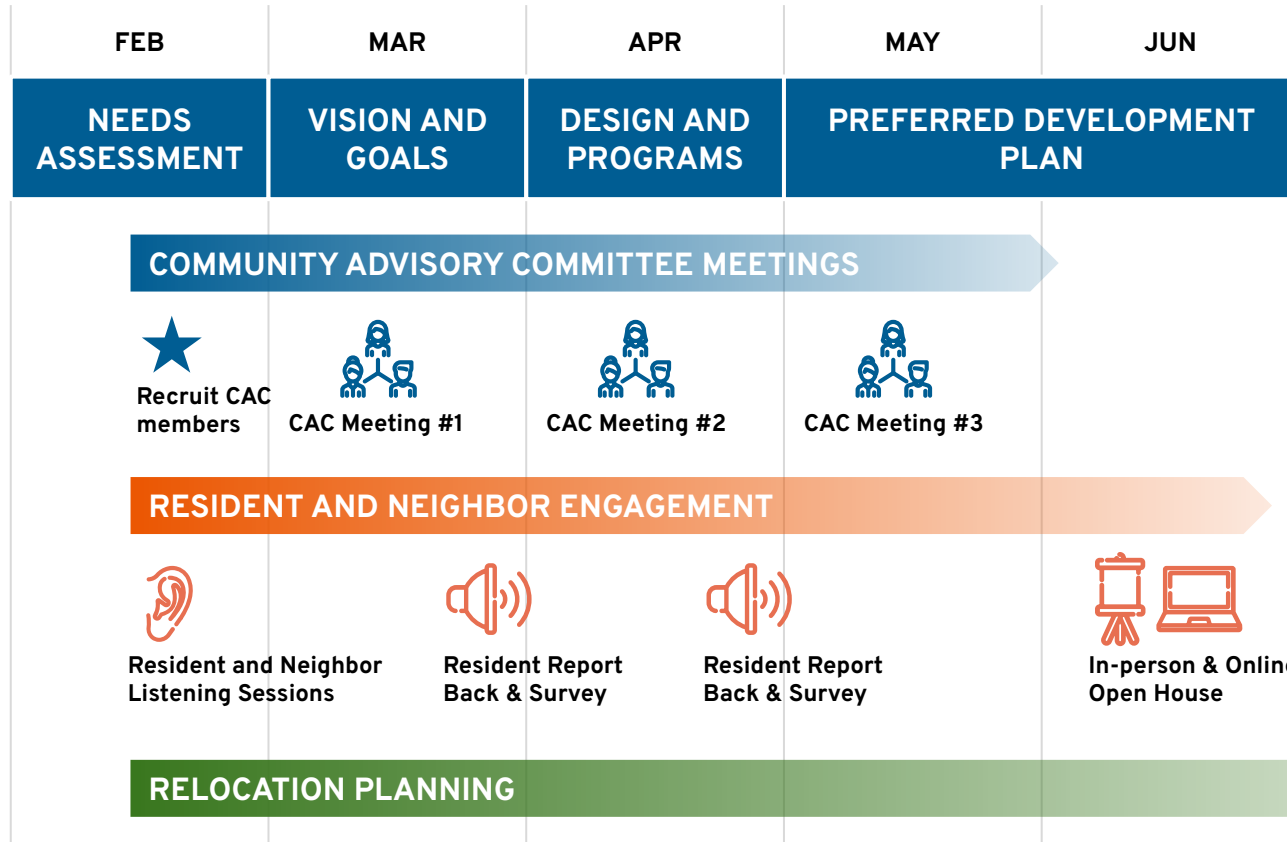
- Provide ample opportunities for residents and neighbors to weigh in
- Center resident voices in shaping the new vision, program and design
- Be transparent about what is and isn't possible and communicate knowns and unknowns in the process.

2




Create a plan that is fair, equitable and reflects community values

- Upgrade old streets
- Update the community with new sustainable homes that are built for families of today with the future in mind
- Increase the number of homes to meet the needs of different households and incomes

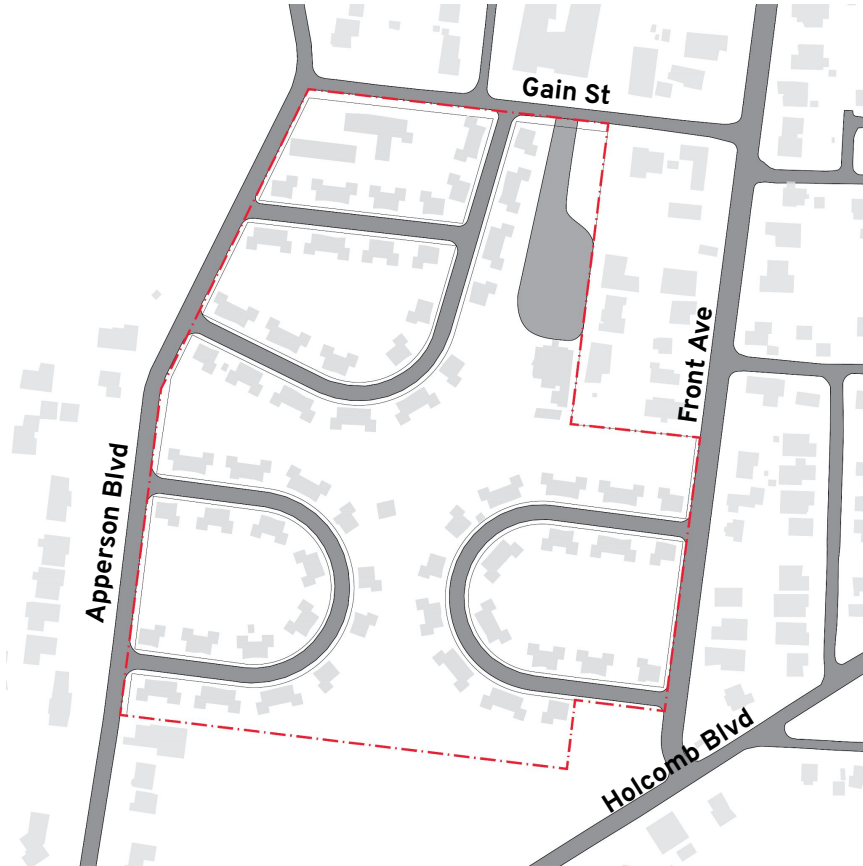
PROJECT TIMELINE



HOW AND WHEN WILL DEVELOPMENT HAPPEN?

2024				2025		
WINTER	SPRING	SUMMER	FALL	WINTER	SPRING	FALL
Community Engagement						
	 Section 18 Application Submission	Architectural Design & Permitting				
		Planning and Design - Site Concept				
			 Section 18 Approval	Relocation		
						 Construction Starts

EXISTING CONDITIONS



Site Area: 16.5 acres

Units: 100

Amenities:

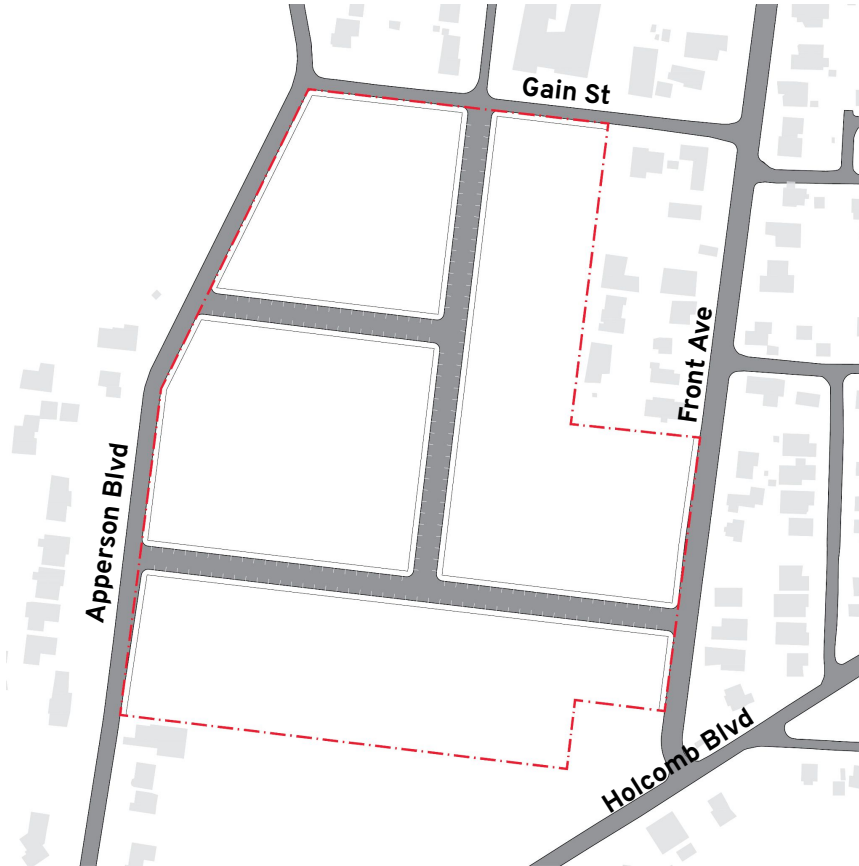
Community Gardens

Playground

Flexible Open Space

Community Room

REDEVELOPMENT OBJECTIVES



Site Area: 16.5 acres

Target Units: 250

Street Grid: Will be designed to respond to context and planning requirements.

REDEVELOPMENT PATTERNS





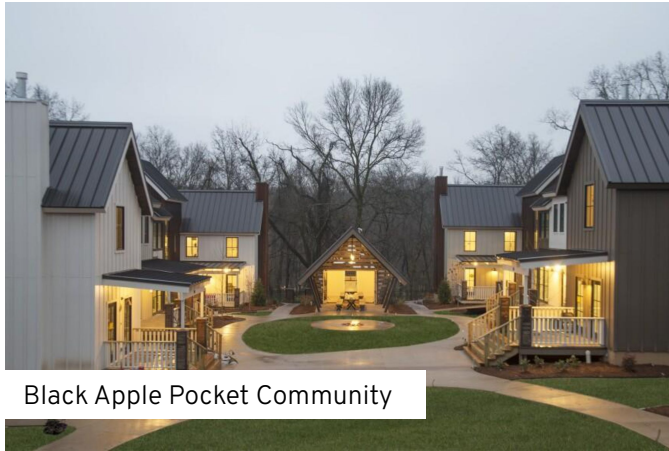
Keller Court



Broad Street Commons



Cully Grove



Black Apple Pocket Community

Cottage Clusters

Up to 12 apartments, each with its own entry, organized around a courtyard. This style of development balances privacy and individuality with welcoming and usable outdoor spaces.



Pedestrian Paths



Community Garden



Play Area



Existing Trees

Site Amenities

A new development with cottage clusters will provide opportunities for a variety of site amenities including pedestrian paths, community gardens, play areas, and retaining many of the existing trees.

**LET'S TAKE A
POLL!**



**COMMUNITY
ADVISORY
COMMUNITY
(CAC)**



Participate in the Community Advisory Committee!

What will the CAC do? Why is it valuable?

- Be a sounding board for HACC and the consultant team
- Help the project team make informed decisions that are aligned with the needs of the community
- To facilitate communication between project team and residents

Who will be represented in the CAC?

- Residents

Is it paid?

- **YES!** CAC members will receive a gift card for each meeting attended as compensation for their time.

What is the commitment?

- Participate in at least **three meetings over 3-4 months**
 - Vision workshop
 - Design workshop
 - Preferred development plan meeting
- 2-hour, in-person meetings in the CH community room

CAC Meeting Dates

March 13
6-8pm

Provide feedback on
development vision and
goals

April 10
6-8pm

Provide feedback on design
and amenities

May 8
6-8pm

Provide feedback on the
preferred development
plan

Come talk to us if you're interested!

NEXT STEPS/ CLOSING