

December 2, 2021

Housing Authority Board of Commissioners
Clackamas County

Members of the Board:

Approval of a HACC Resolution No. 1958 Delegating an Authorized Representative(s) to act on behalf of the Housing Authority of Clackamas County to finalize the Regional Affordable Housing Bond and the Project-Based Voucher Contract for the Good Shepherd Village development in Happy Valley. Funding sources for this development include Regional Affordable Housing Bond funds and Section 8 Project Based Vouchers
No County General Funds Involved

Purpose/Outcomes	Approval of Resolution No. 1958 for the Delegation of Authority for the documents related to the Regional Affordable Housing Bond Loan and Section 8 and Mainstream Project-Based Vouchers allotted for the Good Shepherd Village development in Happy Valley.
Dollar Amount and Fiscal Impact	\$18,330,000 in Regional Affordable Housing Bond funds and 35 Section 8 and Mainstream Project-Based Vouchers
Funding Source	No County funds are involved
Duration	Financial closing scheduled on February 3, 2022
Previous Board Action/Review	7/23/20 – Housing Authority Board endorses three projects from first Regional Affordable Housing Bond fund NOFA including Good Shepherd Village
Counsel Review	11/16/21, Paul Dagle, Elliott, Ostrander & Preston, P.C.
Strategic Plan Alignment	1. Sustainable and affordable housing 2. Ensure safe, healthy and secure communities
Contact Person	Toni Karter, Interim Executive Director, Housing Authority 503-650-3139

Staff is requesting the approval of Resolution No.1958 to provide Delegation of Authority to an Authorized Representative(s) to act on behalf of the Housing Authority to finalize the terms of, execute, acknowledge, and deliver documents related to the Regional Affordable Housing Bond Loan and the Project-Based Voucher contract for the Good Shepherd Village project. Good Shepherd Village is one of three projects awarded bond funds and Section 8 and Mainstream project based vouchers in the County’s first round solicitation for Regional Affordable Housing Bond fund. The project is scheduled to close construction financing in the first quarter of 2022. Timely approval of the resolution before the end of the calendar year will ensure the bond project moves forward on schedule and further advances County affordable housing goals established in the Local Implementation Strategy.

BACKGROUND:

Good Shepherd Village is the first regulated affordable housing development in Happy Valley. The development will include 143 units ranging in size from studios to three-bedrooms. The project includes 35 Permanent Supportive Housing (PSH) units reserved for households who

have experienced houselessness or are at risk of becoming houseless, including 15 apartments expressly for Veterans and 5 apartments for nonelderly and disabled households. Regional Affordable Housing Bond funds dedicated to this project total \$18,330,000. Other funding for this project includes 4% Low Income Housing Tax Credit equity, OHCS Permanent Supportive Housing funds, OHCS Energy Program funds, 35 Project-based vouchers, tax-exempt debt, private funding, and donated land.

Good Shepherd Village Timeline:

11/4/2019 – Local Implementation Strategy (LIS) and Intergovernmental Agreement between HACC and Metro for Regional Affordable Housing Bonds were approved and adopted.

1/22/20 – First Notice of Funding Availability (NOFA) was released for Regional Affordable Housing Bond Funds. HACC allotted 125 Section 8 Project-Based Vouchers to projects awarded.

4/20/20 – NOFA applications were received for 5 projects.

7/23/20 – Housing Authority Board endorses three projects including Good Shepherd Village.

12/2/21 – Resolution No. 1958 for the Delegation of Authority to finalize the Regional Affordable Housing Bond Loan and the Project-Based Voucher Contract for the Good Shepherd Village development in Happy Valley brought to the Housing Authority Board for approval.

ATTACHMENTS:

- Resolution No. 1958 Authorizing Loan of Regional Affordable Housing Bond Funds and award of 35 Project-Based Vouchers to support the development of Good Shepherd Village
- Project Information Sheet: Good Shepherd Village

RECOMMENDATION:

HACC staff recommends the approval of Resolution No.1958 Delegating an Authorized Representative(s) to act on behalf of the Housing Authority of Clackamas County to finalize the Regional Affordable Housing Bond Loan and the Project-Based Voucher Contract for the Good Shepherd Village development in Happy Valley.

Respectfully submitted,



Rodney A. Cook, Director
Health, Housing and Human Services

**BEFORE THE BOARD OF COMMISSIONERS
OF THE HOUSING AUTHORITY OF CLACKAMAS COUNTY**

In the Matter of Authorizing the Metro Bond Funds Loan Financing and Related Matters, for the Good Shepherd Apartments Project



RESOLUTION NO. 1958

Page 1 of 4

WHEREAS, the Housing Authority of Clackamas County (“**Authority**”) works to provide affordable multifamily housing (“**Affordable Housing**”) for persons and families of lower income pursuant to Oregon Revised Statutes (“ORS”) 456.005 through 456.235; and,

WHEREAS, the Metro Housing Bond sponsored by Metro was approved by voters in the Metro Region in 2018 to provide funding within the Metro Region for Affordable Housing (“**Metro Bond Funds**”); and

WHEREAS, the Authority acting on behalf of Clackamas County, Oregon has been designated as the agency for the County to apply for such Metro Bond Funds and to loan such funds to developers of Affordable Housing; and

WHEREAS, Good Shepherd Limited Partnership (the “**Partnership**”) applied to the Authority for a loan of Metro Bond Funds in the amount up to Eighteen Million Three Hundred Thirty Thousand Dollars (\$18,330,000) (the “**Metro Bond Funds Loan**”) to be used in connection with the development of Good Shepherd Apartments, with a property address of 12596 SE 162nd Avenue, Happy Valley, Oregon (the “**Project**”); and

WHEREAS, the Authority has applied to Metro to be allocated Metro Bond Funds in the amount up to Eighteen Million Three Hundred Thirty Thousand Dollars (\$18,330,000) to be loaned to the Partnership to use in connection with the development of the Project and has received final approval for the award of such Metro Bond Funds; and

WHEREAS, the Authority desires to make a loan to the Partnership of the Metro Bond Funds in the amount of up to Eighteen Million Three Hundred Thirty Thousand Dollars (\$18,330,000); and

WHEREAS, the Partnership has requested the award of up to thirty-five (35) Project-Based Vouchers in connection with the development of the Project; and

WHEREAS, the United States Department of Housing and Urban Development (HUD) requires the approval of the Authority in connection with their consideration and approval of any award of Project-Based Vouchers; and

WHEREAS, the Authority will apply to HUD for such approval; and

WHEREAS, subject to the approval of HUD, the Authority desires to award up to 35 Project-Based Vouchers to the Partnership to be awarded to the Project on its completion; and

WHEREAS, upon receipt of HUD approval, the Authority desires to enter into Agreement to Enter into a Housing Assistance Payment Contracts (the "**AHAP Contracts**") which will provide that upon timely completion of the Project, 35 Project-Based Vouchers will be awarded pursuant to the Project-Based Voucher Program Housing Assistance Payment Contracts (the "**HAP Contracts**");

NOW, THEREFORE, THE AUTHORITY ADOPTS THE FOLLOWING RESOLUTIONS:

Section 1. Approve Metro Bond Funds Loan to the Partnership.

BE IT RESOLVED, that the Authority is authorized to negotiate, execute and deliver on behalf of the Authority the Metro Bond Funds Loan Documents listed on the attached **Exhibit A** (whether bearing the name listed or names to similar effect) and such other documents as reasonably may be required in connection with the Metro Bond Funds Loan all in the form approved by any single Authorized Representative (such approval to be conclusively demonstrated by the signature of any single Authorized Representative on such documents).

Section 2. Approve Award of 35 Project Based Vouchers.

BE IT RESOLVED, that, subject to HUD approval, the Authority is authorized to award thirty-five (35) Project-Based Vouchers to the Partnership (the "**Project Based Vouchers**"); and

BE IT FURTHER RESOLVED, that the Authority is authorized to negotiate, execute and deliver on behalf of the Authority the AHAP Contracts and the HAP Contracts with the Partnership relating to the Project-Based Vouchers listed on the attached **Exhibit A** (whether bearing the name listed or names to similar effect) and such other documents as reasonably may be required in connection with the award of the Project-Based Vouchers all in the form approved by any single Authorized Representative (such approval to be conclusively demonstrated by the signature of any single Authorized Representative on such documents).

Section 3. Delegation.

BE IT RESOLVED, that the Executive Director of the Authority, the Director of Health, Housing and Human Services, and the Director of Housing Development is each an Authorized Representative, as that term is used in these Resolutions, and each may individually, on behalf of the Authority, and without further action by the Board, finalize the terms of, execute, acknowledge, and deliver the actions and documents authorized herein.

Section 4. General Resolutions Authorizing and Ratifying Other Actions.

BE IT RESOLVED, that any Authorized Representative is authorized to negotiate, execute and deliver on behalf of the Authority such other agreements, certificates, and documents, and to take or authorize to be taken all such other actions any Authorized Representative shall deem necessary or desirable to carry out the transactions contemplated by the foregoing resolutions (such determination to be conclusively demonstrated by the signature of any single Authorized Representative on such document); and

BE IT FURTHER RESOLVED, that to the extent any action, agreement, document or certification has heretofore been taken, executed, delivered or performed by an Authorized Representative named in these Resolutions on behalf of the Authority to carry out the transactions contemplated by the foregoing resolutions, the same is hereby ratified and affirmed.

NOW, THEREFORE, BE IT RESOLVED, that the Chair or one of the Directors may finalize negotiations, execute, acknowledge and deliver the Documents and any other documents and take any actions that are necessary or desirable to complete the Documents, this Resolution and Order.

DATED THIS _____ DAY OF DECEMBER 2021

BOARD OF COMMISSIONERS FOR THE
HOUSING AUTHORITY OF CLACKAMAS COUNTY

Chair

Recording Secretary

APPROVED AS TO FORM



COUNSEL FOR HOUSING AUTHORITY
OF CLACKAMAS COUNTY, OREGON

EXHIBIT A

Metro Bond Funds Loan Documents

1. Loan Agreement (Good Shepherd Apartments)
2. Metro Bond Program Promissory Note (Good Shepherd Apartments)
3. Line of Credit Trust Deed, Security Agreement, Fixture Filing and Assignment of Leases and Rents (Good Shepherd Apartments)
4. Regulatory Agreement
5. Replacement Cost and Capital Improvements Agreement
6. Priority and Subordination Agreement

Project Based Voucher Documents

1. Agreement to Enter into a Housing Assistance Payment (AHAP) Contracts and any applicable Riders
2. Housing Assistance Payment Payments (HAP) Contracts and any applicable Riders

Other Related Documents

1. Any other documents that are necessary or desirable to be executed and delivered in connection with the Metro Bond Funds Loan as determined by the Executive Director of the Authority; and
2. Any documents that are necessary or desirable to be executed and delivered in connection with the closing of the term loan and repayment of the construction loan pursuant to the provisions of the loan documents as determined by the Executive Director of the Authority.



At a glance

Total unit count: 143

Total development cost:
\$60 million

Regional Affordable Housing Bond funds: \$18.3 million

Bond funds per unit: \$128,000

Project type: New construction

Sponsor: Caritas Community Housing Corporation

Development consultant:
Housing Development Center

Architect: MWA Architects

General contractor: Walsh Construction

Partners: Familias en Accion, APANO, El Programa Hispano, Quantum Residential

Funding: Low Income Housing Tax Credits, OHCS Permanent Supportive Housing Funds, OHCS Energy Program, Regional Affordable Housing Bond, Project-based Section 8 vouchers, private funding, donated land

Construction begins:
February 2022

Anticipated completion:
July 2023

Good Shepherd Village

SE 162nd - Happy Valley - Caritas Community Housing Corporation

Good Shepherd Village, the first regulated affordable housing development in Happy Valley, will be 143 units from studios to three-bedrooms, including 35 project-based vouchers. The project sets aside 35 apartments of Permanent Supportive Housing (PSH) for those who have experienced homelessness or are at risk of being homeless, including 15 apartments expressly for Veterans. Residents will have convenient access to public transit, grocery stores, schools, a public library, multiple parks and healthcare resources.

In 2012, the Brockamp Family donated 11 acres in Happy Valley to Catholic Charities of Oregon (CCO) for affordable housing. The property offers a beautiful four-acre natural area in the northeast part of the site.

The three-bedrooms and several of the two-bedroom units will be focused in two buildings each surrounding a small courtyard. A third building will house all of the studios, one-bedrooms, and remaining two-bedrooms, as well as community rooms and office space for resident and supportive services. Each building will also provide laundry facilities and secure bike parking for residents. The site will include parking and outdoor gathering and play areas. The project uses trauma-informed design, universal design, and sustainable design elements.

Catholic Charities of Oregon is called by a tradition of social justice to the work of equity and inclusion. CCO works to advance equity for immigrants, refugees, and people who are homeless and vulnerable, with a special emphasis on those who are not served by other providers. Good Shepherd Village will serve priority populations with a broad range of needs based on an analysis of people living and/or working in Happy Valley. Services will be provided by Catholic Charities of Oregon in addition to project partners, and the housing arm of CCO, Caritas Housing, will act as the developer.



Development program

Good Shepherd is 143 units of new affordable housing and includes 35 project-based vouchers and one management unit.

Unit size (no. of bedrooms)	No. of units	AMI%	PBVs	Square feet/unit	Gross monthly rent/unit
Studio	8	30%	8	400	\$507
Studio	5	60%	0	400	\$1015
One bedroom	22	30%	17	550	\$544
One bedroom	28	60%	0	550	\$1,088
Two bedroom	19	30%	5	850	\$653
Two bedroom	41	60%	0	850	\$1,306
Three bedroom	9	30%	5	1,100	\$754
Three bedroom	10	60%	0	1,100	\$1,509
Management unit	1	NA	0	1,100	\$0
Total	143		35		

Amenities

- Two public elementary schools within one mile
- Transit within 1/4 mile and one mile
- Providence Clinic within 1/2 mile
- Library within one mile
- Multiple parks and recreation areas within 1/4 mile
- Secure bike parking
- On site community rooms
- On site management and services offices and meeting spaces
- Outdoor play areas
- In unit heating and cooling



December 2, 2021

Housing Authority Board of Commissioners
Clackamas County

Members of the Board:

Approval of HACC Resolution No. 1959 Delegating an Authorized Representative(s) to act on behalf of the Housing Authority of Clackamas County to finalize the Regional Affordable Housing Bond Loan and the Section 8 Project-Based Voucher Contract for the Maple Apartments development in Oregon City. Funding sources for this development include Regional Affordable Housing Bond funds and Section 8 Project Based Vouchers
No County General Funds Involved

Purpose/Outcomes	Approval of Resolution No. 1959 for the Delegation of Authority for the closing documents for the Regional Affordable Housing Bond Loan and Section 8 Project-Based Vouchers allotted for the Maple Apartments development in Oregon City.
Dollar Amount and Fiscal Impact	\$15,903,000 in Regional Affordable Housing Bond funds and 70 Section 8 Project-Based Vouchers
Funding Source	No County funds are involved
Duration	Financial closing scheduled on March 3, 2022
Previous Board Action/Review	7/23/20 – Housing Authority Board endorses three projects from first Regional Affordable Housing Bond fund NOFA including Maple Apartments
Counsel Review	11/16/21, Paul Dagle, Elliott, Ostrander & Preston, P.C.
Strategic Plan Alignment	1. Sustainable and affordable housing 2. Ensure safe, healthy and secure communities
Contact Person	Toni Karter, Interim Executive Director, Housing Authority 503-650-3139

Staff is requesting the approval of Resolution No.1959 to provide Delegation of Authority to an Authorized Representative(s) to act on behalf of the Housing Authority to finalize the terms of, execute, acknowledge, and deliver documents related to the Regional Affordable Housing Bond Loan and the Section 8 Project-Based Voucher contract for the Maple Apartments project. Maple Apartments is one of three projects awarded bond funds and Section 8 vouchers in the County’s first round solicitation for Regional Affordable Housing Bond fund. The project is scheduled to close construction financing in the first quarter of 2022. Timely approval of the resolution before the end of the calendar year will ensure the bond project moves forward on schedule and further advances County affordable housing goals established in the Local Implementation Strategy.

BACKGROUND:

Maple Apartments is a 171 unit affordable housing development located in Oregon City. Designed with agricultural workers and low-income families in mind, units are a mix of one, two, three and four bedrooms, with 75% of units two-bedrooms and larger. 70 units will be reserved for households with incomes at or below 30% Area Median Income. 43 units are set

aside for agricultural workers and field laborers and their families. Maple will provide year-round, off-farm, permanent housing with programmatic elements designed with farmworkers in mind. Nine units are reserved for permanent housing for people experiencing houselessness or are at risk of becoming houseless. Regional Affordable Housing Bond funds dedicated to this project total \$15,903,000. Other funding for this project includes 4% Low Income Housing Tax Credit equity, Agriculture Workforce Housing Tax Credit equity, 70 Project-based Section 8 Vouchers, tax-exempt debt and private funding.

Maple Apartments Timeline:

11/4/2019 – The Local Implementation Strategy and an Intergovernmental Agreement between HACC and Metro for Regional Affordable Housing Bonds were approved and adopted.

1/22/20 – First Notice of Funding Availability (NOFA) was released for Regional Affordable Housing Bond funds. HACC allotted 125 Section 8 Project-Based Vouchers to projects awarded Bond funds.

4/20/20 – NOFA applications were received for 5 projects.

7/23/20 – Housing Authority Board endorses three projects including Maple Apartments.

12/2/21 – Resolution No. 1959 for the Delegation of Authority to finalize the Regional Affordable Housing Bond Loan and the Section 8 Project-Based Voucher Contract for the Maple Apartments development in Oregon City brought to the Housing Authority Board for approval.

ATTACHMENTS:

- Resolution No. 1959 granting Delegation of Authority for the closing documents for the Regional Affordable Housing Bond Loan and Section 8 Project-Based Vouchers allotted for the Maple Apartments development in Oregon City.
- Project Information Sheet: Maple Apartments

RECOMMENDATION:

HACC staff recommends the approval of Resolution No.1959 for Delegating an Authorized Representative(s) to act on behalf of the Housing Authority of Clackamas County to finalize the Regional Affordable Housing Bond Loan and the Section 8 Project-Based Voucher Contract for the Maple Apartments development in Oregon City.

Respectfully submitted,



Rodney A. Cook, Director
Health, Housing and Human Services

**BEFORE THE BOARD OF COMMISSIONERS
OF THE HOUSING AUTHORITY OF CLACKAMAS COUNTY**

In the Matter of Authorizing the Metro Bond
Funds Loan Financing and Related
Matters, for the Maple Apartments



RESOLUTION NO. 1959

Page 1 of 4

WHEREAS, the Housing Authority of Clackamas County ("**Authority**") works to provide affordable multifamily housing ("**Affordable Housing**") for persons and families of lower income pursuant to Oregon Revised Statutes ("ORS") 456.005 through 456.235; and,

WHEREAS, the Metro Housing Bond sponsored by Metro was approved by voters in the Metro Region in 2018 to provide funding within the Metro Region for Affordable Housing ("**Metro Bond Funds**"); and

WHEREAS, the Authority acting on behalf of Clackamas County, Oregon has been designated as the agency for the County to apply for such Metro Bond Funds and to loan such funds to developers of Affordable Housing; and

WHEREAS, Maple OC Limited Partnership (the "**Partnership**") applied to the Authority for a loan of Metro Bond Funds in the amount up to Fifteen Million Nine Hundred Three Thousand Dollars (\$15,903,000) (the "**Metro Bond Funds Loan**") to be used in connection with the development of Maple Apartments, with a property address of 14268 Maplelane Court, Oregon City, Oregon (the "**Project**"); and

WHEREAS, the Authority has applied to Metro to be allocated Metro Bond Funds in the amount up to Fifteen Million Nine Hundred Three Thousand Dollars (\$15,903,000) to be loaned to the Partnership to use in connection with the development of the Project and has received final approval for the award of such Metro Bond Funds; and

WHEREAS, the Authority desires to make a loan to the Partnership of the Metro Bond Funds in the amount of up to Fifteen Million Nine Hundred Three Thousand Dollars (\$15,903,000); and

WHEREAS, the Partnership has requested the award of up to seventy (70) Project-Based Section 8 Vouchers in connection with the development of the Project; and

WHEREAS, the United States Department of Housing and Urban Development (HUD) requires the approval of the Authority in connection with their consideration and approval of any award of Project Based Section 8 Vouchers; and

WHEREAS, the Authority will apply to HUD for such approval; and

WHEREAS, subject to the approval of HUD, the Authority desires to award 70 Project Based Section 8 Vouchers to the Partnership to be awarded to the Project on its completion; and

WHEREAS, upon receipt of HUD approval, the Authority desires to enter into an Agreement to Enter Into A Housing Assistance Payment Contract (the "**AHAP Contract**") which will provide that upon timely completion of the Project the 70 Section 8 Project Vouchers will be awarded pursuant to the Section 8 Project-Based Voucher Program Housing Assistance Payment Contract (the "**HAP Contract**");

NOW, THEREFORE, THE AUTHORITY ADOPTS THE FOLLOWING RESOLUTIONS:

Section 1. Approve Metro Bond Funds Loan to the Partnership.

BE IT RESOLVED, that the Authority is authorized to negotiate, execute and deliver on behalf of the Authority the Metro Bond Funds Loan Documents listed on the attached **Exhibit A** (whether bearing the name listed or names to similar effect) and such other documents as reasonably may be required in connection with the Metro Bond Funds Loan all in the form approved by any single Authorized Representative (such approval to be conclusively demonstrated by the signature of any single Authorized Representative on such documents).

Section 2. Approve Award of 70 Project Based Vouchers

BE IT RESOLVED, that, subject to HUD approval, the Authority is authorized to award seventy (70) Section 8 Project Based Vouchers to the Partnership (the "**Project Based Vouchers**"); and

BE IT FURTHER RESOLVED, that the Authority is authorized to negotiate, execute and deliver on behalf of the Authority the AHAP Contract and the HAP Contract with the Partnership relating to the Project Based Vouchers listed on the attached **Exhibit A** (whether bearing the name listed or names to similar effect) and such other documents as reasonably may be required in connection with the award of the Project Based Vouchers all in the form approved by any single Authorized Representative (such approval to be conclusively demonstrated by the signature of any single Authorized Representative on such documents).

Section 3. Delegation.

BE IT RESOLVED, that the Executive Director of the Authority, the Director of Health, Housing and Human Services, and the Director of Housing Development is each an Authorized Representative, as that term is used in these Resolutions, and each may individually, on behalf of the Authority, and without further action by the Board, finalize the terms of, execute, acknowledge, and deliver the actions and documents authorized herein.

Section 4. General Resolutions Authorizing and Ratifying Other Actions.

BE IT RESOLVED, that any Authorized Representative is authorized to negotiate, execute and deliver on behalf of the Authority such other agreements, certificates, and documents, and to take or authorize to be taken all such other actions any Authorized Representative shall deem necessary or desirable to carry out the transactions contemplated by the foregoing resolutions (such determination to be conclusively demonstrated by the signature of any single Authorized Representative on such document); and

BE IT FURTHER RESOLVED, that to the extent any action, agreement, document or certification has heretofore been taken, executed, delivered or performed by an Authorized Representative named in these Resolutions on behalf of the Authority to carry out the transactions contemplated by the foregoing resolutions, the same is hereby ratified and affirmed.

NOW, THEREFORE, BE IT RESOLVED, that the Chair or one of the Directors may finalize negotiations, execute, acknowledge and deliver the Documents and any other documents and take any actions that are necessary or desirable to complete the Documents, this Resolution and Order.

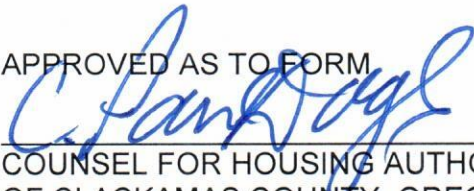
DATED THIS _____ DAY OF DECEMBER 2021

BOARD OF COMMISSIONERS FOR THE
HOUSING AUTHORITY OF CLACKAMAS COUNTY

Chair

Recording Secretary

APPROVED AS TO FORM



COUNSEL FOR HOUSING AUTHORITY
OF CLACKAMAS COUNTY, OREGON

EXHIBIT A

Metro Bonds Funds Loan Documents

1. Loan Agreement (Maple Apartments)
2. Metro Bond Program Promissory Note (Maple Apartments)
3. Line of Credit Trust Deed, Security Agreement, Fixture Filing and Assignment of Leases and Rents (Maple Apartments)
4. Regulatory Agreement
5. Replacement Cost and Capital Improvements Agreement
6. Priority and Subordination Agreement

Project Based Voucher Documents

1. Agreement to Enter into a Housing Assistance Payment Contract and any applicable Riders
2. Housing Assistance Payment Payments (HAP) Contract and any applicable Riders

Other Related Documents

1. Any other documents that are necessary or desirable to be executed and delivered in connection with the Metro Bonds Funds Loan as determined by the Executive Director of the Authority; and
2. Any documents that are necessary or desirable to be executed and delivered in connection with the closing of the term loan and repayment of the construction loan pursuant to the provisions of the loan documents as determined by the Executive Director of the Authority.



At a glance

Total unit count: 171
Total development cost: \$62.6 million
Regional Affordable Housing bond funds: \$15.9 million
Bond funds per unit: \$93,000
Project type: New construction
Sponsor: Community Development Partners and Hacienda CDC
Architect: Salazar
General contractor: LMC Construction
Partner: Guardian Property Management
Funding: Low Income Housing Tax Credits, Agriculture Workforce Housing Tax Credit, Regional Affordable Housing Bond, Project-based Section 8 Vouchers, private funding
Construction begins: March 2022
Anticipated completion: November 2023

Maple Apartments

S. Beaver Creek Rd - Oregon City - Community Development Partners and Hacienda CDC

Maple Apartments, a partnership between Community Development Partners and Hacienda CDC, is a multi-building complex set around a gracious central green space to be designed as a publicly accessible park. Units are a mix of one, two, three and four bedrooms, with 75% being two-bedroom and larger. CDP and Hacienda have designed Maple to house and support several high barrier groups, including:

- Agricultural workers – supported by the Agriculture Workforce Housing Tax Credit (AWHTC), 12 units are set aside for agricultural workers and their families. Maple will provide year-round, off-farm, permanent housing with programmatic elements designed with farmworkers in mind.
- Field laborers – 31 additional units for field laborers and their families. Similar to agricultural workers but not included as part of the above grant.
- Families at or below 30% AMI including people with rental barriers – 70 project-based vouchers to support these vulnerable households.
- Homeless households – 9 units set aside for permanent housing for people who have been houseless.

Located minutes from Clackamas Community College in Oregon City, the site rests on a hillside abutting a quiet residential neighborhood. The site design includes a series of amenities (community gardens, walking paths, play areas, picnic/BBQ areas and parking spaces) within a park-like setting, preserving several clusters of existing mature trees. The project also includes a community room, book share library, computer stations and demonstration kitchen for events/classes.



Community Development Partners



Housing Authority of Clackamas County



Development program

Maple is 171 units, with 70 project-based vouchers. Designed with immigrant, agricultural worker and low-income families in mind, 75% of units are two-bedroom and bigger.

Unit size (no. of bedrooms)	No. of units	AMI%	PBVs	Square feet/unit	Gross monthly rent/unit
One bedroom	24	30%	24	549	\$544
One bedroom	18	60%	0	549	\$1,088
Two bedroom	29	30%	29	796	\$653
Two bedroom	25	60%	0	796	\$1,306
Three bedroom	17	30%	17	1,027	\$755
Three bedroom	49	60%	0	1,027	\$1,509
Four bedroom	9	60%	0	1,300	\$1,683
Total	171		70		

Amenities

- One grocery within 1/4 mile, and two more within one mile
- Community garden, walking paths and outdoor BBQ area
- 174 parking spaces
- Community spaces such as a book share room and demonstration kitchen
- Clackamas Community College less than half a mile away

