

August 15, 2024

BCC Agenda Date/Item: _____

Housing Authority Board of Commissioners
 Clackamas County

Approval to apply for a Multifamily Incentive Package from the PGE Renewable Development Fund to promote sustainable building systems at the Hillside Park Redevelopment Project. The grant value is up to \$350,000. Funding through State funding. No County General Funds are involved.

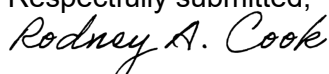
Previous Board Action/Review	August 13, 2024 – Item presented at Issues		
Performance Clackamas	This funding aligns with the County’s strategic priority to ensure safe, healthy, and secure communities by developing a more energy-efficient property at the Hillside Park location.		
Counsel Review	Yes	Procurement Review	No
Contact Person	Devin Ellin, Director of Housing Development, HACC	Contact Phone	971-227-0472

EXECUTIVE SUMMARY: The Housing Authority of Clackamas County (HACC), a component unit within the Housing and Community Development Division of the Health, Housing and Human Services Department, is requesting approval to apply for up to \$350,000 in Multifamily Incentive funding from the PGE Renewable Development Fund to support energy efficiency for the Hillside Park Redevelopment Project.

The PGE Renewable Development Fund (RDF) is funded by 235,000 Green Future customers, making it the largest renewable program in the country. Since 1999, the RDF has awarded \$16.5 million to 87 projects, creating 16.6 megawatts of renewable generation. This grant funding will promote sustainable building systems at Hillside Park, reducing energy and utility costs for future residents.

The application has a deadline of August 31, 2024. The grant has no matching fund requirement, and no County General Funds are involved. Funding from this grant will be combined with other funding sources already committed to the Hillside Redevelopment Project.

RECOMMENDATION: Staff recommends the board approve staff to apply for a Multifamily Incentive funding from the PGE RDF to support energy efficiency for the Hillside Park Redevelopment Project.

Respectfully submitted,


Rodney A. Cook
 Director of Health Housing and Human Services

For Filing Use Only

Financial Assistance Application Lifecycle Form

Use this form to track your potential award from conception to submission.

Sections of this form are designed to be completed in collaboration between department program and fiscal staff.

If renewal or direct appropriation, complete sections I, II, IV & V only. Section III is not required.

If Disaster or Emergency Relief Funding, EOC will need to approve prior to being sent to the BCC

****CONCEPTION****

Section I: Funding Opportunity Information - To Be Completed by Requester

Award type: Direct Appropriation (no application) Subrecipient Award Direct Award

Award Renewal? Yes No

Lead Fund # and Department:	610 - HS - Housing Authority
Name of Funding Opportunity:	The PGE Renewable Development Fund

Funding Source: Federal – Direct Federal – Pass through State Local

Requestor Information: (Name of staff initiating form)	Devin Ellin - HACC Director of Development
Requestor Contact Information:	Dellin@clackamas.us - 971-227-0472
Department Fiscal Representative:	Darren Chilton
Program Name & Prior Project #: (please specify)	Hillside Park Redevelopment - Clackamas County Housing Authority - Development

Brief Description of Project:

The Hillside Park site in Milwaukie, Oregon is being redeveloped to create a safe, healthy, and secure community by replacing 100 units of near-obsolete public housing with up to units of newly constructed affordable housing. Phase 1 of the Hillside Park Redevelopment project will replace 54 units of deteriorating public housing with 275 units of newly constructed housing affordable to households with incomes at or below 60% of the Area Median Income (AMI).

Name of Funding Agency:

Notification of Funding Opportunity Web Address:

OR

Application Packet Attached: Yes No

Completed By: _____ Date: _____

**** NOW READY FOR SUBMISSION TO DEPARTMENT FISCAL REPRESENTATIVE ****

Section II: Funding Opportunity Information - To Be Completed by Department Fiscal Rep

Competitive Application Non-Competing Application Other

Assistance Listing Number (ALN), if applicable:	N/A	Funding Agency Award Notification Date:	Rolling
Announcement Date:	July 1, 2024	Announcement/Opportunity #:	N/A
Grant Category/Title	Energy Efficiency & Solar Grants	Funding Amount Requested:	\$350,000
Allows Indirect/Rate:	N/A	Match Requirement:	N/A
Application Deadline:	August 31, 2024	Total Project Cost:	\$150,000,000
Award Start Date:	August 28, 2024	Other Deadlines and Description:	
Award End Date	June 2026		
Completed By:		Program Income Requirements:	N/A
Pre-Application Meeting Schedule:	Meeting with Related, HACC Development Team & HACC Finance Team		

Additional funding sources available to fund this program? Please describe:
 Low Income Housing Tax Credits (LIHTCs), Private Activity Bonds, State and Local funding sources, Grants

How much General Fund will be used to cover costs in this program, including indirect expenses?
 No County General Funds are involved

How much Fund Balance will be used to cover costs in this program, including indirect expenses?
 N/A

In the next section, limit answers to space available.

Section III: Funding Opportunity Information - To Be Completed at Pre-Application Meeting by Dept Program and Fiscal Staff

Mission/Purpose:

1. How does the grant/funding opportunity support the Department and/or Division's Mission/Purpose/Goals?

The Hillside Park site in Milwaukie, Oregon is being redeveloped to create a safe, healthy, and secure community by replacing 100 units of near-obsolete public housing with up to 500 units of newly constructed affordable housing. Phase I of the Hillside Park redevelopment project will replace 54 units of deteriorating public housing with 275 units of newly constructed housing affordable to households with incomes at or below 60% of the AMI.

2. Who, if any, are the community partners who might be better suited to perform this work?

N/A

3. What are the objectives of this funding opportunity? How will we meet these objectives?

The PGE Renewable Development Fund is made possible by a community of more than 235,000 Green Future customers, the largest renewable program in the country. RDF funds come from a portion of the payments that Green Future Choice and Block customers voluntarily pay in addition to their standard PGE electricity bill. Since its inception in 1999, the Renewable Development Fund has awarded 87 projects with more than \$16.5 million, creating more than 16.6 MW of renewable generation.

4. Does the grant/financial assistance fund an existing program? If yes, which program? If no, what is the purpose of the program?

This grant funding is intended to promote sustainable building systems at Hillside Park, thereby reducing operational energy burdens and utility costs at the project.

Organizational Capacity:

1. Does the organization have adequate and qualified staff? If no, can staff be hired within the grant/financial assistance funding opportunity timeframe?

Yes

2. Are there partnership efforts required? If yes, who are we partnering with and what are their roles and responsibilities?

HACC is the current landowner and will retain long term ownership of the property after the redevelopment's completion. PGE has an existing relationship with Related due to its partnerships around other affordable housing projects.

3. If this is a pilot project, what is the plan for sun setting the project and/or staff if it does not continue (e.g. making staff positions temporary or limited duration, etc.)?

N/A

4. If funded, would this grant/financial assistance create a new program, does the department intend for the program to continue after initial funding is exhausted? If yes, how will the department ensure funding (e.g. request new funding during the budget process, supplanted by a different program, etc.)?

No, this will add to other funding sources to further the redevelopment of Hillside Park.

Collaboration

1. List County departments that will collaborate on this award, if any.

N/A

Reporting Requirements

1. What are the program reporting requirements for this grant/funding opportunity?

TBD, but we expect it will include periodic project updates and a final submittal summarizing project success and spending.

2. How will performance be evaluated? Are we using existing data sources? If yes, what are they and where are they housed? If not, is it feasible to develop a data source within the grant timeframe?

Priorities for this funding are that the project can be delivered on schedule, on budget, and in adherence with the approved scope.

3. What are the fiscal reporting requirements for this funding?

TBD, but we expect that there will be periodic updates and a final submittal once the project is complete.

Fiscal

1. Are there other revenue sources required, available, or will be used to fund the program? Have they already been secured? Please list all funding sources and amounts.
Metro Housing Bonds \$40M, congressionally directed spending \$4M, OHCS LIFT funds \$6.65M, HOME and HOME-ARP funds \$8.2M, and other funding sources.

2. For applications with a match requirement, how much is required (in dollars) and what type of funding will be used to meet it (CGF, In-kind, local grant, etc.)?

N/A

3. Does this grant/financial assistance cover indirect costs? If yes, is there a rate cap? If no, can additional funds be obtained to support indirect expenses and what are those sources?

N/A

Other information necessary to understand this award, if any.

Program Approval:

Devin Ellin

7/24/24



Name (Typed/Printed)

Date

Signature

**** NOW READY FOR PROGRAM MANAGER SUBMISSION TO DIVISION DIRECTOR ****

****ATTACH ANY CERTIFICATIONS REQUIRED BY THE FUNDING AGENCY. COUNTY FINANCE OR ADMIN WILL SIGN****

Section IV: Approvals

DIVISION DIRECTOR (or designee, if applicable)

Shannon Callahan

07/24/24

Shannon Callahan

Name (Typed/Printed)

Date

Signature

DEPARTMENT DIRECTOR (or designee, if applicable)

Adam Brown

Jul 31, 2024

Adam Brown
Adam Brown (Jul 31, 2024 10:58 PDT)

Name (Typed/Printed)

Date

Signature

FINANCE ADMINISTRATION

Elizabeth Comfort

Jul 31, 2024

Elizabeth Comfort

Name (Typed/Printed)

Date

Signature

EOC COMMAND APPROVAL **WHEN NEEDED FOR DISASTER OR EMERGENCY RELIEF APPLICATIONS ONLY**

Name (Typed/Printed)

Date

Signature

Section V: Board of County Commissioners/County Administration

(Required for all grant applications. If your grant is awarded, all grant awards must be approved by the Board on their weekly consent agenda regardless of amount per local budget law 294.338.)

For applications \$150,000 and below:

COUNTY ADMINISTRATOR	Approved:	Denied:
Name (Typed/Printed)	Date	Signature

For applications up to and including \$150,000 email form to BCC staff at CA-Financialteam@clackamas.us for Gary Schmidt's approval.

For applications \$150,000.01 and above, email form with Staff Report to the Clerk to the Board at ClerktotheBoard@clackamas.us to be brought to the consent agenda.

BCC Agenda item #:

Date:

OR

Policy Session Date:

County Administration Attestation

County Administration: re-route to department at
and
Grants Manager at financegrants@clackamas.us
when fully approved.

Department: keep original with your grant file.