

**CLACKAMAS COUNTY BOARD OF COUNTY COMMISSIONERS**  
**Sitting/Acting as:**  
**Board of Commissioners of the Housing Authority of Clackamas County**

**Study Session Worksheet**

**Presentation Date:** 02/19/2019 **Approx Start Time:** 11:00 AM **Approx Length:** 30 minutes

**Presentation Title:** Clackamas County Guiding Values

Discussion of Clackamas County Guiding Values to be integrated within our local  
Housing Bond Implementation Strategy

**Department:** H3S/Housing Authority of Clackamas County (HACC)

**Presenters:** Richard Swift, Jill Smith and Stephen McMurtrey

WHAT ACTION ARE YOU REQUESTING FROM THE BOARD?

This is an informational session only, board confirmation and direction on proposed values is being sought.

EXECUTIVE SUMMARY:

**Background:**

1. In November of 2018 the voters of Clackamas, Washington, and Multnomah Counties approved a regional bond for the tri-county area in the amount of \$652.8MM specifically for the development of new affordable housing units; hereafter, the Metro bond. Clackamas County will receive approximately \$116MM in Metro bond money for housing development along with approximately \$2.4MM in administrative funding. This funding can be used to purchase land to build on, for the construction of new homes, or for the purchase and renovation of existing housing to ensure long-term affordability.

**Clackamas County Goals**

- Create housing for over 2,500 county residents.
- Develop at least 41% of new affordable units for extremely low income families earning 30% or less of AMI
- Develop approximately 812 new affordable housing units.
- Meet the needs of families by making at least 406 units two bedroom or larger.
- Create affordable homes for low-income families earning between 61 – 80% of AMI by using up to 10% of the funding.

Currently staff is negotiating terms of the local Implementation strategy as well as an IGA that will be coming before the Board of County Commissioners , (BCC) for adoption. Staff is seeking input from the BCC regarding specific local values that should lead this work and guide project selection. Staff has prepared the following recommendations to start this discussion. Staff are also contracting with experts in community engagement and will be seeking resident and jurisdictional partner feedback which will also help to inform the strategy. The Implementation Strategy is due to Metro Council for approval by July 1, 2019 and the BCC will have another opportunity to both make suggestions and approve the final strategy prior to that date.



## Implementation Strategy

### Guiding Values for Consideration

- Clackamas County recognizes the importance of serving the entirety of Clackamas County’s citizenry. As such, the Housing Authority of Clackamas County (HACC), acting through the Board of County Commissioners (BCC), seeks to create housing opportunities across the applicable geographic area of the Metro Housing Bond. This includes the cities and unincorporated areas of Clackamas County that are in the Metro area.
- HACC and the BCC will strive to leverage the relationships with local, regional, and national partners looking to develop bond-related housing in Clackamas County to also help us address housing and opportunities for the residents of Clackamas County outside of the metro boundary that will not directly benefit from housing bond proceeds. Partnerships with these ‘partners’ will help HACC prioritize other financing and development tools to ensure that these communities are well served simultaneous to the bond implementation timeline set forth. Some of the financial tools may be: HOME, CDBG, 108 Loan Proceeds etc.
- Clackamas County values the natural breakdown in barriers to opportunity created by communities that emphasize mixed-income neighborhoods. Added emphasis will be placed on developments and development partners that can site and develop housing promoting varied income levels near the following community assets:
  - Schools
  - Transportation corridors
  - Employment hubs
  - Services such as medical, job placement programming, community programming
  - Grocery or routinized food access opportunities such as farmers markets, co-op food programs, etc.
- First-time homeownership opportunities are an important element in creating stability and building long-term wealth development. To this, the BCC and HACC want to promote opportunities for first-time homebuyers and homeownership opportunities throughout the County. To achieve this we will work collaboratively with industry experts in the nonprofit, market, and public sector realms to identify linkages to the resources in our communities to bring these opportunities forward.

- Clackamas County believes in sustainability and the importance of protecting our long-term affordable housing stocks for generations to come. As such, HACC will require standards for achieving energy efficiency that promotes excellence in design, construction, and durability while aggressively pursuing efficiency standards that relieve the rising burden of utility costs from our residents.

**Next Steps**

- 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

FINANCIAL IMPLICATIONS (current year and ongoing):

Is this item in your current budget?  YES  NO

What is the funding source?

N/A; No County General Funds are involved.

STRATEGIC PLAN ALIGNMENT:

- How does this item align with your Department's Strategic Business Plan goals?
  - Sustainable and Affordable Housing
  - Efficient & effective services
- How does this item align with the County's Performance Clackamas goals?
  - Public trust through good government
  - Ensure safe, healthy and secure communities

LEGAL/POLICY REQUIREMENTS:

N/A

PUBLIC/GOVERNMENTAL PARTICIPATION:

N/A

OPTIONS:

N/A

**RECOMMENDATION:**

This is a discussion only, provide staff input on guiding values and inform staff of the Board desire for ongoing input as the Implementation strategy moves forward for adoption in summer 2019.

ATTACHMENTS: None

SUBMITTED BY:

Division Director/Head Approval \_\_\_\_\_

Department Director/Head Approval \_\_\_\_\_

County Administrator Approval \_\_\_\_\_

For information on this issue or copies of attachments, please contact Jill Smith @ 503-742-5336