

September 19, 2019

Housing Authority Board of Commissioners
Clackamas County

Members of the Board:

Informing the Board of the selection of Clayton Mohr Commons as the name of the new
Veteran's Housing Project at 399 Caufield Street in Oregon City

Purpose/Outcomes	Informing the Board of the selection of Clayton Mohr Commons as the name of the new Veteran's Housing Project at 399 Caufield Street in Oregon City	
Dollar Amount and Fiscal Impact	\$7,216,628	
Funding Source(s)	HOME Funds	\$500,000
	FHLB	\$750,000
	Meyer Memorial Grant	\$470,385
	Clackamas County CDBG	\$240,000
	Home Depot Grant	\$277,172
	Home Depot Gift Cards	\$30,796
	Permanent Loan	\$2,291,000
	GHAP	\$2,400,000
	Deferred Development Fee	\$257,275
Duration	Anticipated opening date November 2019	
Previous Board Action	Project update and Housing Assistance Payment (AHAP) contract approval request was brought to the Board on May 15, 2018	
Strategic Plan Alignment	<ol style="list-style-type: none"> 1. Sustainable and affordable housing 2. Ensure safe, healthy and secure communities 	
Contact Person	Jill Smith, Executive Director, Housing Authority 503-742-5336	
Contract Number	N/A	

BACKGROUND:

The Housing Authority of Clackamas County (HACC), a Division of the Health, Housing and Human Services Department has selected Clayton Mohr Commons, as the name of the Veteran's Housing Project at 399 Caufield Street, in Oregon City. Clayton Mohr Commons will provide 24 new units of housing for Veterans and their families near services like transit, grocery stores and health care providers.

In September 2018, staff from the Housing Authority, Social Services and Public & Government Affairs, created a nomination process allowing the public to participate in naming the housing development after a local veteran. Forty-nine (49) Veterans were nominated and considered. The committee was made up of staff from the Housing Authority, County and local veterans. The committee considered the following criteria:

- Veteran living & volunteering to help fellow veterans and/or the community
- Local affiliation
- Not previously recognized or who did not already have a building named after them
- Recognize rank and file military members and not only high-ranking military members

The selection committee chose their top five candidates, and made the decision to honor each nominated veteran with a plaque inside the building. After additional vetting, the decision was made to name the housing project after Clayton Mohr. Mr. Mohr was nominated by his daughter, Tiffany Shireman, who said:

“My father, Clayton Mohr, served his country honorably in the U.S. Navy like his father and uncles before him. He speaks frequently of the role of the U.S. Navy in his life. It provided him structure, purpose and education at a time in his life when all three of those were lacking. Clayton is a person who, given every opportunity as an adolescent to choose a wayward path, leaned into military service and allowed it to help shape his future. Despite having a military service connected disability, he has focused countless hours of volunteer work on veterans and veterans' needs. Clayton is a strong advocate of veterans' needs and, in the past ten years, has been active with the local chapter of the Disabled American Veterans (DAV). He drives other disabled veterans to appointments, attends funeral services for veterans who died without any known relatives, fundraises for vans to transport veterans to medical appointments, and participates in other veterans' advocacy events. Clayton is a man who gives -- he gives his time, money, and spirit to causes like the needs of Bluewater sailors and veterans who lack adequate transport to access medical care. Please consider Clayton strongly for this honor. He is one of the quiet few who sits outside of the bright lights that garner attention. He is an example of what makes our county and our country strong.”

The property is scheduled to open in November and a grand opening ceremony is planned for November 13th at 11:00 am.

RECOMMENDATION:

The Housing Authority of Clackamas County wishes to recognize and honor Mr. Clayton Mohr.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Richard Swift, Deputy Director / FOR". The signature is written in a cursive, somewhat stylized font.

Richard Swift, Director
Health, Housing and Human Services

Clayton Mohr Commons Veterans' Project



About Clayton Mohr Commons Veterans' Housing

Clayton Mohr Commons will provide housing for veterans at or below 30% of the area median income. Home to the third largest veteran population in the state, Clackamas County has a long established goal to serve veterans and end veteran homelessness. Clayton Mohr Commons Veterans Housing is a 24-unit, fully subsidized project, serving chronically homeless and severely low-income veterans and their families. Located in the heart of Oregon City, directly between HACC and Clackamas County Veteran Services offices, the site is near resources for veterans and their families including community amenities like transit, grocery stores and health care providers.

The project was awarded as part of an innovative design process, under Meyer Memorial's Affordable Housing Initiative, Cost Efficiency/ Innovative Strategy.

When complete, HACC will take on operations and resident services for the property. As the primary veteran services source for Clackamas County, HACC is uniquely positioned and equipped to ensure residents are provided the best opportunity to succeed and remain housed.

Amenities

- * Laundry Center
- * Nature-based playground
- * Outdoor seating area
- * Frequent service bus access
- * Community Room and kitchen
- * Manager's Office
- * Preservation of Heritage White Oak
- * Resident Services/Case Mgmt Offices



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Housing
Authority of
Clackamas
County

13900 S. Gain Street
Oregon City, OR 97045
503-655-8267

Development Profile

- Location:** Pleasant Avenue, Oregon City
Owner: Housing Authority of Clackamas County
Developer: Northwest Housing Alternatives
Unit overview: 24 total units*

4 Studio	\$1,026
12 1 bed	\$1,132
8 2 bed	\$1,330

*Includes 10 VASH Vouchers & 14 Project Based Voucher units

Financing:

<u>Sources</u>	<u>Amounts</u>
HOME Funds	\$500,000
FHLB	\$750,000
Meyer Memorial Grant	\$470,385
Clackamas County CDBG	\$240,000
Home Depot Grant	\$277,172
Home Depot Gift Cards	\$30,796
Permanent Loan	\$2,291,000
GHAP	\$2,400,000
Deferred Development Fee	\$257,275
Total	\$7,216,628
	\$300,693/unit

Project Uses:

Acquisition	\$381,325	5.4%
Construction	\$4,614,839	65.2%
Development	\$2,081,266	29.4%

Timeline:

The project will begin in September 2018, with completion scheduled for delivery November 2019.