



Clackamas County Applies for PRO Housing Grant

Post Date: 09/26/2024

The Clackamas County Housing and Community Development Division, in partnership with the City of Milwaukie as a subrecipient, is applying for \$6.5 million in Pathways to Removing Obstacles to Housing (PRO Housing) funding from the U.S. Department of Housing and Urban Development (HUD) by directly funding three projects that will deliver needed affordable housing: \$3.5 million to fund Phase 2 of the Hillside Park Redevelopment, an approximately 225-unit affordable housing project in predevelopment, \$2.0 million to fund the acquisition of up to 15 homes located in the City of Milwaukie for affordable homeownership through a community land trust, and \$1.0 million to the City of Milwaukie as a subrecipient to fund predevelopment work for the Sparrow Street project, a 1.98-acre property purchased by the City of Milwaukie for affordable housing.

This application will address three key barriers to affordable housing production: lack of available land for multifamily housing in the City of Milwaukie, limited public subsidy for affordable housing production and preservation, and lack of affordable homeownership opportunities.

The draft application can be found [here](#). Please provide public comment to Andrew Crampton, Senior Housing Developer, at acrampton@clackamas.us or via mail at P.O. Box 1510, 13930 Gain St., Oregon City, OR 97045 by **Friday October 11, 2024**.

Table of Contents

Applicant: Clackamas County

Section _Page(s)

Exhibit A: Executive Summary.....3

Exhibit B: Threshold Requirements and Other Submission Requirements.4

Exhibit C: Need.....6

Exhibit D: Soundness of Approach.....12

Exhibit E: Capacity.....19

Exhibit F: Leverage.....24

Exhibit G: Long-term Effect.....25

Attachments (not included in page count)

Partner Letters of Support

Public Comments Received by October 11, 2024 and Applicant Responses

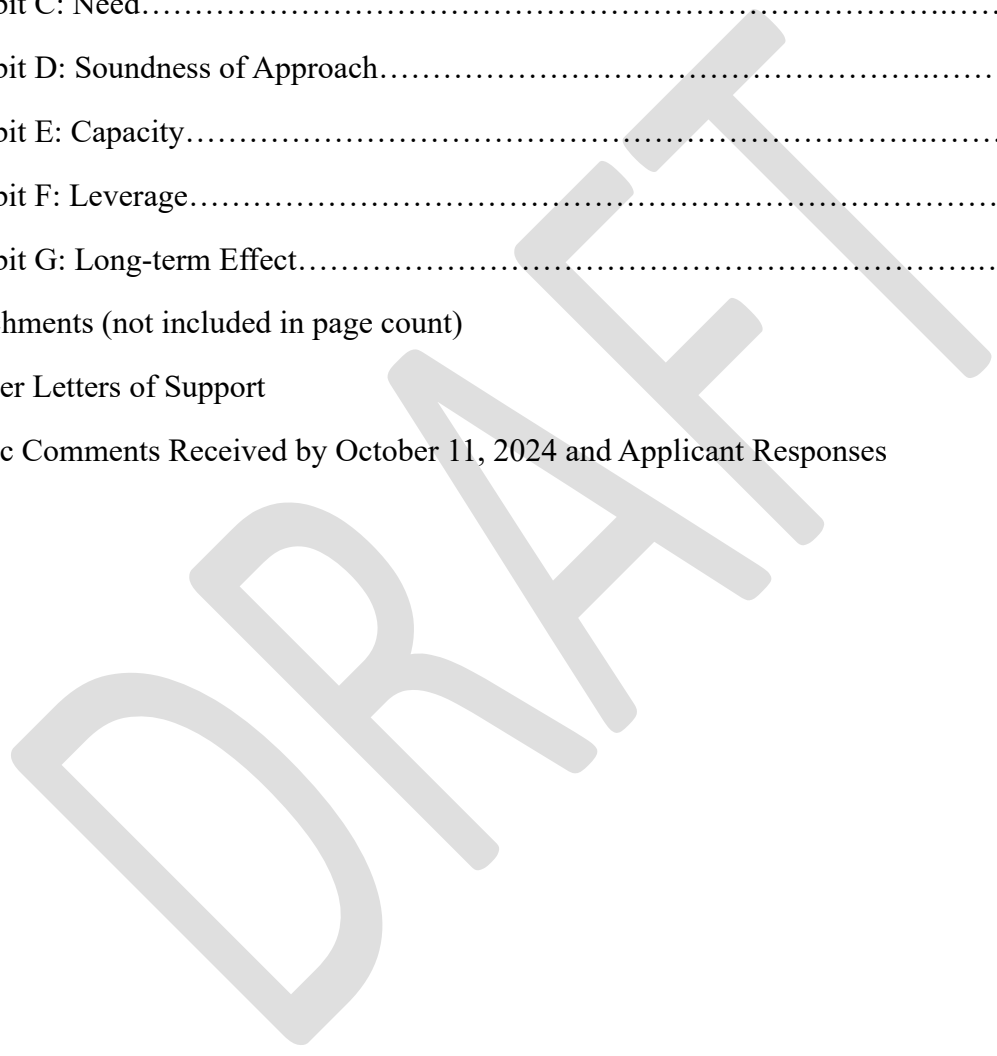


Exhibit A Executive Summary

The Clackamas County Housing and Community Development Division, in partnership with the City of Milwaukie as a subrecipient, is applying for \$6.5 million in HUD PRO Housing grant funding to support two affordable housing development projects currently in predevelopment and to provide affordable homeownership opportunities in the City of Milwaukie through a Community Land Trust. In alignment with Clackamas County and overall State of Oregon housing trends, the City of Milwaukie struggles with a lack of multifamily housing inventory and affordable housing supply. In response to these trends, the City has demonstrated itself a local, state, and national housing policy leader by adopting a *2018-2023 Affordable Housing Strategy* and a *2023 Housing Production Strategy*. These strategy documents identify housing policy production action items, several of which have been adopted including a Construction Excise Tax to fund affordable housing development, a land bank strategy to purchase sites for affordable housing, and a partnership with the Oregon Housing and Community Services Department establishing a city-funded tenant rent assistance program.

This application will address three key barriers to affordable housing production: lack of available land for multifamily housing in the City of Milwaukie, limited public subsidy for affordable housing production and preservation, and lack of affordable homeownership opportunities. A HUD PRO Housing grant award of \$6.5 million will help address these issues by directly funding three projects: \$3.5 million to fund Phase 2 of the Hillside Park Redevelopment, an approximately 225-unit affordable housing project in predevelopment, \$2.0 million to fund the acquisition of up to 15 homes located in the City of Milwaukie for affordable homeownership through a community land trust, and \$1.0 million to fund predevelopment work for the Sparrow Street project, a 1.98-acre property purchased by the City of Milwaukie for affordable housing.

Clackamas County has shown regional leadership in housing production by implementing the County's Metro Affordable Housing Bond program, spearheading the redevelopment of Housing Authority-owned properties to increase the quantity and quality of affordable housing, and developing a homeless services continuum of care for Clackamas County residents.

Clackamas County has demonstrated notable success implementing its Metro Affordable Housing Bond program, which will deliver 1,215 new housing affordable units throughout the County, substantially more than the original production goal of 812 units. The Housing Authority of Clackamas County is in the processing of redeveloping three of its public housing properties, most notably Hillside Park in Milwaukie. The redevelopment of Hillside Park will convert 100 WWII-era public housing units into 500 units of new multifamily affordable housing. This project was made possible by a city-supported rezoning process and by leveraging public land, public funding, project debt, and Low-Income Housing Tax Credits. The first phase of the redevelopment is in construction and the second phase, consisting of approximately 225-units, is in the fundraising and predevelopment phase.

In addition, the Housing Authority submitted HUD Section 18 Disposition applications for its 145 unit scattered site public housing portfolio. The Authority plans to sell a portion of the units to a community land trust focused on providing affordable homeownership opportunities, including up to 15 homes located in the City of Milwaukie. Clackamas County and the City of Milwaukie appreciate HUD's consideration of this funding request. An award of funds would support the growing housing needs of low-income households in Milwaukie and further affordable housing production goals in Clackamas County.

DRAFT

Exhibit B Threshold Requirements

1. Resolution of Civil Rights Matters: Clackamas County has no outstanding or unresolved civil rights matters as of September 26, 2024.

2. Timely Submission of Applications: This proposal draft is available from Thursday, September 26, 2024, through Friday, October 11, 2024. Written comments regarding the application must be submitted on or before Wednesday, October 18, 2023 at 5:00 p.m., to the grant application writer, Andrew Crampton, Senior Housing Developer at acrampton@clackamas.us or at P.O. Box 1510, 13930 Gain Street, Oregon City, OR 97045.

The County will hold a public hearing on the application at 4:00 p.m., Thursday, October 10, 2024. Meeting information is available on the County website.

3. Eligible Applicant: Clackamas County is a County local governments, eligible with Section III.A as 02.

4. Number of Applications: Clackamas County is preparing one application with the City of Milwaukie as a subrecipient.

Eligibility Requirements for Applicants of HUD's Financial Assistance Programs

• Universal Identifier and System for Award Management (SAM.gov) Requirements:

Clackamas County has an active registration in SAM.gov

• Outstanding Delinquent Federal Debts: N/A. Clackamas County does not any have outstanding delinquent federal debt as of September 26, 2026.

• Debarments or Suspensions, or both: N/A, Clackamas County does not have any debarments or suspensions as of September 26, 2024.

• Mandatory Disclosure Requirement – to be completed at application submission.

• Pre-selection Review of Performance: Clackamas County does not have delinquent federal debt of the type described in 31 U.S.C. 3720.

• Sufficiency of Financial Management System: Clackamas County is Community

Development Block Grant Program (CDBG) Entitlement entity.

• False Statements: to be completed at application submission.

• Prohibition Against Lobbying Activities: to be completed at application submission.

Exhibit C Need

i. Demonstrate your progress and commitment to overcoming local barriers to facilitate the increase of affordable housing production and preservation, primarily by having enacted improved laws and regulations.

a. Improved laws, regulations and local land use policies

Mirroring shortfalls in Clackamas County and throughout the State of Oregon, the City of Milwaukie is facing a shortage of multifamily housing inventory and affordable housing supply. In response to these trends, the City demonstrated itself a local, state, and national housing policy leader by adopting a *2018-2023 Affordable Housing Strategy* and a *2023 Housing Production Strategy*. These strategy documents identify actionable housing policy production measures. Of which, several have been adopted, including a Construction Excise Tax to fund affordable housing development, a land bank strategy to purchase sites for affordable housing, and a partnership with the Oregon Housing and Community Services Department establishing a city-funded tenant rent assistance program.

In 2016, as part of Statewide Planning Goal 10 and in preparation for an update to the housing element of its comprehensive plan, the City of Milwaukie completed, a Housing and Residential Land Needs Assessment. The Needs Assessment outlines the supply of housing units by unit size, type, and price point that Milwaukie will need to meet the projected demand between 2016 and 2036.

In May 2017, the Milwaukie City Council identified housing affordability as its top priority for the 2017–2018 biennium. The Council directed City staff to “take every opportunity to address this housing crisis, including finding and working with partners to add new affordable units, and to encourage the private market to develop housing options that are affordable for every income level and stage of life.”

In September 2017, the City adopted a Community Vision that identified availability of affordable housing as an integral component of an equitable, livable, and sustainable city. As part of its Goal 10 work, the city also completed a Housing Strategies Report which recommends code changes that aim to expand the range of permissible housing types in Milwaukie. These code changes include promoting middle housing options like Cottage Cluster Housing. A Cottage Cluster Feasibility Analysis and code audit helped identify code amendments and incentives to encourage cottage cluster development. As part of the analysis, Goal 1.5 aims to “Explore creative methods for leveraging fees (permits, system development charges infrastructure costs, etc.) to help incentivize affordable housing development.”

In 2018, the City produced the Milwaukie Housing Affordability Strategy (MHAS) which includes recommendations to revise development standards to facilitate Accessory Dwelling Units (ADU) development, increase allowed densities in high-density residential zones, and create financial incentives that support housing production. The MHAS supports recommendations identified in the Housing Strategies Report’s that aim to right size off-street minimum parking requirements to encourage desired (denser?) housing types, incentivize development in priority locations, and establish parking maximums in certain areas. The City

adopted clear and objective standards for needed housing, creating predictable and clear development standards, review procedures, and fee structures to promote housing production, supporting specific recommendations from the Housing Strategies Report's The 2023-2043 Milwaukie Housing Capacity Analysis projects that the City will grow by approximately 1,670 new dwelling units between 2023 and 2043 to accommodate population growth. In order to adequately serve its growing population, over one third of these new units will need to be affordable to households with very low or extremely low incomes (below 50% MFI)

b. Other recent actions taken to overcome barriers to facilitate the increase of affordable housing production and preservation

By creating comprehensive housing policies to address its housing shortage and protect vulnerable community members, the City of Milwaukie is considered one of the most responsive and proactive cities in Oregon. In April 2016, in response to the evolving housing shortage throughout region, the Milwaukie City Council adopted an ordinance declaring a city-wide housing emergency. The Council at the same time, also adopted an ordinance to increase renter protections, curb no-cause evictions, and provide tenants enough time to find housing, should they be asked to leave.

The City produced the Milwaukie Housing Affordability Strategy (MHAS) in 2018, which contains 31 action items for short-, mid-, and long-term implementation from 2018 through 2023. The action items support three main housing goals: develop new affordable units, prevent displacement and keep units affordable, and connect people to existing affordable housing. The MHAS provides comprehensive and actionable items including several that the City has successfully implemented, including adopting a Construction Excise Tax (CET) to fund affordable housing projects, partnering with the state housing agency to fund a rental assistance program, purchasing land to bank for affordable housing, and adopting zoning reforms to increase multifamily housing stock in the City.

The City adopted an ordinance to fund affordable housing projects utilizing CET proceeds. To date, the City has accumulated over \$2 million in CET funds from commercial, industrial and market-rate housing projects. The City awarded \$2 million in CET funds to support two affordable housing projects including 275 units under construction in the first phase of the Hillside Park Redevelopment and 15 affordable homeownership units in the Shortstack Milwaukie Community Land Trust project. An award of HUD PRO Housing grant funds would support 225 affordable units planned in the second phase of the Hillside Park Redevelopment project.. CET funds generated from within Milwaukie are also utilized by the State to provide first time homebuyer assistance for residents.

ii. Do you have acute need for affordable housing? What are your remaining affordable housing needs and how do you know?

The City of Milwaukie and Clackamas County are experiencing housing shortages at every income level. Since 2012, average rents in Milwaukie have increased over 57% while household incomes have only increased by 19%. As of 2021, 52% of all renter households in Milwaukie

are cost burdened and nearly 1 in 4 renters are severely cost burdened. This means these households are spending more than 50% of their income on housing costs and often sacrificing other needs like food and healthcare to keep their housing.

In addition to burdening renters, increased housing prices have dramatically impacted affordable homeownership opportunities, particularly for lower-income households. According to the City's Housing Needs Analysis, the median sales price of a home in 2022 was \$525,000. In just 10 years, sales prices have nearly tripled from the median home price of \$178,900 in 2012. Today, about 29% of Milwaukie homeowners are cost burdened.

This homeownership shortage is particularly acute for households of color. Households that identified as Black/African American had the lowest rates of homeownership at 34% and only 40% of households who identified as Latino own their own home. In comparison, 61% of households that identified as White own their home. Nearly 70% of BIPOC households living in Milwaukie have household incomes below \$74k.

About 39% of Milwaukie's households have extremely low incomes or very low incomes, with household incomes below \$48,450. At most, these households can afford \$1,211 in monthly housing costs. According to Redfin, the median gross rent in Milwaukie was \$1,849 in 2024 and is expected to increase. Development of housing that is affordable to households with very low and extremely low incomes (either rentals or homes for sale) rarely occurs without government subsidy or other assistance.

The lack of affordable housing in the City of Milwaukie mirrors County-wide affordability issues. Approximately 28,679 of the 167,318 households in Clackamas County make less than 50% of the Area Median Income (AMI), and 9,751 households are severely cost burdened - paying over half of their income on rent. Elderly households 55 and over are the largest group that are paying more than 50% of their income for housing: 3,507 of low-income Elderly Renters are paying more than 50% of their income for housing and 4,602 Elderly Owners are paying more than 50% for their housing.

The County's 2022 Coordinated Housing Access Waitlist Analysis identified 1,908 people in 1,331 households who were homeless or in imminent danger of becoming homeless. 674 of the households requesting help included at least one person considered chronically homeless. In 2023, a Point-in-Time (PIT) count was conducted and it identified 568 people experiencing houselessness in Clackamas County. It should be noted that the PIT consistently undercounts individuals experiencing houselessness and the numbers may be unreliable.

Throughout Milwaukie and broader Clackamas County the need for affordable housing is acute. An award of HUD PRO Housing grant funds could support over 300 critically-needed, new affordable homes in Milwaukie.

iii. What key barriers still exist and need to be addressed to produce and preserve more affordable housing?

Lack of Available Inventory

As Milwaukie transitions from primarily single-family housing stock to a larger variety of housing types, available land for multifamily housing is a key constraint to providing affordable housing. The City's buildable lands inventory (2022) found that there are only 51 acres of vacant, unconstrained land within the City limits, with only 12 acres in high-density zones. Increasing allowable density in the City's high density residential zones would give developers the option of building more units and make more properties suitable for development.

The City is developing plans to accommodate its forecasted growth of 1,670 new dwelling units and has determined that over the next 20 years new housing stock must include a wider range of housing types and more affordable units than are currently present in Milwaukie. The City's support of the Hillside Park Redevelopment and the Shortstack Milwaukie CLT project demonstrate its commitment to supporting affordable housing development through its CET Program.

Over the past ten years, the City experienced an increase in multi-dwelling development applications. In 2022, it issued building permits for two multi-dwelling developments, totaling 249 units. Another 648 units, across six different developments, were at some stage of development/permit review. Between 2010 and 2021, about 332 new dwelling units were permitted, about 51% of which were single-unit housing types, 45% multiunit housing types, and 4% accessory dwelling units. In addition, the City saw an increase in multi-dwelling development applications in the past fiscal year. The City issued building permits for two multi-dwelling developments, totaling 249 units in fiscal year 2022. Another 648 units across six multi-dwelling developments were at some stage of development/permit review. These data suggest a significant trend toward more multi-dwelling development in the City in recent years. This data suggests a growing trend in the development of multi-dwelling projects in recent years. Due to the relatively limited inventory of available land, redeveloping existing properties at a higher density will be critical for meeting the City's housing needs. The Hillside Park Redevelopment is a critical project that will add a substantial amount of affordable housing to the City's inventory. In addition, City-sponsored land banking projects such as the Sparrow Property will ensure affordable housing is developed on the limited number of multifamily-zoned properties within the City.

The 100 single-story units at Hillside Park were originally constructed in the early 1940s and is the oldest public housing in Oregon. Today, after serving low-income households for over 80 years, the aging complex has exceeded its useful life and requires recapitalization and redevelopment.

In 2018, the Housing Authority of Clackamas County (HACC) initiated a master planning process in order to redevelop the Hillside Park property into a mixed-use, medium-density community. From community surveys to focused charrettes and stakeholder visioning sessions, HACC and its design partners undertook an extensive community engagement process to ensure that the master plan embodied community-informed design and participatory planning. The final and approved master plan proposed demolishing the 100 existing units and redeveloping the site with up to 500 new units including a mix of higher density housing typologies. In order to build at this increased density, HACC pursued rezoning the site. A land use application to rezone the property was approved in November 2021. The Hillside Park site is now zoned General Mixed Use (GMU) and R-1, creating opportunities to build five times the number of units on a once underutilized site.

Construction is now underway on the first phase of the Hillside Park Redevelopment. Phase I consists of three multi-family buildings, that include a total of 275 total units of affordable housing. HACC will retain long-term ownership of the land and will be the sole owner of 100 units and co-owner of 175 units. HACC committed 140 project-based rental assistance vouchers to the project that will support households with incomes at 30% of AMI and below.

Building amenities include on-site management offices, resident service offices, parcel lockers, multi-purpose community rooms, bike rooms, and laundry rooms on every floor. The community room can serve as a resilience hub during emergencies. Resilience hubs are supplied with basic resources like food, water, and medical supplies, and have backup electrical capacity. They are community-serving facilities designed to support residents and coordinate resource distribution and services before, during, or after an emergency event, such as a natural disaster.

Additional amenities will include raised garden beds, outdoor courtyards with dining and patio spaces, electric vehicle (EV) charging stations, and energy efficient infrastructure to decrease operating costs and increase overall housing affordability. The redevelopment also includes extensive public improvements and infrastructure work, including the introduction of the city grid to the neighborhood. The result will be an accessible, service enriched, energy efficient, and pedestrian-friendly community.

Availability of financing and subsidies for affordable housing

Affordable housing requires local public subsidy to bridge funding gaps between tax credit equity and project debt repaid by below-market rents. With its CET program, the City of Milwaukie demonstrated an important commitment to adopting policies that support affordable housing development.

In 2018, voters in the Portland metro area approved a \$652.8 million general obligation bond to address the shortage of affordable housing in the area. The Housing Authority of Clackamas County (HACC) oversees the administration of the Metro Affordable Housing Bond in Clackamas County. This funding is expected to provide affordable housing for over 3000 county residents through the creation of approximately 1,215 new affordable housing units across 12 projects, substantially exceeding the County's production goal of 812 units. To date, five projects, consisting of 560 units, have been completed, and three projects, including Hillside Park Phase 1, are under construction. The County's successful stewardship of Metro Affordable Housing Bond funds demonstrates the County's commitment to leverage outside funding and reduce barriers to affordable housing. An award of HUD PRO Housing grant funds will allow Clackamas County to continue supporting the development of affordable housing and are especially important since the Metro Affordable Housing Bond funds are reaching full expenditure. Clackamas County committed \$7.1 million in HOME and HOME ARP funds to Hillside Park Phase 1.

Lack of Affordable Housing Homeownership Opportunities

Milwaukie residents, particularly low-income households and communities of color, struggle to find affordable homeownership opportunities. The 2022 the median home sales price in

Milwaukie was \$525,000. Since 2012, sales prices have nearly tripled from the median of \$178,900. In 2000, the value of an average home was 3.5 times the average household income in Milwaukie. By 2019, the value of an average home increased to 5.2 times the average household income. Today, about 29% of Milwaukie homeowners are cost burdened. To support this growing need, the City and County are working together to fund affordable homeownership opportunities. Most recently, the City provided \$300,000 in CET funds and the County provided \$700,000 in Metro Housing Bond funds to support the development of a 15-unit middle housing cottage cluster project developed by Shortstack Housing in partnership with Proud Ground's Land Community Trust. This project will provide homeownership opportunities for households making less than 80% of AMI. The Shortstack homes utilize mass timber to deliver beautiful, replicable homes that are all-electric and feature a compact open floorplan concept that is desirable and marketable to home buyers. These 900 square foot cottages are 2-bedroom, 1.5 bath, two-story structures clustered together utilizing the City of Milwaukie's recently adopted cottage cluster zoning provision.

Providing more affordable homeownership opportunities would provide welcome relief to elderly households in Clackamas County, who are among the highest cost-burdened homeownership demographic, with 4,602 elderly homeowners paying more than 50% of their income toward housing. According to the 2022 Clackamas County Housing Needs Assessment, over 9,757 homeowners county-wide are paying more than 50% of their income for housing needs.

The HUD Pro Housing grant funding presents a unique opportunity to support affordable homeownership in Clackamas County. PRO Housing funds would be used to subsidize the acquisition and rehabilitation of scattered site public housing units being sold by HACC to community land trusts that are focused on providing affordable homeownership opportunities. HACC operates 145 units of scattered site public housing and, given the ongoing divestment in public housing, the Authority is struggling to adequately maintain and operate these homes. As such, HACC determined that it is in its best interest to reposition these units out of public housing and convert the subsidy the Authority receives to Section 8. HACC submitted a Section 18 Disposition application to HUD and plans to reposition and sell the properties beginning in early 2025. The sale of these home to a community land trust will preserve the affordability of the properties and provide affordable homeownership opportunities in Milwaukie and County-wide. The Housing Authority plans to issue a request for interest for these homes and will require affordability covenants to be maintained by the land trust.

Exhibit D Soundness of Approach

i. What is your vision?

An award of HUD PRO Housing grant funds will help address the three primary barriers to affordable housing production identified in the City of Milwaukie:

- lack of available land for multifamily housing,
- limited public subsidy for affordable housing production and preservation, and
- lack of affordable homeownership opportunities.

A HUD PRO Housing grant award of \$6.5 million will help address these issues by directly funding three projects:

- \$3.5 million to fund Hillside Park Phase 2,
- \$2.0 million funding an affordable homeownership Community Land-trust (CLT) to purchase up to 15 homes in the City, and
- \$1.0 million funding predevelopment work for the Sparrow Street project, a 1.98-acre property purchased by the City of Milwaukie for affordable housing.

This application requests \$3.5 million in funding to support the Hillside Park Phase 2 development. The Housing Authority of Clackamas County is in the process of redeveloping two of its public housing properties, including Hillside Park in Milwaukie. Built in 1942, Hillside Park is a public housing complex consisting of 100 WWII-era single-family units and duplexes dispersed over a 13.7-acre site. The redevelopment of Hillside Park will convert obsolete housing on an underutilized site into 500 units of new multifamily affordable housing. This project was made possible by a city-supported rezoning process and by leveraging public land, public funding, project debt, and Low-Income Housing Tax Credits. This project will substantially increase the site's housing density and, with City support, marks a substantial increase of affordable housing in Milwaukie.

The first phase of the redevelopment, including 275 units, is in construction and the second phase, consisting of approximately 225 units, is in the fundraising and predevelopment phase. With design and cost-estimating underway for the second phase, HACC has identified a critical funding gap. A \$3.5 million grant award will help move the project toward financial closing and construction by the beginning of 2026.

Activity alignments:

- Identified Need (Exhibit C): Acute demand - Affordable housing not keeping pace (offpace).
- National objective (Section III.F.1): benefiting low- and moderate-income persons, b. Preventing or eliminating slums or blight,
- Eligible activities (Section III.F.2.b): iii. Facilitate affordable housing production and preservation, AND (Section III.F.2.c.ii.A) AND (per Section III.F.2.c.iii.A,B,E)

Second, a HUD PRO Housing award presents a unique opportunity to fund affordable homeownership in Clackamas County. 2 million in PRO Housing funds would be used to subsidize the acquisition and rehabilitation of scattered site public housing units being disposed through HUD's Section 18 Disposition Program to a Community Land Trust (CLT) focused on providing affordable homeownership opportunities.

As federal funding to maintain public housing has decreased for decades, public housing agencies across the country, including HACC, are struggling to adequately maintain their aging housing stock. In 2018, recognizing the significant backlog of capital needs and solidifying its intent to remove itself from public housing administration, HUD established a number of programs to allow public housing agencies flexibility to “reposition” their portfolios and “develop locally appropriate strategies to preserve affordable housing.”

HACC operates 145 units of scattered site public housing and, given the ongoing divestment in public housing, the Authority is not able to adequately maintain and operate these homes. As such, HACC determined that it is in its best interest to reposition these units out of public housing and convert the subsidy the Authority receives to Section 8. HACC submitted a Section 18 Disposition application to HUD and plans to reposition and sell the properties beginning in early 2025. The sale of these home to a community land trust will preserve the affordability of the properties and provide affordable homeownership opportunities in Milwaukie and County-wide.

The Housing Authority plans to issue a Request for Interest (RFI) seeking community-based affordable homeownership partners to acquire the homes under a CLT model to provide affordable homeownership opportunities. PRO Housing funds would subsidize the acquisition of 15 homes located in Milwaukie that are set to be disposed through the Section 18 process. The Authority has coordinated with two CLTs, Proud Ground and Dev NW, that focus on providing affordable homeownership opportunities for households earning 80% of AMI and below. Letters of support from the CLTs for this application are included in the Appendix.

A valuation conducted on the scattered site portfolio found that the average value of the 15 homes is \$370,000. Gap funding of approximately \$130,000 per unit is needed to allow the purchase to be paired with a mortgage affordable for people making less than 80% of AMI. Disposition of the homes is anticipated to occur in 2025, and a \$2.0 million in HUD funding will ensure the homes can be sold into the CLT.

Activity alignments:

- Identified Need (Exhibit C): Acute demand - Affordable housing not keeping pace (offpace).
- National objective (Section III.F.1): a. benefiting low- and moderate-income persons
- Eligible activities (Section III.F.2.b): iii. Facilitate affordable housing production and preservation, AND (Section III.F.2.c.ii.A) AND (Per Section IV.F.2.c.iii.A,B,F,K.L)

Third, a HUD PRO Housing award will provide \$1 million to fund predevelopment and planning efforts for the Sparrow Street site. This site was purchased by the City from the regional transportation provider, TriMet, in 2019 for the purpose of developing affordable housing to meet City housing goals outlined in its Affordable Housing Strategy. The City used general funds from the Community Development department’s budget to acquire the Sparrow Site.

The City Council approved eight project goals for the redevelopment which include, developing affordable housing with a preference for units available for residents earning 0-30% of the area median income (AMI), providing sustainable design, and selecting a developer team with experience in project delivery that can begin construction as soon as possible. HUD PRO

Housing funds will support a City-led RFP to select a developer, begin feasibility studies of redevelopment, fund required third-party property reports, and fund City staff to support the redevelopment.

Activity alignments:

- Identified Need (Exhibit C): Acute demand - Affordable housing not keeping pace (offpace).
- National objective (Section III.F.1): benefiting low- and moderate-income persons, b. Preventing or eliminating slums or blight
- Eligible activities (Section III.F.2.b): iii. Facilitate affordable housing production and preservation, AND (Section III.F.2.c.ii.A) AND (per Section III.F.2.c.iii.A,B,E).

ii. What is your geographic scope?

The City of Milwaukie grew from 20,490 people in 2000 to 21,235 people in 2021, an increase of 745 people or 4% growth. Milwaukie is forecasted to continue growing between 2023 and 2043, adding about 1,670 new households. Housing affordability is an increasingly urgent concern in Milwaukie and consistent with decreases in housing affordability across the Portland Metro region.

As the City develops strategies to encourage affordable housing it must understand its resident composition, areas of growth and change, and resident needs now and in the future. The 2023-2043 Milwaukie Housing Capacity Analysis (HCA) describes the housing needs of current and future residents of Milwaukie based on demographic and socioeconomic characteristics, including age, income, race, ethnicity, people with a disability, or people experiencing homelessness. Milwaukie's population has a median age of 40 years old, compared with Clackamas County's median age of 42 years old. Milwaukie has a slightly larger share of the young, working-age population—people 20 to 39 years old—compared with the rest of the three-county Portland Metro region. At the same time, Milwaukie has a larger share of seniors—people over 60—than the Portland Metro region. By 2040, the senior population is expected to grow by more than 37,000 in Clackamas County.

Milwaukie's population is becoming more racially diverse. While the majority (83%) of Milwaukie's population identifies as white, BIPOC populations are a growing group within the community. Milwaukie's largest BIPOC group is Latino/a/x, who represent 9% of the city's population, up from 7% in 2010. Other growing BIPOC populations are Asians and people of two or more races.

iii. Who are your key stakeholders? How are you engaging them?

Key stakeholders for this application are low-income households in Milwaukie, residents of existing public and affordable housing, and low-income households interested in home-ownership. Clackamas County began its Hillside Park masterplan redevelopment process by

directly engaging with existing public housing residents and the greater Milwaukie community. This included listening events and meetings, surveys, a sustainability charrette, and a three-part community vision workshop series. These inclusive meetings invited residents of Hillside Park, neighbors, and local service providers to articulate their vision for redevelopment. The feedback from these workshops provided a critical starting point for development activities, including understanding community needs, preferences, and concerns, as well as informing the project's ongoing engagement plans.

Outreach included:

- Four stakeholders meetings, encompassing 40 participants representing a diverse set of perspectives and areas of expertise centered on the project's vision of impact.
- One-on-one interviews, encompassing nine stakeholders and/or organizations, representing a variety of community spaces, marginalized communities, and affinity groups from the area.
- Two focus groups, hosting over 20 current and potential future residents.
- Two public forums, hosting a total of 40 local community members and service providers.

Through HUD's Moving to Work program, Resident Services staff created and is now implementing a new homeownership program, where 25 families from HACC programs are enrolled in the homeownership program. The program has a 24 month term and helps families prepare for homeownership by contributing \$350 per month for 24 months into a savings account, with the goal that the savings will be used towards the purchase one of HACC Scattered Site homes or another home of their choosing.

This work will build on the outreach coordinated through the City of Milwaukie's 2003 Housing Production Strategy (HPS). A key part of developing this strategy was consulting community members to learn about their priorities, needs, and challenges related to affordable housing. This outreach process targeted similar key stakeholders identified in this grant application. The stakeholder outreach process for developing was collaborative and included input from the following groups

Housing Capacity Technical Committee (HCTC). The project included six meetings with the HCTC over the course of the project. The advisory committee consisted of twelve community members with diverse backgrounds related to housing issues in Milwaukie. The committee met throughout the development of the HPS to review the draft list of housing actions, identify gaps in the list and potential strategies to fill in gaps, refine the list of strategies, and provide input in the draft HPS document.

Meetings with Decision Makers. City staff briefed the Planning Commission and City Council on the Housing Production Strategy work during the project. ECONorthwest presented the

results of this analysis, in combination with information from the Milwaukie Housing Capacity Analysis, at meetings of the Planning Commission and City Council.

Engage Milwaukie. This project involved two online ‘events’ through the City’s virtual engagement website, Engage Milwaukie. The first event shared information on changes in household incomes, housing costs, and housing cost burden in Milwaukie, and it included a survey to gauge residents’ housing needs and preferences to aid the city in developing strategies to address housing needs. The second event highlighted the community priorities identified through the survey in Event 1, and it shared information on the list of the most promising strategies as the details of these strategies were being finalized.

Equity Steering Committee (ESC) Meeting. This project included one meeting with the Equity Program Manager and Equity Steering Committee during the process of identifying unmet housing need and policy gaps. This discussion reviewed information on housing needs gathered through the HCA. Additionally, the project team asked the ESC to identify specific groups and individuals to meet with in subsequent discussion groups and identify key questions and goals for these discussions.

Interviews with local housing developers and builders. The project included interviews with three housing developers that focus on regulated affordable housing development, accessory dwelling units (ADUs), and middle housing, respectively.

Interviews with service providers. This project included interviews with two service providers who contract with Clackamas County to provide an array of direct supportive services to people who are houseless or at risk of houselessness. These interviews provided insight into the range of unmet housing needs for people experiencing houselessness, low-income renter households, and other special needs populations.

The Clackamas County Community Development Division maintains a Community Participation list of persons interested in programs and services funded by federal grants. Public meeting notices are published in community newspapers and notices of funding availability are distributed throughout the county through newspapers and email lists. Two (2) online Public meetings were held on October 27 and November 16, 2021 to gather public comments on housing and community development needs. Public Comments were in favor of proposed projects and requested additional affordable housing options throughout the county. Public comments included inquiries into the timeline for next funding cycle, proposed projects and services and the CDBG, HOME and ESG application process.

For the Assessment of Fair Housing Goals, a total of 306 people responded to a community survey, a public housing resident survey and a Spanish language survey. A public notice was published in community newspapers on February 3, 2022 notifying interested persons that a draft of the AFH document, AFH Goals and an executive summary was posted for a 45-day comment period ending March 21, 2022.

The Continuum of Care homeless services providers and public housing residents are engaged in annual public meetings to discuss programs, projects and services. The general public is also invited and engaged through solicitation of feedback through community online surveys and public meetings.

iv. How does your proposal align with requirements to affirmatively further fair housing?

Both Clackamas County and the City of Milwaukie have demonstrated a commitment to affirmatively further fair housing. The 2016 Assessment of Fair Housing (AFH) in Clackamas County relied on census data provided by HUD, local information, and community feedback through surveys and public meetings. The AFH was conducted jointly by the Housing Authority of Clackamas County and the Community Development Division.

Beginning in September 2021, a workgroup of Clackamas County Health, Housing and Human Services (H3S) housing and social services staff reviewed previous Fair Housing Goals and accomplishments. H3S staff also considered results from the following recently completed plans and studies:

- Clackamas County Metro Bond Local Implementation Plan
- 2021 County DTD Expanding Housing Choice Survey
- 2019 Homelessness and Housing Affordability
- Performance Clackamas Managing for Results
- 2018 State of Oregon Fair Housing Report
- 2018 County Housing Needs Assessment
- 2021 Coalition of Communities of Color Community Engagement Report

Based on the information in these housing surveys and reports, historical data, and feedback from the County's Housing Rights and Resources Program, a draft set of goals and strategies were developed as a starting point for community consideration and discussion, which includes providing additional affordable housing, promoting larger family-sized housing units, and providing housing opportunities marketing and outreach. .

Contributing factors to the fair housing conditions were identified in 2017 and 2021 after a review of HUD data, comments during public meetings, community survey data, and local housing data.

Representatives of the Legal Aid Services of Oregon, the Fair Housing Council of Oregon, the Housing Authority of Clackamas County (HACC) and the Clackamas County AFH Community Development Division formed a work group to review results of surveys, community meetings and available census data to identify and prioritize contributing factors to fair housing conditions.

Contributing factors to fair housing conditions listed in priority order include:

1. Lack of affordable, accessible housing in a range of unit sizes.
2. Availability of affordable units in a range of sizes.
3. Displacement of residents due to economic pressures.

All three of these factors will be directly addressed by the activities funded by the HUD PRO Housing grant by providing additional housing at Hillside Park, providing affordable homeownership opportunities and reducing resident displacement by affirmatively marketing housing opportunities. This proposal will advance the efforts already implemented with Hillside Park Phase I, including environmental features such as a community garden, landscaping, efficient building design and location near amenities and services. The team will implement lessons learned from both Hillside Park and the Shortstack Milwaukie CLT, funded by the County and the City. Despite these efforts, affordable housing is complex and nuanced by requiring layering of multiple funding sources. HUD PRO Housing funds will help reduce project risk by providing funding leverage for future state funding applications to support the project.

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Exhibit E Capacity

The development team within the Clackamas County Housing and Community Services division will lead the implementation of the Hillside Park and affordable homeownership community land trust activities. The development team is led by Devin Ellin, Director of Housing Development with the Housing Authority of Clackamas County. Devin and her team are responsible for planning, managing, and implementing the Authority's development goals and overseeing Clackamas County's Metro Affordable Housing Bond program.

Devin has over 15 years of experience working in affordable housing development and project management. Prior to joining the Housing Authority in 2019, Devin worked for non-profit developers in the California Bay Area where she worked on a variety of tax credit, HUD, and service-enriched affordable housing projects. Devin has a Master's in Urban and Regional Planning and Graduate Certificate in Real Estate Development from Portland State University and is a graduate of LISC's Housing Development Training Institute (HDTI). She is a certified Sustainable Building Advisor and LEED Accredited Professional.

Devin is supported by Senior Housing Developer Andrew Crampton, who has over twelve years of experience funding Metro Housing Bond projects, acquiring affordable apartment properties, coordinating the renovation of five apartment properties, leading a hotel-to-housing conversion, and performing local land use planning entitlements. Andrew holds a Master's in Real Estate Development from Portland State University and a Bachelor's in Planning and Public Policy from the University of Oregon. Andrew prepared this application on behalf of the Housing and Community Development Division and will provide project support of the Hillside Park redevelopment and affordable homeownership program.

Gloria LaFleur is a Housing Developer with the Housing Authority of Clackamas County and will provide project support of the Hillside Park redevelopment and affordable homeownership program. She has experience in the development and stabilization of a variety of project types including new construction, rehabilitation, adaptive reuse, and nonprofit development consultation. Gloria has 5 years of experience in Affordable Housing Development and a bachelor's degree from St. Cloud State University.

The Clackamas County Housing and Community Development Division consists of 129 staff and led by Division Director, Shannon Callahan. The Division is a component of the Clackamas County Health, Housing and Human Services Department led by Director Rodney Cook and Deputy Directors Adam Brown and Denise Swanson. The Department is overseen by the Clackamas County Board of Commissioners, which is made up of five county residents who are elected to four-year terms. Commissioners set county policies, establish departmental budgets, and have the right to send countywide measures to the ballot.

The Housing Authority of Clackamas County is a component unit within the Housing and Community Development Division of the Health, Housing and Human Services Department and led by Executive Director, Shannon Callahan.

The Housing Authority of Clackamas County board of directors consists of the five current members of the Board of County Commissioners and one resident of Public Housing or a participant in the Section 8 Housing Choice Voucher program in good standing and residing in Clackamas County.

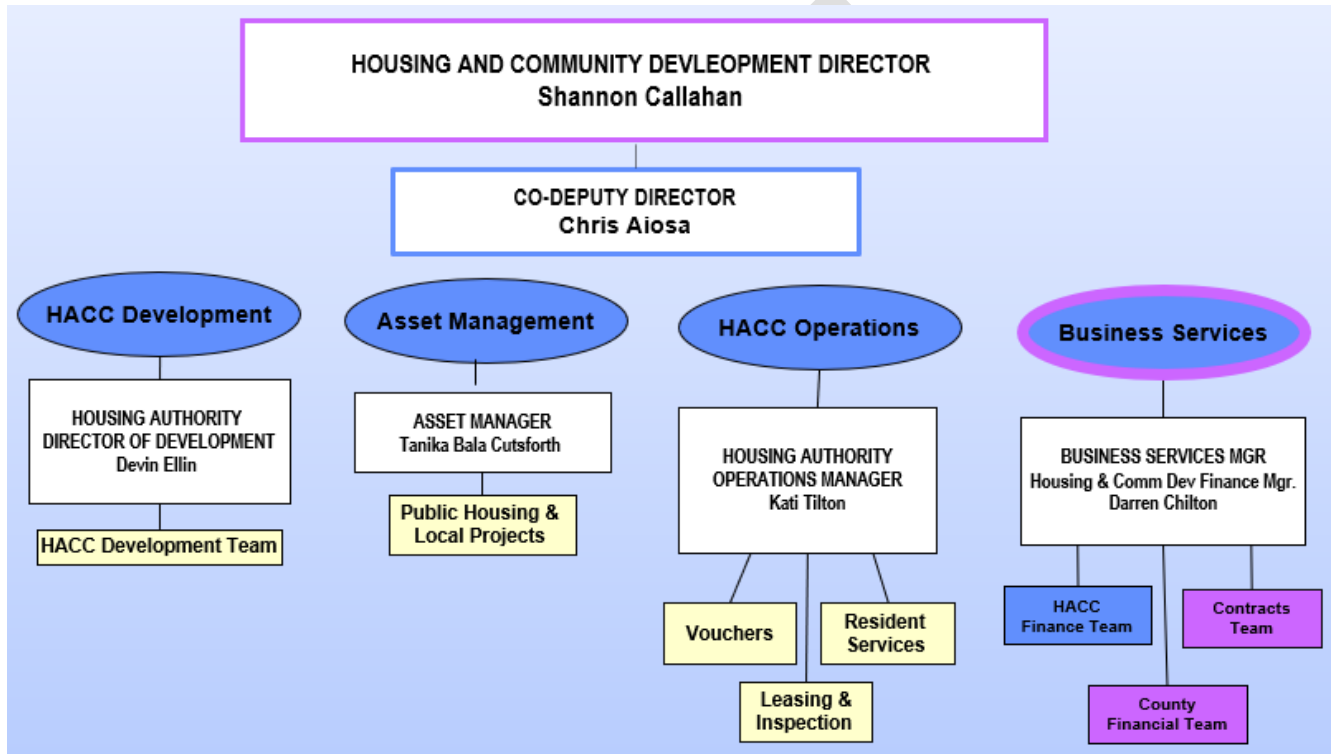
The Housing Authority provides and develops affordable and safe housing for low-income community members in Clackamas County by administering HUD funded programs that include owning and managing a portfolio of Public Housing and additional affordable housing totaling approximately 1,021 units. The agency also administers the HUD funded Housing Choice Voucher program of over 2,000 vouchers and up to 1200 regional Supportive Housing Services funded rent assistance. The majority of the people HACC serves are extremely low income, disabled, and/or elderly, and many of them were previously homeless.

In 2022, HACC became one of 126 Moving to Work (MTW) public housing authorities nationwide. With this designation, HACC is allowed greater flexibility to create polices that support residents and more flexibility to use and commit funds to increase housing choices for low-income families. In addition, HACC is Clackamas County's Local Implementation Partner for the Metro Affordable Housing Bond program. In its Local Implementation Strategy (LIS), HACC committed more than half of its housing bond resources to repositioning its public housing portfolio. HACC has experience creating public housing redevelopment plans, rezoning public housing sites and receiving entitlements, and working with HUD through the repositioning process. HACC is using approximately 200 Project-based Vouchers approved by HUD to support new development and rehabilitation projects that utilize Metro Affordable Housing Bond funds. This is consistent with the PHA Plan to modernize, redevelop, reposition as our PHA Plan is required to align with the County's Consolidated Plan, Fair Housing Plan, Action Plan and Ten-Year Plan to end homelessness.

In Milwaukie, HACC completed a 2020 RAD conversion on its Hillside Manor public housing development and, after receiving Section 18 approval from HUD, facilitated the financial closing and commencement of construction on the first phase of the Hillside Park Redevelopment.

Clackamas County receives grant funds from three HUD programs: Community Development Block Grant (CDBG), Home Investment Partnership (HOME) and Emergency Solutions Grants (ESG). In order to receive these funds the county must prepare a number of plans, with the most important being the Consolidated Plan. The development of the Consolidated Plan has been designed as a collaborative process allowing cities, community organizations and residents to participate in creating a unified vision for community improvements in their neighborhoods.

Key components of the plan include: An assessment of housing and community development needs and development of long-range strategies, a description of how we plan to use the federal funds to put the strategic goals of the consolidated plan in place, [maps identifying concentrations of low- and moderate-income residents](#), and examination of barriers that limit fair and equal housing opportunities to county residents.



In addition to the development team, program activities will be supported by a variety of teams within the Housing Authority:

Resident Services: HACC will continue to seek additional funding opportunities and leverage local funds to ensure Housing Authority residents have safe and secure communities where they can thrive. HACC continues to expand its resident services programs to further assist public housing residents with housing retention and pathways to greater self-sufficiency and is working to provide resident services to voucher program participants. The Resident Services team is currently made up of six housing authority staff members number including a Resident Services Supervisor, 2 FSS Coordinators (expanded from 1), and 3 Resident Services Specialists. They are additionally supported by a Housing Specialist, 2.5 FTE Peer Support Specialists, 2 AmeriCorps participants and 1 Social Work Intern.

The Supportive Housing Services (SHS) Measure, passed regionally in 2020, aims to eradicate chronic homelessness through pairing rental assistance and supportive services. This local funding source adds about 45 million dollars to the County's Homeless Services budget. Through this funding source, the County has assisted over 600 families with Regional Long Term Rent Assistance (RLRA) vouchers. This program is expanding rapidly with a goal of serving 30 new households a month ongoing with a commitment to serve no less 1,065 total families. Each RLRA voucher is paired with supportive services to increase housing stability.

The implementation of the Sparrow Street Project will be managed by the City of Milwaukie's Community Development Department which is responsible for delivering services that improve the physical assets and features of Milwaukie. It also provides the executive and administrative functions for the departments that are typically involved with this work, which includes planning, engineering, building and public works. Additionally, community development works to spur growth in Milwaukie consistent with adopted plans, policies and aspirations. To this end, staff work with City Council, neighborhoods, and city advisory groups to identify and create programs, funding opportunities, development plans, and vision documents to guide Milwaukie toward its desired future.

The Department is led Joseph Briglio, Acting Assistant City Manager and Community Development Director, who assisted with the preparation of this application. Joseph currently serves on the Clackamas County Housing Advisory Board. Prior to working at the City, Joseph was the Planning Manager for the City of Happy Valley which is also located in Clackamas County. From 2010 to 2014, Joseph was a Senior Planner for Economic Development for the City of Ventura. In this role, he contributed to the creation of regional economic development strategies and managed the City's Jobs Investment Fund. Joseph also played a key role in transforming a government building into the Ventura Commerce Center and established the area's first Sports Commission.

Joseph Briglio has a Master of Public Administration (MPA) degree in Public Administration from the University of Southern California. Joseph also holds a Bachelor of Arts (BA) degree in Urban Planning and Environmental Studies from Sonoma State University. Additionally, he has obtained certifications in Business Incubator Management from InBIA (International Business Innovation Association), Economic Development from California State University, Fresno, and a Graduate Certificate in City and County Management from the University of Southern California.

The City and County have previously demonstrated collaboration through their joint funding of the Shortstack Milwaukie affordable homeownership project. This project is the Portland Metro Region's first Metro Affordable Housing Bond funded homeownership project. It will create 15 affordable homes priced for households earning 80% AMI or below through higher-density cottage cluster housing. Oregon House Bill 2001 made the project possible, allowing for up-zoning middle housing neighborhoods. Shortstack Milwaukie was a catalyst project for the City

of Milwaukee's Cottage Cluster Housing Study and the resulting Cluster Housing Code, showcasing innovative solutions for cities in the 21st century to allow context-sensitive infill development affordable to households with a diverse mix of incomes. These shared values, commitment to promoting housing affordability, and financial stewardship will be exemplified in the collaborative implementation of HUD PRO Housing grant funding.

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Exhibit F LEVERAGE

The Clackamas County Housing and Community Development Division, in partnership with the City of Milwaukie, is applying for \$6.5 million in HUD PRO Housing grant funding to support two affordable housing development projects currently in predevelopment and to provide affordable homeownership opportunities in the City of Milwaukie through a Community Land Trust.

A HUD PRO Housing grant award of \$6.5 million will help address these issues by directly funding three projects: \$3.5 million to fund Phase 2 of the Hillside Park Redevelopment, an approximately 225-unit affordable housing project in predevelopment, \$2.0 million to fund the acquisition of up to 15 homes located in the City of Milwaukie for affordable homeownership through a community land trust, and \$1.0 million to fund predevelopment work for the Sparrow Street project, a 1.98-acre property purchased by the City of Milwaukie for affordable housing.

The total project cost is approximately \$120,000,000. The City and County are requesting \$6.5 from HUD, of which \$2.0 million will support affordable homeownership, \$3.5 million will fund Hillside Park Phase 2, and \$1 million will support predevelopment activities for the Sparrow Site Project.

Additional funding includes \$5.5 million from the County's allocation of Metro Housing Bond funds which will help fund Hillside Park Phase 2 and will serve as financial leverage for this application.

Clackamas County leverage documents and commitment letters are in process and will be finalized before submission on 10/15/2024.

Exhibit G Long-term Effect

i. What permanent, long-term effects will your proposal have? What outcomes do you expect?

Clackamas County and the City of Milwaukie are requesting \$6.5 million in HUD PRO Housing grant funding to address identified barriers that have resulted in the underproduction of affordable housing and the extensive housing cost burden low-income households, who are disproportionately aging, disabled, and BIPOC, in Milwaukie are facing.

Clackamas County, through its Housing and Community Development Division, has demonstrated success in the financing, delivery, and operation of affordable housing in Clackamas County.

As evidenced by the City's dedication to creating the 2018-2023 Affordable Housing Strategy and the 2023 Housing Production Strategy, and their subsequent adoption of policies identified in these strategy documents, Milwaukie has shown it is dedicated to developing programs and finding solutions to turn the tide on the statewide housing crisis

However, despite their shared desire to drive change both the City of Milwaukie and Clackamas County are constrained by the limited funding available to support affordable housing development, the lack of available land that can support multifamily housing, and the shortage of affordable homeownership opportunities created by a constrained housing supply. Our vision for this proposal is to support three initiatives that will address these identified barriers to affordable housing production and create more housing with long term affordability covenants, permanently preserve affordable homeownership opportunities in a Community Land Trust, and preserve scarce land with multifamily zoning for affordable housing.

The 2023-2043 Milwaukie Housing Capacity Analysis anticipates approximately 556 units serving low-income households will need to be developed in the next 20 years in order to meet demand. The Hillside Park Redevelopment will meet almost half of the production need and is a critical project to meet the City's housing production goals. A HUD PRO Housing award will further this goal by addressing two key barriers to housing production: a shortage of public funding for affordable housing and a lack of available land for multifamily housing in Milwaukie.

Successful completion of the projects identified in this proposal will result in three outcomes with permanent, long-term effects. First, the delivery of the Hillside Park Phase 2 development will provide 225 income-restricted homes serving low to extremely low income households in Milwaukie. Second, the acquisition of 15 scattered site homes by a Community Land Trust dedicated to providing affordable homeownership opportunities will provide permanent affordable homeownership units for generations of Milwaukie residents. Third, the financing of predevelopment activities to support affordable housing on the City-owned Sparrow Street property will preserve a scarce multi-family site for affordable housing development and provide more affordable units within the City. Combined, these projects will result in approximately 300 units of affordable housing, over half of the City's affordable housing production goal over the next 20 years.

This partnership between a proactive and engaged local government and a responsive county housing and community development department who are dedicated to serving their most underserved and vulnerable community members shows the potential that government collaboration can bring to fruition.

The total project cost is approximately \$120,000,000. The City and County are requesting \$6.5 million from HUD, of which \$2.0 million will support affordable homeownership, \$3.5 million will fund Hillside Park Phase 2, and \$1 million will support predevelopment activities for the Sparrow Site Project.

Additional funding for the project includes \$5.5 million from the County's allocation of Metro Housing Bond funds, funding from Oregon Housing and Community Services, Low Income Housing Tax Credit equity, and permanent debt.

Clackamas County, a HUD Entitlement in good standing, is committed to continued partnership with HUD to benefit low- to moderate-income persons through the production of affordable housing. Clackamas County and the City of Milwaukie greatly appreciate HUD's consideration of this request for PRO Housing grant funding.

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DEVELOPING THRIVING COMMUNITIES

September 11, 2024

Re: Letter of Support for Clackamas County and City of Milwaukie HUD PRO Housing Grant

To Whom it May Concern,

DevNW supports Clackamas County and the City of Milwaukie’s application for funding from the PRO Housing grant opportunity to support the creation of permanently affordable homes for ownership.

DevNW provides financial and pre-purchase education and counseling, coupled with financial resources such as downpayment assistance, helping many low- and moderate-income families become first-time homebuyers. Additionally, as an affordable homeownership developer, we know we need a variety of housing types and models to make homeownership a reality for more families and fulfill our collective housing production goals across Oregon.

Building new affordable homes is just one piece of the solution, and the ability to maintain affordability of current stock is critical. As we see skyrocketing housing costs in the private market, the reality of homeownership is being pushed further out of reach for many of our clients, despite all of their hard work to become financially stable and mortgage-ready.

We applaud the commitment of Clackamas County to work towards supporting first-time homebuyers through the sale of their scattered site public housing portfolio. Funds from this application will fill a critical gap in resources available in Oregon to convert these homes into the Community Land Trust (CLT) model. CLTs provide accessible, affordable homeownership options—topics that continually come up in our conversations with first-time homebuyers as critical elements to achieving homeownership.

Homeownership is the single greatest way that Americans build wealth. It helps to break the cycle of generational poverty and reduce the racial wealth gap. Kids succeed in school when they know their family has a safe, affordable place to call home, families

devNW.org



212 Main Street
Springfield, OR 97477

P.O. Box 790
Corvallis, OR 97339

528 Cottage Street NE, Suite 1C
Salem, OR 97301

421 High Street, Suite 110
Oregon City, OR 97045



DEVELOPING THRIVING COMMUNITIES

are more engaged in their neighborhood and community, and employers can rely on a more stable workforce. We are thrilled to lend our support for this application-the need exists in our community for this project, and we would urge your support.

Sincerely,

A handwritten signature in black ink, appearing to read "Emily Reiman".

Emily Reiman, CEO



September 11, 2024

To whom it may concern:


Proud Ground supports the Housing Authority of Clackamas County and the City of Milwaukie's application for funding from the PRO Housing grant opportunity to support the creation of affordable homeownership opportunities for up to 15 homes in Milwaukie, Oregon.

Founded in 1999, Proud Ground is the largest Community Land Trust in the Pacific Northwest. At Proud Ground, we are committed to creating affordable housing opportunities and preventing the displacement of community members in the Portland metropolitan area using the Community Land Trust model. Since our founding in 1999, we have partnered with over 650 home-buyers to purchase their first homes.

In addition to the dire need to build new affordable housing units, the ability to maintain affordability of current affordable housing stock is critical. The sale of the existing Clackamas County scattered site public housing portfolio requires public subsidy to make these homes affordable for people who cannot afford market rate prices backed by traditional commercial mortgages. The HUD PRO Housing grant provides a unique opportunity for the Clackamas County Housing Authority to transition aging public housing into a Community Land Trust. CLTs provide homeownership education and counseling, access to down payment assistance, and post purchase support and resources for first-time homebuyers.

Affordable Homeownership provides a unique opportunity for low-income households to build generational wealth and break the cycle of poverty. It provides community stability, opportunities for children to thrive in their existing schools and reduces the racial wealth gap.

We are excited to support this application and to lend our expertise in assisting low- to moderate-income households achieve the dream of home ownership.

Sincerely,

Dominique Merriweather
Executive Director
Proud Ground

Dreams Start Here.