

# Town Center Greens Development

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The Housing Authority of Clackamas County (HACC), a sub-division of the Housing & Community Development Division (HCD) within the Health, Housing and Human Services Department of Clackamas County issued a Request for Proposals (RFP) for new affordable supportive housing developments on March 10, 2014. Central City Concern (CCC) responded to the RFP with a project proposal to build 60 units of affordable supportive family housing (Town Center Greens Project) consisting of a mix of one, two and three-bedroom units that will be made affordable to households below 60 percent of the area median income. The project will be built on a vacant parcel located on SE 85th Avenue, between SE Monterey and SE Causey in Happy Valley. The property is located close to Clackamas Town Center, transit lines and other services.

CCC proposes a broad-based resident services program based on peer-delivered services provided by those who have succeeded in similar recovery programs. CCC proposes to work with Clackamas County and CCC's existing network of partners to outreach to underserved families in need, including one or more of the following: families with children who are homeless or at risk of homelessness; families with household members in recovery from drug and/or alcohol addiction; survivors of domestic violence; and families working toward reunification and regaining custody of children from protective services and foster care.

The CCC proposal included a request for 21 Project Based Section 8 Vouchers (PBV), \$1,300,000 in Public Housing Disposition funds generated through the sale of Public Housing Scattered Site units and \$1,500,000 of HOME Funds administered by Community Development. The PBV and Disposition funds were awarded to this project by HACC Board Resolution at the December 18, 2014 HACC Board Meeting. The HOME funds were awarded to the project by the Board of County Commissioners at its Dec. 11, 2014 business meeting. In addition, CCC applied for and was awarded Low Income Housing Tax Credits from State of the Oregon Housing and Community Services Department. No County General Funds will be used for this project.

The award of Project Based Section 8 Vouchers and Public Housing Disposition Funds are subject to approval by the Portland Office of the United States Department of Housing and Urban Development (HUD). HUD requires that the units remain affordable for a minimum period of 30 years for the use of Public Housing disposition proceeds in the Town Center Greens Project.

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# **Town Center Greens Development**

The Town Center Greens Development is a plan to build 60 units of affordable family housing. The project consists of one, two and three-bedroom units. Central City Concern (CCC) submitted the successful proposal to lead the project.

## **Location**

The project site is on SE 85th Avenue, between SE Monterey and SE Causey in Happy Valley. The property is close to Clackamas Town Center, transit lines, and other services.

## **Who qualifies?**

Households below 60% of the area median income will qualify for affordable housing at the site.

## **Services and outreach**

The proposal includes a resident services program. The program will be based on services provided by those who have succeeded in similar recovery programs.

CCC will work with Clackamas County and other partners to reach out to underserved families in need, including one or more of the following:

- families with children who are homeless or at risk of homelessness
- families with household members in recovery from drug and/or alcohol addiction
- survivors of domestic violence
- families working toward regaining custody of children from protective services and foster care.

## **Funding**

The CCC proposal included a request for:

- 21 Project-Based Section 8 Vouchers (PBV)
- \$1,300,000 in Public Housing Disposition funds from the sale of Public Housing Scattered Site units
- \$1,500,000 of HOME Funds administered by Community Development.

Housing Authority board members awarded the PBV and Disposition funds at the Dec. 18, 2014 board meeting. The Clackamas County Board of Commissioners awarded the HOME funds at the Dec. 18, 2014 business meeting.

CCC was also awarded Low Income Housing Tax Credits from the State of Oregon Housing and Community Services Department. No County General Funds will be used for this project.

Some funds are subject to approval by Housing and Urban Development (HUD).

HUD requires that the units remain affordable for at least 30 years for the use of Disposition proceeds in the Town Center Greens Project.