



Master Plan Project Facts

CLACKAMAS HEIGHTS INFORMATION

Clackamas Heights is a public housing property located in the Park Place Neighborhood of Oregon City, Oregon. The property has 100 housing units on 20 acres. There are 222 residents that live at Clackamas Heights, 95 of these are children.

WHY IS REDEVELOPMENT HAPPENING?

Clackamas Heights was built in 1942 to provide housing for the local workforce. Over the years it has provided safe, stable housing for generations of low- and moderate-income households in Clackamas County. As the property has aged though, HACC has had to invest more in the maintenance and upkeep of the buildings and grounds. Redevelopment of the property would allow HACC to invest its limited resources into new, healthier homes that better serve our current and future residents, while enhancing the natural environment, achieving a better use of land, promoting energy efficiency, maximizing ADA accessibility, and improving access to nearby jobs, businesses, schools, and other support services.

WHAT IS THE CLACKAMAS HEIGHTS MASTER PLAN AND WHY DO WE NEED ONE?

The first step in redeveloping Clackamas Heights is to develop a master plan for the property. The Clackamas Heights master plan will be the road map that HACC uses to re-build the community so that it better serves the needs of our residents as well as the surrounding neighborhood. HACC has hired a master planning team lead by the architectural firm, Mithun to coordinate this process.

They will begin the master planning process by looking at the whole community. This includes the people who live and work here, our neighbors, the services provided on site and through out the county as well as the physical layout of the site such as roads and buildings. The goal is to identify what is needed to create a new community that will provide a healthy and supportive home for all of the residents while being well- integrated into the surrounding community.

HOW CAN I PARTICIPATE IN THE REDEVELOPMENT PROCESS?

HACC will be hosting several community meetings through out the master planning process where you can get important information about the project and have an opportunity to share your ideas and comments. Residents of Clackamas Heights, as well as those in the adjoining neighborhoods, are welcome to attend. Materials will be available in English, Lao, Russian and Spanish.

HOW IS THE PROJECT FUNDED?

The Clackamas Heights Master Plan has been funded by the Housing Authority of Clackamas County (HACC). HACC is creating a redevelopment plan and financing strategy for Clackamas Heights in accordance with local land use and zoning codes and U. S. Department of Housing and Urban Development (HUD) requirements, with the possibility of applying for federal funding grants.

WHAT STAGE OF DEVELOPMENT IS THE PROJECT IN?

The Clackamas Heights Master Plan is just beginning and will last about nine months. Upon completion of the master plan, HACC will move into the project funding stage. HACC anticipates applying for federal funding grants in late 2010 that would enable the redevelopment to move to the next stage which is building design followed by construction. The project will likely be phased in over the next 3-5 years assuming that HACC is able to secure the necessary funding .

WHICH PART OF THE PROJECT WILL BE DEVELOPED FIRST?

Questions about project phasing will be considered and assessed during the Master Plan process. Every effort will be made to minimize disruption to residents.

HOW LONG WILL CONSTRUCTION LAST?

At the earliest, the first phase of construction will begin in 2012. Once it begins it must be completed within the requirements of the public and/or private funders. There are also timing considerations with the economy, market demand, and funding opportunities.

WILL HACC REPLACE ALL OF THE HOMES AT CLACKAMAS HEIGHTS?

We plan to replace the 100 public housing units and add additional housing units, both rental and ownership.

WHAT WILL CLACKAMAS HEIGHTS BE LIKE AFTER REDEVELOPMENT?

The master plan will help to determine the type of housing that can be built, and your input is needed to determine the future character of the neighborhood and homes at Clackamas Heights. During the master planning process, HACC and the consulting team will look to you for feedback on goals, visioning, design options, and community needs as we work toward developing a vibrant new community that will support our residents and enhance the existing residential neighborhood and community.

WHO DECIDES WHAT IMPROVEMENTS THE REDEVELOPMENT WILL INCLUDE?

We are here to listen to your ideas and to address your concerns and needs! A Clackamas Heights Redevelopment Advisory Group made up of residents, elected officials, service providers, and neighborhood and community leaders will work closely with HACC and the Master Plan consulting team. Please help us learn what you think will make better homes, and a stronger, safer, more vibrant neighborhood and community at Clackamas Heights.

HOW CAN I GET MORE PROJECT INFORMATION AND STAY INVOLVED?

Mary-Rain O'Meara works for HACC as an outreach specialist and is available to answer your questions and connect you to the most up to date information. She can be reached at (503)655-8279 or momeara@co.clackamas.or.us.