



HOPE VI Revitalization Grant Application Clackamas Heights Executive Summary

Background

After a year of intensive planning and preparation, the HOPE VI Application was successfully submitted to HUD for the revitalization of Clackamas Heights on November 20th, 2010. The application was the result of a multi-organizational effort involving community partners, residents, consultants and HACC staff to assemble a compelling vision for the future of Clackamas Heights. HACC requested a \$21.5 million HOPE VI Revitalization Grant to help fund the proposed \$88.3 million Clackamas Heights revitalization project. Public and private investment dollars will constitute the additional \$56.8 million dollars.

Physical Redevelopment

The current site is organized around four U-shaped roads with large expanses of unused open space between 61 single-family and duplex buildings containing 100 public housing units. Clackamas Heights differs drastically from the surrounding community both economically and physically, creating a sense of isolation for the community's residents. Redeveloping Clackamas Heights makes better use of resources than rehabilitation alone, which would have a \$139,440 per unit cost to complete all of the work.

The plan is to replace 100 units of outdated, distressed public housing units with 283 newly constructed, highly energy efficient units. The revitalization plan replaces the existing public housing units one-for-one then adds in a variety of other housing types to create a vibrant, mixed-income community creating a continuum of housing options for both current and future residents.



Proposed Site Plan

Community and Support Services (CSS) Plan

The HOPE VI application includes a plan for a strong Community Supportive Services Program for residents at Clackamas Heights. Services were planned that help residents of all ages achieve self-sufficiency through case management, education, employment services, health care, transportation and recreation activities. Expanded services will be offered at the newly built Community Center and the Early Childhood Education and Wellness Center.

The following four objectives were included in the application for Community Supportive Services:

- 1) **Provide employment and training services** to help adults transition off housing and welfare assistance.
- 2) **Provide education and skill development** opportunities to assist young residents to achieve housing self-sufficiency.
- 3) **Provide youth programs** to achieve academic success and improve school attendance needed to maintain current percent of high school graduation and retention rates.
- 4) **Provide service coordination** and case management that support the ability of seniors and persons with disabilities maintain independent living.

Partnerships

The HOPE VI application was made possible through the tremendous support and contributions of HACC's community partners involved throughout the process. Park Place neighbors, Clackamas Heights residents, community and governmental organizations and HACC staff provided hours of input, in-kind donations, and leveraging funding. These combined efforts created a competitive application and a compelling vision for the future of Clackamas Heights.

Leverage funding included \$67,519,023 in public and private investment for development and \$3,196,853 in Community and Supportive Services monies.



Proposed Early Childhood Education and Wellness Center, Clackamas Heights

Proposed Housing Units Mix

- 100 Public Housing replacement units
- 157 Affordable rental units
- 22 Affordable for-sale homes
- 4 Market Rate for-sale homes
- Total: 283 Units**

Green Building and Sustainability

HACC is deeply committed to creating a highly sustainable new community that provides healthy housing that is efficient to operate, uses resources wisely, and ultimately reduces our carbon footprint; therefore, HACC has registered the conceptual site plan for certification with the Leadership in Energy and Environmental Design for Neighborhood Development (LEED-ND) program. HACC will also be certifying the Community Center, the Early Childhood Education and Wellness Center, and the HACC owned and operated, residential units with the appropriate **LEED** programs.



Proposed Community Park, Clackamas Heights

HACC was awarded a \$25,000 **Affordable Green Neighborhoods** grant from the **U.S. Green Building Council** with funding from the Bank of America Foundation to support the successful certification. In addition, HACC will require as a condition of disposition and development that all development partners design to a minimum LEED Silver rating and will assist each partner to obtain the certification of their choice at a level comparable to LEED Silver. HACC has also established a partnership with the **Energy Trust of Oregon** to provide invaluable energy modeling, systems support and post construction education for our residents. Finally, HACC is working with the **Portland Sustainability Institute** (PoSI) to establish an Eco-District to ensure the long-term stewardship of the community through a community based governing body.

Site Amenities

Clackamas Heights Community Center (6000 square feet) with a new Neighborhood Networks Center, on-site property management and Community and Supportive Services (CSS) staff and a community policing office. The community center will be home to HACC’s CSS program which focuses on the long-term self-sufficiency and independence of our residents.



Early Childhood Education and Wellness Center (14,000 square feet) which will be the new home to the combined **Oregon City Head Start** program as well as provide additional space for service providers and education resources all focused on the health and wellness of all Clackamas Heights residents. An additional 2000 square feet of retail space has also been included to encourage resident owned-businesses.



Community Park with tot lot, water feature, rain garden and sport court on 1 acre.

Community Garden open to Clackamas Heights residents and neighbors on ½ acre.



Natural Habitat Area designed to preserve a stand of existing trees while providing opportunities for access to the natural environment.

ANTICIPATED TOTAL PROJECT BUDGET*

CSS Services/Relocation	\$4.3 million	5%
Demo/Site Work/Roads/Relocation	\$15 million	17%
Construction	\$46.5 million	53%
Professional Services/Development Fees	\$15.8 million	18%
Financing Costs/Reserves	\$6.5 million	7%
Total	\$88.3 million	100%

* Note: CSS costs are over the 5 year life of the grant. Budget does not include real property acquisition costs.

Next Steps

36 applicants across the nation applied for \$124 million in total funding from the HOPE VI program this year. HACC expects to wait 6-8 months to hear back from HUD regarding the award of HOPE VI funding. When funding announcements are made, HACC will schedule a community meeting to discuss next steps. Check our website for updates at <http://www.co.clackamas.or.us/hacc/clackamasheights.jsp>