CLACKAMAS COUNTY

Department of Finance
Public Services Building
2051 Kaen Road, Suite 490 | Oregon City, OR 97045

August 13, 2026

Board of County Commissioners of Clackamas County

Members of the Board:

Allowance of a revenue bonds issuance for Willamette View to finance SE River Road campus expansion. Bond Value is approximately $155,000,000. Funding is through Willamette View. No County General Funds are involved.

Previous Board Action/Review: Briefed at Issues 8/11/2026
Performance Clackamas: Build Public Trust Through Good Government, hold transparent and clear public processes regarding borrowing requests from third parties as required by law
Counsel Review: Yes **Procurement Review:** N/A
Contact Person: Sarah Foreman, Assistant County Counsel, Dan Johnson, Interim Finance Director
Contact Phone: 503-655-8363, 503-742-5405

EXECUTIVE SUMMARY:

Willamette View, Inc. ("*Borrower*"), an Oregon nonprofit corporation desires to issue federally tax-exempt debt to support redevelopment and expansion of their campus on SE River Road in the Milwaukie area. The Skyline project will result in 92 apartments of independent living, a dining venue, offices, outdoor patio and amenity spaces, 74 parking spaces under the building, and 22 surface parking spaces. This strategic expansion of Willamette View, which already has 86 apartments presold for occupancy, will meet market demand for senior housing while reinforcing the value proposition of vibrant, independent living in a trusted, service-rich environment.

The project budget of $155,000,000 includes construction costs, interest, funding expenses, and reimbursement to Willamette View for predevelopment costs as well as other renovations to the existing campus. Construction is scheduled September 2026 to December 2028.

The Borrower must partner with a public finance authority, the Hospital Facility Authority of Clackamas County, to obtain tax-exempt financing. Tax-exempt financing is allowed if, among other things, certain procedures under the Tax Equity and Fiscal Responsibility Act of 1982 (TEFRA) are followed:

1. Appropriate notice is published at least 7 days in advance, and a public hearing is held on the subject.

2. The Internal Revenue Code 147(f) requires elected officials having jurisdiction where Willamette View operates - in this case, the Board of County Commissioners - must approve the issuance of the debt after a public hearing is held on the subject (TEFRA hearing). A draft order approving the issuance of the bonds is attached for the Board's consideration.

The hearing and granting approval of the debt issuance is the full extent of the County's involvement in the authorization of the bonds. The issuance will not be a debt of the County, no taxes will be paid towards the debt, and no guarantee, assurance or credit-enhancing activity is offered. If the Board votes to approve the issuance of the debt, the payment of the debt will be the sole responsibility of Willamette View. If the Board votes against allowing the issuance, Willamette View will not be able to issue the debt as currently contemplated.

RECOMMENDATION:

Staff recommends the Board hold a public hearing on the subject, weigh the evidence presented thereby, and decide whether or not to approve the issuance of the debt as planned. If the Board makes the determination to approve the issuance of the described debt for the Borrower, it will adopt the draft order attached.

Respectfully submitted,

Dan Johnson,
Interim Finance Director

BEFORE THE BOARD OF COUNTY COMMISSIONERS
OF CLACKAMAS COUNTY, STATE OF OREGON

In the Matter of the Board of County Commissioners, Clackamas County, Oregon, Concerning Senior Living Revenue Bonds (Willamette View Project), Series 2026, Issued by the Hospital Facility Authority of Clackamas County, Oregon	))))))	Order No. 2026-[__]

WHEREAS, the Hospital Facility Authority of Clackamas County, Oregon (the "Authority") has received a request from Willamette View, Inc., a nonprofit corporation organized and existing under the laws of the State of Oregon (the "Borrower"), to issue its Senior Living Revenue Bonds (Willamette View Project), Series 2026 (the "Bonds"), in one or more series, in an amount not to exceed $155,000,000 for the purpose of providing funds to (1) finance or reimburse all or a portion of the costs of capital construction, improvement, renovation, and acquisition and installation of equipment, at the Borrower's continuing care retirement facilities owned and operated by the Borrower and located within the boundaries of Clackamas County, Oregon at 12705 SE River Road; 13021 SE River Road; 13169 SE River Road; 13145 SE River Road; 12981 SE River Road; 13215 SE River Road; 12701 SE River Road; 1532 River Ridge Drive; 1538 River Ridge Drive; 1544 River Ridge Drive; 1550 River Ridge Drive; 1558 River Ridge Drive; 1561 River Ridge Drive; 1566 River Ridge Drive; 1569 River Ridge Drive; 1574 River Ridge Drive; 1579 River Ridge Drive; 1582 River Ridge Drive; 1587 River Ridge Drive; 1590 River Ridge Drive; 1596 River Ridge Drive; 1608 River Ridge Drive; 1616 River Ridge Drive; 1622 River Ridge Drive; 1625 River Ridge Drive; 1630 River Ridge Drive; 1631 River Ridge Drive; 1638 River Ridge Drive; 1650 River Ridge Drive; 1806 SE Heron Heights Lane; 1808 SE Heron Heights Lane; 1810 SE Heron Heights Lane; 1812 SE Heron Heights Lane; 1817 SE Heron Heights Lane; 1819 SE Heron Heights Lane; 1821 SE Heron Heights Lane; 1803 SE Heron Heights Lane; 1805 SE Heron Heights Lane; 1807 SE Heron Heights Lane; 1809 SE Heron Heights Lane; 1811 SE Heron Heights Lane; 1813 SE Heron Heights Lane; 1930 SE Heron Heights Lane; 1950 SE Heron Heights Lane; 13027 SE 20th Avenue; 13057 SE 20th Avenue; and property located on the Willamette River with the tax lot number 21E02AC01900 and parcel number 00179817 in the approximate amount of $130,000,000; (2) fund a debt service reserve fund for the Bonds; (3) provide funds for working capital during construction, reserves, interest during construction, and payment of organizational, planning, and start-up costs; and (4) pay costs of issuance for the Bonds (collectively, the "Project").

WHEREAS, on August 13, 2026 the Authority adopted a Bond Resolution authorizing the issuance, sale and delivery of the Bonds.

WHEREAS, in order for interest on the Bonds to be excludable from gross income for federal income tax purposes, the issuance of the Bonds must, among other things, be approved by the governmental unit issuing the Bonds, in compliance with Section 147(f) of the Internal Revenue Code of 1986, as amended (the "Code"); and

WHEREAS, among other things, Section 147(f) of the Code, requires that "qualified 501(c)(3) bonds" be approved by the applicable elected representatives of the governmental unit having jurisdiction over the area in which the Project is located.

WHEREAS, the Board of County Commissioners (the "Board") of Clackamas County, Oregon (the "County"), as the applicable elected representatives of the governmental unit having jurisdiction over the area in which the Project is located, has been requested to approve, for purposes of Section 147(f) of the Code, the issuance of the Bonds by the Authority following a public hearing. The Board, having provided notice as contemplated by Section 147(f) of the Code, has conducted a public hearing regarding the issuance of the Bonds and has invited oral and written comments from the public;

NOW, THEREFORE, IT IS HEREBY ORDERED BY THE BOARD OF COUNTY COMMISSIONERS THAT:

Section 1. Public Hearing. As the applicable elected representatives of the governmental unit having jurisdiction over the area in which the Project is located, and constituting the governmental unit with control over the Authority, and having held the public hearing following notice as described above which provided a reasonable opportunity for members of the public to express their views regarding the issuance of the Bonds and the uses and purposes of the proceeds of the Bonds, the Board of County Commissioners approves of the issuance of the Bonds in a maximum aggregate issue price not to exceed $155,000,000 by the Authority as required by Section 147(f) of the Code.

Section 2. Effective Date of Resolution. This Resolution shall take effect immediately upon its adoption by the Board of County Commissioners.

DATED this 13th day of August, 2026.

BOARD OF COUNTY COMMISSIONERS

____
Chair

____
Recording Secretary