

March 12, 2026

BCC Agenda Date/Item: _____

Housing Authority Board of Commissioners
 Clackamas County

Approval of a Resolution authorizing Development Agreements for sale of Housing Authority properties to provide affordable homeownership opportunities. Property Sale Gross Revenue Value is approximately \$20,700,000. No County General Funds are involved.

Previous Board Action/Review	<ul style="list-style-type: none"> Public Housing Repositioning Plan Update Policy Session, January 24, 2024 Approval of Resolution 1986 authorizing the submission of Section 18 disposition application to HUD, on May 9, 2024, Agenda Item 20240509 I. C. Approval of Resolution 1996 authorizing the sale of scattered-site public housing properties and related use of brokerage services, April 3, 2025, Agenda Item 20250403 II.B. 		
Performance Clackamas	Safe, Secure and Livable Communities		
Counsel Review	Allison Schwartzman, Foster Garvey	Procurement Review	Yes
Contact Person	Devin Ellin	Contact Phone	971-227-0472

EXECUTIVE SUMMARY: The Housing Authority of Clackamas County (HACC), a component unit of Clackamas County within the Health, Housing and Human Services Department, requests Board authorization to negotiate and execute development agreements for the sale of HACC’s Scattered Site Portfolio and Contiguous Portfolio (the Portfolio) to selected community partners to provide affordable homeownership opportunities.

Prior to the start of disposition, HACC owned 145 scattered site public housing units located across Clackamas County. Taking into account factors including the age, geographic dispersion, and the maintenance requirements of the Portfolio, the Authority previously determined that it is not sustainable to maintain and operate the Portfolio, and that it is in the best interest of the Authority and its residents to

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proceed with disposition plans for the Portfolio.

As outlined in the approved repositioning plan and HUD disposition approval letter, HACC proposed three disposition pathways for the sale of its scattered site portfolio;

1. public sale at market value,
2. sale to a Community Land Trust (CLT) partner to provide affordable homeownership opportunities,
3. sale to Community Based Organization (CBO) under restrictions that meet the county's goal to expand recovery-oriented infrastructure

Since the Board approved the sales last April, approximately 60 scattered site homes have been identified for public sale at market value. To date, HACC has sold 13 homes via public sale at market value. Of these 13 sales, two homes were sold to public housing residents who participated in HACC's Home Savings Program.

Approximately 75 scattered site homes have been identified to be sold as affordable homeownership opportunities through a land trust model. In November of 2024, HACC released a Request for Expressions of Interest seeking partners with experience in community land trusts and affordable homeownership to acquire property within the Portfolio to convert them into long-term affordable homeownership opportunities. Through this process, the Authority selected DevNW and Proud Ground as community partners.

Upon receiving Board Authorization, HACC plans to negotiate the terms of the development agreements with the community partners to transfer up to approximately 60 units via negotiated sale at or below fair market value to income-qualified households through Community Land Trust (CLT) ownership. The community partners will manage and operate the CLTs.

If needed, HACC will provide seller financing to the CLT with a loan term of up to three years that will be paid upon sale to a qualified home buyer. The CLT will retain ownership of the underlying land with program compliant affordability restrictions recorded on the property. Any structural repairs or upgrades needed to get the homes ready for sale to qualifying homebuyers will be conducted by the CLT. Preference will be given to HACC residents hoping to purchase a scattered site home through an affordable homeownership option. Over 25 HACC residents have expressed interest in purchasing a scattered site home through the CLT model. Properties not acquired by HACC residents will be unoccupied prior to sale. Once the homes are ready to sell, the CLT will pair the homes with income-qualified homebuyers.

Approximately 10 scattered site homes have been identified as opportunities for sale to a CBO under restrictions that meet the county's goal to expand recovery-oriented infrastructure. HCDD staff is working with CBOs to develop programming under this model and will return to the Board with recommendations at a later date.

RECOMMENDATION: Staff respectfully recommend that the Housing Authority Board of Commissioners approve this Resolution (2003) and authorize Chair Roberts or his designee to sign on behalf of the Housing Authority of Clackamas County.

Respectfully submitted,

Mary Rumbaugh

Mary Rumbaugh
Director of Health Housing and Human Services

**BEFORE THE BOARD OF COMMISSIONERS
OF THE HOUSING AUTHORITY OF
CLACKAMAS COUNTY**

In the Matter of Authorizing Development
Agreements for the Scattered Site Portfolio and
Contiguous Portfolio and determining related
matters.

RESOLUTION NO. 2003

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**BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE HOUSING
AUTHORITY OF CLACKAMAS COUNTY as follows:**

Section 1. Recitals and Findings. The Board of Commissioners (the “Board”) of the Housing Authority of Clackamas County (the “Authority”) finds and determines:

(a) Statutory Authorization. The Authority is a public body corporate and politic of the State of Oregon and a housing authority authorized by the Housing Authorities Law (ORS 456.005 to 456.235) to, among other things, to: (i) “[p]repare, carry out, acquire, lease and operate housing projects” (ORS 456.125(5)); (ii) “sell, mortgage, lease, rent, transfer, assign, pledge or otherwise dispose of any real property or any interest therein” (ORS 456.120(11)); (iii) “finance, develop, own, operate or manage a mixed income housing project” if certain requirements are met (ORS 456.120(19), ORS 456.153); (iv) “make and execute contracts and other instruments necessary or convenient to the exercise of the powers of the authority” (ORS 456.120(4)); and (v) “delegate to one or more of its agents or employees such powers or duties as it deems proper” (ORS 456.135). As used in the Housing Authorities Law, “housing project” includes any work or undertaking “[t]o provide decent, safe and sanitary urban or rural housing for persons or families of lower income” which may include “buildings, land, equipment, facilities and other real or personal property for necessary, convenient or desirable appurtenances” (ORS 456.065(2)), “mixed income housing” means “a housing project that houses tenants with a mixture of income levels, including those not of lower income, for the purposes of: (a) [r]educing the rents for tenants whose incomes are no greater than 80 percent of the area median income; and (b) [m]eeting the housing needs of tenants” (ORS 456.055(10)), and “person of lower income” or “family of lower income” means a person or a family residing in the State of Oregon “whose income is not greater than 80 percent of area median income, adjusted for family size” (ORS 456.055(14)).

(b) Scattered Site and Contiguous Public Housing Properties. The Authority currently owns 118 scattered site units (collectively, the “Scattered Site Portfolio”) located across Clackamas County. The Scattered Site Portfolio is currently operated under the public housing program authorized by Section 9 of the Housing Act of 1937, and administered by the United State Department of Housing and Urban Development (“HUD”). The Authority also currently owns and operates an additional 14 units of public housing located on scattered sites with four or more units (collectively, the “Contiguous Portfolio” and, together with the “Scattered Site Portfolio”, the “Portfolio”). Taking into account factors including the age, geographic dispersion, and the maintenance

requirements of the Portfolio, the Authority previously determined that it is not sustainable to maintain and operate the Portfolio, and that it is in the best interest of the Authority and its residents to proceed with disposition plans for both the Scattered Site Portfolio and the Contiguous Portfolio.

(c) Prior Board Action. The Board previously approved the Authority's Public Housing Repositioning Plan contemplating repositioning of the Authority's Section 9 Public Housing Program. In addition, pursuant to Resolution 1986 adopted by the Board on May 9, 2024, the Board approved the Authority's submittal of Section 18 disposition applications to HUD for public housing properties, including both the Scattered Site Portfolio and the Contiguous Portfolio. Pursuant to Resolution No. 1996 adopted by the Board on April 3, 2025, the Board approved the transfer of Portfolio property and contracting for brokerage services.

(d) HUD Approval. The Authority has received approval from HUD dated September 25, 2024 (the "Scattered Site HUD Disposition Approval"), for the disposition of the Scattered Site Portfolio. The Scattered Site HUD Disposition Approval contemplates that (i) 22 units will be transferred via negotiated sale at or below fair market value to selected qualified community partners for redevelopment as affordable housing; (ii) 67 units will be transferred via negotiated sale at or below fair market value to income-qualified families; and (iii) 42 units will be transferred to the highest qualified bidder. The Authority received approval from HUD dated April 4, 2025 (the "Contiguous HUD Disposition Approval"), for the disposition of the Contiguous Portfolio. The Contiguous HUD Disposition Approval contemplates that (i) eight units will be transferred via negotiated sale below fair market value for affordable housing purposes; and (ii) six units will be transferred to the highest qualified bidder.

(e) Selection of Community Partners. In November of 2024, the Authority released a Request for Expressions of Interest seeking partners with experience in community land trusts and affordable homeownership to acquire property within the Portfolio for conversion into long-term affordable homeownership opportunities. Through this process, the Authority selected DevNW and Proud Ground as community partners.

(f) Additional Findings. The Board hereby determines that a substantial number of persons of eligible income in the area served by the Authority cannot obtain housing for 30% of less or their income. Based on the foregoing determination, the Board hereby declares, on behalf of the Authority, the need for additional housing for persons or families of lower income that can be addressed by the Authority participating in redeploying portions of the Portfolio property for affordable homeownership opportunities.

Section 2. Development Agreement Documents. The Board authorizes the Executive Director of the Authority, the Director of Housing Development of the Authority, and the Chair of the Board of Commissioners of the Authority (each, an "Authorized Officer" and collectively, the "Authorized Officers"), and each of them acting alone, to negotiate and approve agreements with each of DevNW and Proud Ground, or their

respective designees, pertaining to the transfer, financing, development and/or use of certain Portfolio property for affordable homeownership (the “Development Agreements”). The Authorized Officers, and each of them acting alone, are authorized to execute the Development Agreements and any other documents reasonably required to be executed in connection with the Development Agreements (the “Development Agreement Documents”) on behalf of the Authority. The execution of the Development Agreement Documents by any Authorized Officer shall be conclusive evidence of approval by the Authority of the terms set forth therein.

Section 3. Supplemental Authorization. The Authorized Officers, and each of them acting alone, are authorized on behalf of the Authority to: (a) determine that any document authorized by this resolution is, at the time such document otherwise would be executed, no longer necessary or desirable and, based on such determination, cause the Authority not to execute or deliver such document; (b) execute and deliver and, if applicable, file (or cause to be delivered and/or filed) any government forms, affidavits, certificates, letters, documents, agreements and instruments that such officer determines to be necessary or advisable to give effect to this resolution and to consummate the transactions contemplated herein; (c) cause the Authority to expend such funds as are necessary to pay for all costs relating to the actions authorized by this resolution; and (d) notwithstanding any other Authority resolution, rule, policy, or procedure, to create, accept, execute, send, use, and rely upon such tangible medium, manual, facsimile, or electronic documents, records and signatures under any security procedure or platform, as in such Authorized Officer’s judgment may be necessary or desirable to give effect to this resolution and to consummate the transactions contemplated herein. The adoption of this resolution does not constitute a guarantee or commitment that the transactions contemplated by this resolution will be consummated as described herein. The Authorized Officers are granted the discretionary authority to determine whether, when, and (subject to the terms of this resolution) on what terms to proceed with the transactions described herein and shall have the right to determine not to proceed with any portion of the transactions contemplated hereby for any reason including, if, in their judgment, the available terms are unacceptable to the Authority.

Section 4. Acting Officers Authorized. Any action authorized or directed by this resolution to be taken by the Executive Director of the Authority, may in the Executive Director’s absence be taken by a duly authorized acting Deputy Director of the Authority, the Housing Development Director of the Authority, or any other employee of the Authority that has been designated by the Executive Director or the Board to act in the Executive Director’s absence.

Section 5. Ratification and Confirmation. Any actions of the Authority or its officers prior to the date hereof and consistent with the terms of this resolution are ratified and confirmed.

Section 6. Severability. If any provision in this resolution is declared by any court of competent jurisdiction to be contrary to law, then such provision shall be null and

void and shall be deemed separable from the remaining provision of this resolution and shall in no way affect the validity of the other provisions of this resolution.

Section 7. Effective Date. This resolution shall be in full force and effect from and after its adoption and approval.

Dated this _____ DAY OF _____, 2026.

BOARD OF COMMISSIONERS OF THE
HOUSING AUTHORITY OF CLACKAMAS COUNTY

Chair

Secretary