

October 16, 2025

BCC Agenda Date/Item: \_\_\_\_\_

Housing Authority Board of Commissioners  
Clackamas County

**Approval of a Resolution designating the Executive Director as the authorized officer to negotiate and execute a Development Agreement, street vacation, and Phase II replat for Buildings D & E of the Hillside Park Redevelopment Project. Funding is through Low-Income Housing Tax Credits, Oregon Housing and Community Services, and Metro Regional Affordable Housing Bonds. No County General Funds are involved.**

<b>Previous Board Action/Review</b>	<ul style="list-style-type: none"> <li>• Approved accepting Affordable Housing Construction Excise Tax Grant funding from the City of Milwaukie, June 29, 2023.</li> <li>• Approved the HACC-Related Northwest Exclusive Negotiation Agreement for redevelopment of Hillside Park, September 29, 2022.</li> <li>• Approved the Authority's submittal of the Section 18 Disposition application to HUD, August 15, 2021.</li> <li>• Approved the Hillside Park Master Plan Design Concept, October 3, 2019.</li> <li>• Approved pre-development loan for Phase D/E and Shortstack Lot G, June 12, 2025.</li> </ul>		
<b>Performance Clackamas</b>	Safe, Secure, and Livable Communities and Strong Infrastructure.		
<b>Counsel Review</b>	Yes - Allison Schwartzman, Foster Garvey	<b>Procurement Review</b>	NA
<b>Contact Person</b>	Devin Ellin	<b>Contact Phone</b>	971-227-0472

**EXECUTIVE SUMMARY:** The Housing Authority of Clackamas County (HACC), a component unit within the Housing and Community Development Division of the Health, Housing, and Human Services Department, is requesting approval of a resolution for additional activities involved in continuing the redevelopment of the Hillside Park property.

In June 2025, HACC received Board Authorization for a pre-development loan to finance pre-development costs incurred for Lots D and E of the Hillside Park Redevelopment Project. Lots D and E of the Hillside Park Redevelopment will comprise approximately 160 units in four buildings, consisting of three and four stories. The buildings will be clustered around open spaces and resident parking, with new public streets bisecting the master plan site and connecting new infrastructure throughout the campus.

Related NW has submitted a funding application to Oregon Housing and Community Services for tax credit allocation and gap funding and has been scheduled by OHCS for a June 2026 closing to begin construction on the project. Metro has provided Concept Endorsement for HACC to allocate at least \$5.5 million in Metro Housing Bond funding for the project. Related NW has formed a tax credit partnership that will own the newly constructed buildings. The partnership will lease the land from HACC through a capitalized ground lease.

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Through this resolution, the Authority requests authorization for Authorized Officers to negotiate and execute a Development Agreement pertaining to the development of Buildings D & E, including related infrastructure and other improvements. Activities will include petitioning the City of Milwaukie for a Street Vacation necessary for redevelopment and applying to the City of Milwaukie for a Phase II Replat to accommodate the new buildings, street access, and associated infrastructure for the new development.

**RECOMMENDATION:** Staff respectfully request that the Housing Authority Board approve resolution (2001) and authorize Chair Roberts or his designee to sign on behalf of the Housing Authority.

Respectfully submitted,

A handwritten signature in cursive script that reads "Mary Rumbaugh".

Mary Rumbaugh  
Director of Health, Housing, and Human Services

**ATTACHMENTS:** Authorization Resolution

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

In the Matter of Authorizing Actions in Connection  
with the Hillside Park Redevelopment Project,  
Including Execution of a Development Agreement  
pertaining to Buildings D/E, Street Vacations, and a  
Replat of Phase II Property

RESOLUTION NO. 2001  
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**BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY  
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)) and [p]rovide for the construction, reconstruction, improvement, alteration or repair of any housing project or any part thereof" (ORS 456.125(6)); (ii) "lease or rent any housing, land, buildings, structures or facilities embraced in any housing project and, subject to the limitations of the Housing Authorities Law, to establish and revise the rents or charges therefor" (ORS 456.120(8)); (iii) "sell, mortgage, lease, rent, transfer, assign, pledge or otherwise dispose of any real property or any interest therein" (ORS 456.120(11)); (iv) finance, develop, own, operate or manage a mixed income housing project" if certain requirements are met (ORS 456.120(19), ORS 456.153); (v) "make and execute contracts and other instruments necessary or convenient to the exercise of the powers of the authority" (ORS 456.120(4)); and (vi) "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) The Project. The Authority is currently redeveloping the Authority's Hillside Park Project (the "Project"). Phase I of the Project includes Buildings A/B and C, construction of which is underway. Phase I of the Project is expected to also include Buildings D and E ("Buildings D/E"), to include approximately 160 units of housing and related infrastructure and other improvements. Phase II of the Project is expected to include the construction of up to 225 new units.

(c) Street Vacation. In connection with the Project, the Authority expects to petition the City of Milwaukie to vacate portions of S.E. Hillside Court, A Street, B Street and C Street (the "Street Vacation") to allow for realignment of public streets and development of the Project.

(d) Phase II Replat. Development of Phase II of the Project requires property boundary changes, and the Authority expects to apply to the City of Milwaukie for a replat of certain of the Hillside Property (the "Phase II Replat").

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 a Development Agreement with Related/Hillside Park Buildings D & E Development Co., LLC, pertaining to the development of Buildings D/E and related infrastructure and other improvements (the “Development Agreement”). The Authorized Officers, and each of them acting alone, are authorized to execute the Development Agreement and any other documents reasonably required to be executed in connection with the Development Agreement (collectively, 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. Street Vacation. The Authority is authorized to petition the City of Milwaukie for the Street Vacation. The Authorized Officers, and each of them acting alone, are authorized to execute an Application for Street Vacation, a Petition for Street Vacation, a Consent to Street Vacation, and any other documents reasonably required to be executed in connection with the Street Vacation (collectively, the “Street Vacation Documents”). The execution of the Street Vacation Documents by any Authorized Officer shall be conclusive evidence of approval by the Authority of the terms set forth therein.

Section 4. Phase II Replat. The Authority is authorized to apply to the City of Milwaukie for the Phase II Replat. The Authorized Officers, and each of them acting alone, are authorized to execute all documents reasonably required to be executed in connection with the Phase II Replat (collectively, the “Phase II Replat Documents” and collectively with the Development Agreement Documents and the Street Vacation Documents, the “Documents”). The execution of the Phase II Replat Documents by any Authorized Officer shall be conclusive evidence of approval by the Authority of the terms set forth therein.

Section 5. Supplemental Authorization. The Authorized Officers, and each of them acting alone, are authorized on behalf of the Authority to: (i) determine in their discretion, prior to the execution of the applicable Document, whether to proceed with the element of the Project to which such Document pertains, (ii) 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; (iii) 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; and (iv) cause the Authority to expend such funds as are necessary to pay for all filing fees, application fees, registration fees, and other costs relating to the actions authorized by this resolution.

Section 6. Execution of Duties and Obligations. The Board authorizes and directs the Authority’s Executive Director to cause the Authority to fulfill the Authority’s duties and obligations under the Documents.

Section 7. 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 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. Any action authorized or directed by this resolution to be taken by the Chair of the Board may, in the absence of such person, be taken by the duly authorized acting Chair of the Board.

Section 8. Changes to Titles or Parties. While the titles of and parties to the Development Agreement Documents described herein may change, no change to such titles or parties shall affect the

authority conferred by this resolution to execute, deliver, file (if required), enforce and perform the documents in their final form.

Section 9. Ratification and Confirmation. All actions of the Authority and its officers prior to the date hereof and consistent with the terms of this resolution are ratified and confirmed.

Section 10. 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 provisions of this resolution and shall in no way affect the validity of the other provision of this resolution.

Section 11. Effective Date. This resolution shall be in full force and effect from and after its adoption and approval.

Dated this \_\_\_\_ DAY OF \_\_\_\_\_, 2025.

BOARD OF COMMISSIONERS OF THE  
HOUSING AUTHORITY OF CLACKAMAS COUNTY

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Chair

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Secretary