

# Metro Housing Bond

## Clackamas implementation update



# What does this mean for Clackamas County?

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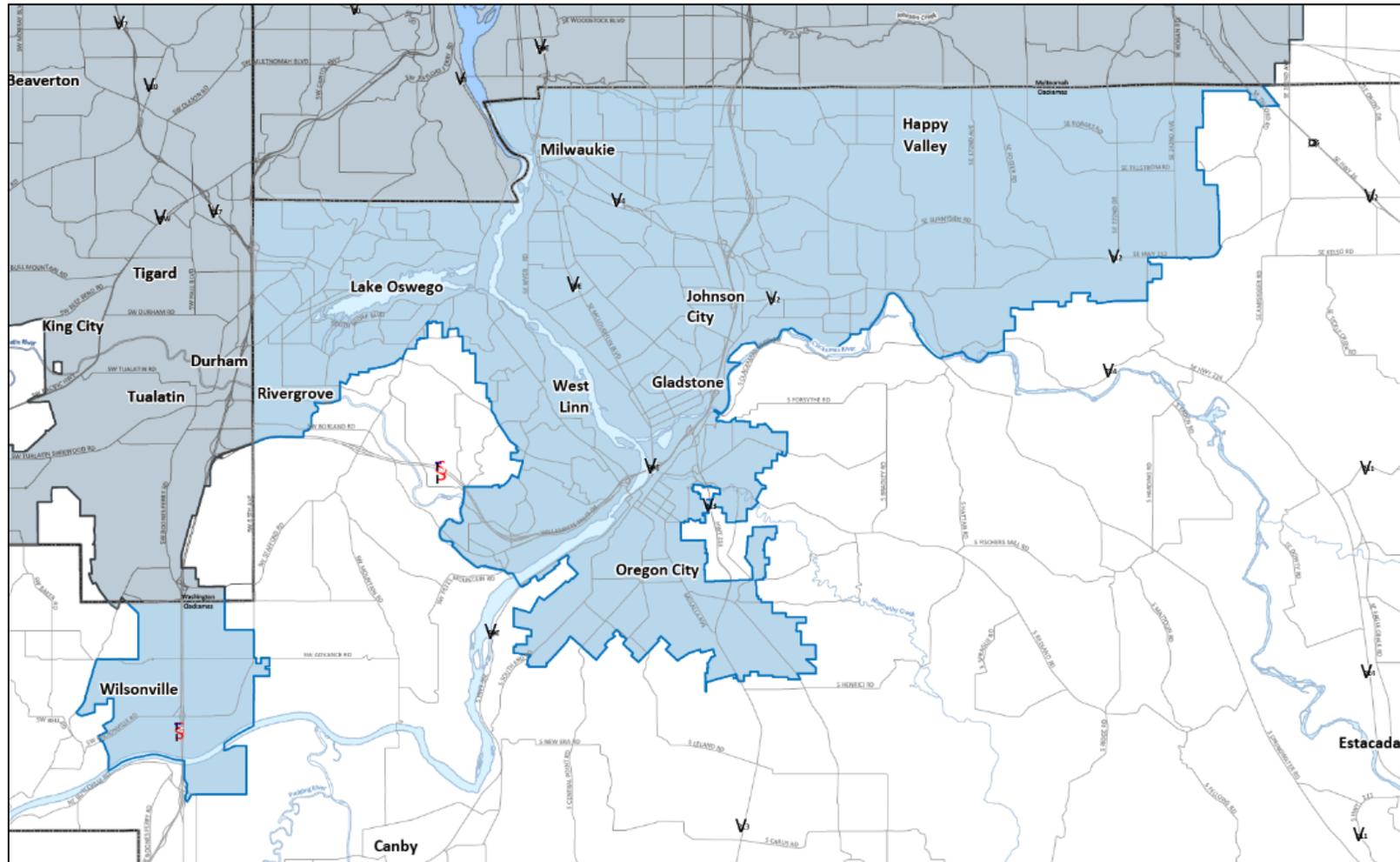
Clackamas County will receive \$116M to fund the:

- purchase of land to build on
- construction of new homes
- purchase and renovation of existing housing to ensure long-term affordability.

# Implementation timeline

Project timeline				
Nov-Dec. 2018	Jan. 2019	Spring 2019	Summer 2019	June/July 2019
Stakeholder engagement to inform Metro plan for accountability/oversight	Metro Council will adopt work plan and oversight committee appointments			
	Implementation Strategy development using local community engagement			
			Local Implementation Strategy Proposals delivered to Community Oversight Committee	
				Local Implementation Strategy Proposals to be approved by Metro Council. Funding will be made available for development and acquisition of affordable housing.

# Eligible communities



# Where will housing be located?

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- Must be used within the metro boundaries.
- Siting will be established in a multi step process and be incorporated into our local implementation plan.
- The Board of County Commissioners will establish Guiding Values that will lead the location process and become a part of the Implementation Plan.
- Community outreach
- Talking to our jurisdictional partners about their needs and priorities
- Readiness will play a factor:
  - Land availability
  - Appropriate zoning

# Clackamas County Goals

Create housing for over

**2,500**



county residents.

Develop at least

**40%**



of new affordable units to extremely low-income families earning 30% or less of AMI

Develop approximately

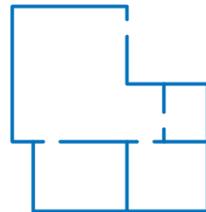
**812**



new affordable housing units.

Meet the needs of families by making at least

**406**



units two bedroom or larger.

Create affordable homes for low-income families earning between



**61-80%**

of AMI by using up to 10% of the funding.

# Who will live in this housing?

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Families earning 80% or less of Area Median Income based on the chart below qualify to live in housing developed by the Bond.

Family Size	Low Income 80%	Very Low Income 50%	Extremely Low Income 30%
1	\$45,600	\$28,500	\$17,100
2	52,100	32,600	19,550
3	58,600	36,650	22,000
4	65,100	40,700	25,100
5	\$70,350	44,000	29,420

# Who will live in this housing?

## 0-30% AMI

Affordable monthly housing costs  
**\$0 - \$500**



Older adult on fixed social security income  
**\$17,041**

Retail worker  
**\$28,960**

## 30-60% AMI

Affordable monthly housing costs  
**\$500 - \$1,000**



Office admin. assistant  
**\$38,320**

Paramedic  
**\$39,560**

Mail Carrier  
**\$48,570**

Nurse  
**\$51,040**

## 60-80% AMI

Affordable monthly housing costs  
**\$1,000 - \$1,300**



Firefighter  
**\$64,330**

Elementary school teacher  
**\$65,640**

**\$1,200**

For a 1-bedroom apartment

**\$1,400**

Average rent for a 2-bedroom apartment

# Where we are now

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- Working with Metro, consultants and community partners as we build a framework for our Local Implementation Strategy
- Community engagement with qualified jurisdictions (within the Metro bond parameters) is beginning in February of 2019
- Currently identifying consultants to help with our community engagement strategies

# What comes next

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- Complete community and stakeholder outreach process that informs our Local Implementation Strategy
- Execute our intergovernmental agreement with Metro, demonstrating how bond proceeds will be utilized in Clackamas County; anticipated timeline is late spring/early summer of 2019
- Start issuing commitment letters to qualified projects summer 2019
- Monitor bond expenditures and revisit community needs to align ongoing projects with bond commitments

# For more information and updates

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Visit [www.clackamas.us/metrohousing](http://www.clackamas.us/metrohousing)

