



At a glance

Location: 2889 SE Hillside Court, Milwaukie

Funding approval date: January 9, 2024

Development Cost: \$163.6 million

TOD Program funding: \$250,000

Number of units: 275

Number of regulated affordable units: 175

Commercial area: N/A

Height: Three four-story buildings

Parking: 117 on-site/ 98 street

Site area: 7.5 acres

Density: 37 units per acre

Annual transit ridership: 118,964 annual trips

Increased transit ridership: 98,933 annual trips

Developer: Related NW

Architect: Ankrom Moison

Contractor: Walsh Construction

oregonmetro.gov/TOD

Hillside Park: Milwaukie, Oregon

TOD Project Seven Day Notice

Project Description

The project is a 275-unit development which is the first of a two phase redevelopment of the Hillside Park public housing project owned by the Housing Authority of Clackamas County (“HACC”). The first phase will consist of three buildings (A, B, and C) and will utilize approximately 7.5 acres of the 13.7-acre site. The remainder of the site will be redeveloped through another phase which has not begun.

Buildings A and B will have four stories and include 175 units of which 155 will be restricted to households earning 60% of Area Median Income (AMI) or below. The remaining 20 units will be reserved for households earning 30% of AMI or below. Twelve of the 30% AMI units will be reserved for residents receiving Permanent Supportive Housing (“PSH”) services. Building C will be a 100-unit, four-story building with 65 units regulated at 30% of AMI and 35 units regulated at 50% of AMI. All the units in building C will have project based rental vouchers.

The site is directly served by the TriMet 75-Cesar Chavez/Lombard Frequent Service bus which connects south to downtown Milwaukie and north to Hollywood Transit Center. The TriMet 33-McLoughlin/King Rd Frequent Service bus runs one block south of the project along Harrison Street.

Soil and soil gas sampling conducted following a 2018 Phase I Environmental Site Assessment (ESA) found no contamination above regulatory limits. The most recent ESA, conducted in February 2023 found no recognized environmental conditions.

Project Background

Hillside Park is the earliest constructed public housing development in Oregon. The current development includes 48 detached homes built around 1942. Planning for the redevelopment has been underway since 2018 and the project has received an allotment of federal tenant protection vouchers which will allow all current residents to relocate to new housing during the construction of the new project. These residents will have the opportunity to return once the new project is completed.

Buildings A and B will be developed by Related Northwest and will be owned jointly by Related Northwest, HACC and Northwest Housing Alternatives. Related Northwest will also develop Building C but will transfer ownership of the project to HACC upon its completion and certification of its tax credit eligibility Northwest Housing Alternatives will provide resident services, including PSH services, at all three buildings.

The proposed project will replace an existing 48-unit public housing project with 275 units of housing at income levels ranging from 30% to 60% of Area Median Income. Using a base case of redeveloping the site at its existing density, staff estimates that the project will generate 271 additional transit trips daily and 98,933 additional annual transit trips. Over a 30-year period, the estimated value of the project's additional transit ridership is \$5,198,422.

Conditions of Approval

On January 9, 2024, the TOD Steering Committee authorized \$250,000 in TOD Program funding for Hillside Park with the following conditions:

1. Three buildings total, each with four stories
2. Approximately 117 onsite parking spaces and 98 street parking spaces
3. 275 units restricted to incomes ranging from 30% to 60% of Area Median Income
4. Funds to be utilized for Building C, which will have 100 units, zero onsite parking spaces, and approximately 98 street parking spaces.



Marissa Madrigal
Chief Operating Officer

2/5/2024

Date

This notice is issued in accordance with the TOD Program Work Plan adopted by Council Resolution 12-4363 which states: "Following project funding approval by the TOD Steering Committee, the Chief Operating Officer shall issue a Seven-Day Notice to provide written notification to the Metro Council of the proposed project. The Councilors have seven (7) days from issuance to request that the COO provide an opportunity to review the decision in executive session. The decision of the TOD Steering Committee becomes final after seven (7) days if no Councilor(s) request it be presented to the full Metro Council for review."

Hillside Park



Hillside Park



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