

Clackamas Heights: Connecting Community

After being named one of 10 national recipients of the U.S. Green Building Council's Affordable Green Neighborhoods Grant (USBGC), the Clackamas Heights Redevelopment project is ready to move forward with plans to improve an aging public housing development with a new mixed use, mixed-income community focused on sustainability.

The unique effort is expected to have a positive impact throughout the region. As the redevelopment plan is implemented, an estimated 500 construction jobs will be created over a five-year period.

Neighborhood livability and property value are expected to rise in the surrounding community, yielding an estimated \$180,000 in additional property tax revenue. As the number of affordable housing units in the development jumps from 100 to 283, the project will provide a lasting resource for our community.

"Getting community members involved was essential," said Clackamas County Commissioner Ann Lininger. "There was an extensive public process that gathered excellent feedback and recommendations. The neighborhood association, in particular, has been a valuable partner in this project."

The Housing Authority deeply engaged the community in the planning process, hosting more than 25 public meetings, a resident work group and a redevelopment advisory group. Seven key principles emerged from the robust community involvement process, focusing on long-term sustainability and health, strong connections to the surrounding neighborhood and region and increased access to services, transportation and systems that promote resource independence.

The new development boasts tree-lined streets oriented east-west to reconnect to the surrounding street grid and maximize sun exposure for geothermal heating. Water conservation through "grey" water reuse, backyard rain barrels, and low-impact storm water systems adheres to cutting edge best practices while enhancing the natural environment.

The site will highlight natural, open spaces with a community park and several small pocket parks, nature trails, and a ½ acre community garden promoting access to fresh food. An Early Childhood Education and Wellness Center will support both residents of Clackamas Heights and the surrounding community, providing education and health services to children and their families. A community transit program will promote car and bike sharing along with a shuttle to connect the neighborhood to the regional transportation network.

The vision of supporting economic growth through sustainable development is shared with critical funding partners such as Oregon Housing and Community Services, Clackamas County Community Development, Clackamas Community Land Trust, Habitat for Humanity, Energy Trust of Oregon, Clackamas County Technology Services, and Tri-Met, who have dedicated combined resources of \$24.2 million. The Housing Authority has applied for an additional \$21.5 million grant from the U.S. Department of Housing and Urban Development (HUD) to make the project a reality.

The Clackamas Heights Redevelopment project is at the forefront of a national shift to sustainable community planning, providing greener, healthier housing that real people can afford. With sustainability partners such as the Energy Trust of Oregon, Portland Sustainability Institute (PoSI) and Earth Advantage ensuring the highest standards of energy efficiency are met, the Housing Authority will be able to provide residents access to the sustainable ideals they've requested.

"I really appreciate the strong neighborhood support," said Trell Anderson, Housing Authority executive director. "Their vision and leadership around sustainability have already made this project a success."

For more information about the Clackamas County Housing Authority, call 503-655-8267. Learn more online at www.clackamas.us/hacc/



CAREFUL PLANNING - Clackamas County Housing Authority director Trell Anderson and Commissioner Ann Lininger (right) lead a community meeting during the Clackamas Heights planning process.