



At a glance

Total development cost: \$20.4 million

Metro bond funds: \$4.4 million

Bond funds per unit: \$914,791

Project type: Rehab

Sponsor: Housing Authority of Clackamas County

Architect: Carleton Hart

General contractor: Walsh Construction

Partners: Home Forward

Funding: Low Income Housing Tax Credits, Metro Affordable Housing Bond, Clackamas County HOME funds, Permanent Supportive Housing, private funds

Construction begins: May 2021

Anticipated completion: May 2022

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18000 Webster Road

Webster Road - Gladstone - Housing Authority of Clackamas County

The Webster Road project is the rehabilitation of a former congregate care facility into 48 units of studio and SRO housing. Webster Road will provide homes to people 50 and older who are on fixed incomes or making less than \$20,000 a year. The marketing plan will prioritize people who are currently experiencing homelessness or at risk of becoming unhoused and/or disabled. HACC will provide project-based vouchers (PBVs) for all 48 units.

Design and programming best practices identified in PSH training combined with the onset of the coronavirus pandemic helped inform the redevelopment strategy. The pandemic highlighted the need for resident autonomy and self-sufficiency. As redesigned, each unit will include a full private bathroom and a food prep area with a sink, fridge, and microwave. Common area amenities include a community kitchen, dining hall, community living room, laundry room, wellness room, exam room and meeting and conferences spaces. The site also includes a landscaped courtyard, community garden for resident use, and 26 parking spaces.

Originally constructed in the early 1960s, the Webster Road building was previously used as a nursing home and most recently as a juvenile rehabilitation center. The property is located in a residential neighborhood east of I-205 within the heart of Clackamas County's commercial and industrial corridor. A regular bus line provides direct access to Oregon City Transit Center, Clackamas Town Center and the Max Green Line. In addition, a bus stop for Line 32 is located about 50 yards from the site providing direct access to downtown Milwaukie, Orange Max line and Clackamas Community College.



Development program

18000 Webster Road will feature 48 SRO and studio units, all supported by project-based vouchers and services.

Unit size (no. of bedrooms)	No. of units	AMI%	PBVs	Square feet/unit	Gross monthly rent/unit
SRO	8	30%	8	242-244	\$362
Studio	40	30%	40	270-380	\$483
Total	48		48		

Amenities

- Public transit is adjacent to the site
- Beautiful large trees will be maintained
- To support resident autonomy, each unit includes full private bath and food prep area
- Onsite permanent supportive housing services
- Meeting and community spaces
- Landscaped courtyard and community garden

