



**OREGON
CITY**



Metro

Community Enhancement Grant 2024-2025 Application

Thank you for your interest in the Metro Enhancement Grant Program. Before filling out the application, please read the Enhancement Grant 2024-25 Program Guidelines for complete instructions and to be sure that your proposal qualifies for funding. Applications received after the deadline will not be accepted. Kindly limit your answers to the space provided.

Please note that your organization may need to apply for city building permits and/or liability insurance coverage to implement your proposed project. *You may be able apply grant funds toward these costs.*

If you have questions, please contact Ann Griffin at agriffin@orccity.org or 503-974-5517.

Title of Project Park Place Environmental Heritage and Trails Project

Applicant Organization Park Place Neighborhood Association

Is this a Non-Profit Organization? Yes ☐ No ☒

Non-Profit Federal tax-exempt ID Number _____

Address PO Box 2526

City, State, Zip Oregon City, OR 97045

Project Manager responsible for the Enhancement Grant project

Jackie Hammond-Williams

Phone 503-753-5321 Email jackiespins@gmail.com

Chairperson of Governing Board (If Applicable) Steve VanHaverbeke

Phone 503-806-6630 Email steve@vanhaverbeke.org

Signature _____

(The person authorized to represent the organization must sign the application with a digital signature or actual signature on a hard copy.)

Proposal Information

1. Is this your first grant application to the Community Enhancement Grant program?

Yes ☐ No ☐

2. If you answered "No" to Q1, have you received an Enhancement Grant in the last 3 years?

Yes ☒ No ☐

If yes, please describe the grant project(s) for which you received funding.

Park Place Neighborhood Association received initial start-up funding for the Park Place Environmental Heritage & Trails Project last year. This project has provided the community with approx. 800 feet of woodland trail in previously impenetrable forest in the park, opening up the hillside and providing a new dimension and aspect of the park to the public. Benches and interpretive signage have been added plus donated wagon artifacts. Invasive plants have been removed and the area planted with natives.

3. Briefly describe the project for which you are requesting funds.

Park Place Environmental Heritage & Trails Project has created approx. 800 feet of trail and improvements during the first phase. During this phase, over 400 cubic yards of nettles, wild blackberry, and prickly Hawthorn starts were removed. Some found objects were of Pioneer vintage and they have been integrated into the trail at various interpretative signs. Importantly parts of a real Oregon Trail wagon were donated in its deteriorated form to be used as an exhibit for the project. The full-size wagon axles have been placed on the hillside typical of their journey over Holcomb Hill to Abernethy Green. This exhibit includes other wagon wheels placed and anchored farther upslope because trail emigrants had passed through this area and nearby Holcomb Road alignment. This project is now fully associated with Baker Cabin and Quarry on the east side of Holcomb Hill and their Pioneer legacy there. It is fully linked to the End of the Oregon Trail Interpretative Center with a final outcome journeying over Holcomb Hill passing through this project to Abernethy Green and more elaborate exhibits. This project also showcases the unique geology of this region in Oregon and the impact Holcomb Hill and others had on the Pioneer journeys and ultimate settlement of the Willamette Valley. Seating (2 benches) for visitors in the trail corridor are in place. Over 500 native wildflower assemblages and native plants were established along the new trail.

The neighborhood Association is now requesting funds to complete the educational messaging, which will include information about the local native peoples and their culture. It will also establish a simple seating area at the entrance to the trail for youth and visitors where an historic, cultural and geological heritage overview could be given. Funding will provide a 4,000 sq ft garden where "Plants Used by Natives and Settlers" will be planted with picnic tables, in the center. Shrubs, native plants and edibles will be showcased here including Camas, Wild Iris, Red and Blue Huckleberries and others. The plants will have signage detailing their purpose supporting Native Peoples and early Settlers. Such a garden doesn't exist in Oregon City for both Native Peoples

4. The proposed project must meet one or more of the following 10 goals. Please indicate which of the following outcomes your project will achieve by marking an "X" or a check mark.

- ☒ 1. Result in significant improvement in the cleanliness of the City.
- ☒ 2. Increase reuse and recycling efforts or provide a reduction in solid waste.
- ☒ 3. Increase the attractiveness or market value of residential, commercial or industrial areas.
- ☒ 4. Results in rehabilitation or upgrade of real or personal property owned or operated by a nonprofit organization having 501(c)(3) status under the Internal Revenue Code.
- ☒ 5. Enhance new or existing wildlife, riparian zones, wetlands, forest lands or marine areas, and/or improve the public awareness and the opportunities to enjoy them.
- ☒ 6. Preserve or increase recreational areas and programs within the City.
- ☒ 7. Improve safety within the City.
- ☒ 8. Increase employment or economic opportunities for City residents.
- ☒ 9. Provide work, training opportunities, or other benefit to youth, seniors, and low income people or other under-served groups.
- ☒ 10. Enhance art and culture within Oregon City.

5. Describe how the proposed project will meet the selected goal(s).

Cleanliness - Maintaining and monitoring this trail site will reduce litter, debris and discourages camping

Reuse/Recycle - On-site woody debris and invasives will be processed on-site and turned into usable mulches; recycled materials will be prioritized such as recycled lumber

Attractiveness - Nearby residences want and need a high standard park and nature experience. This project will provide that and beautify the area around.

Wildlife - Holcomb Hill is a study area for Clackamas Community College and nearby schools. They will benefit from the wildlife and nature educational components, signs, & seating area to learn

Recreational Areas - Provides unique geological and natural history and outdoor trail experience for OC Parks

Safety-The park has many visitors and defined & maintained trails ensure the visitor safety

Employment - Project will employ 30 at-risk youth and young adults; Nearby schools and organizations can have special educational programs at the project

Work - Adjoining Clackamas Housing Authority youth and at-risk youth will be employed as well as JROTC cadets and other school students

6. Project Period

Beginning Date: 07/01/24

Ending Date: 06/30/25

7. How will the community benefit from your project? What is the estimated number of people affected and anticipated outcome(s)?

The community benefit of this project is that it will provide additional recreation and educational opportunities for the community. By providing a robust network of trails, seating, native plants and garden and interpretive signage the project will attract more visitors to the park. The first phase of the project has already been welcomed by many park visitors and benefited the community by involving over 30 youth from the area in project development. The nearby Clackamas Housing Authority and its new re-development area constitute over 250 families which will benefit as well. The Park Place Neighborhood has over 2,000 homes. End of the Oregon Trail annually receives 20,000 persons and will be referring their patrons to this new location and nearby Baker Cabin and Quarry Interpretative Project, all on the Oregon Trail. Oregon City Parks

8. Briefly describe your organization's prior experience managing similar projects.

Park Place Neighborhood Association has managed and grown their neighborhood association to be one of the most effective in Oregon City. They have interacted with land use processes but most importantly they have done interpretative signage along Holcomb, improvements to Park Place Park including a badly needed children's play area as well as their interaction with Holcomb Elementary and other schools. Rivers of Life Center will serve to complete the project in cooperation with the neighborhood association and the Parks Dept. Rivers of Life Center has completed projects in downtown Oregon City (Street tree and basil plantings), Clackamette Cove (Clean-up and trail expansion), outreach projects serving Museum of the Oregon Territory, End of

9. Describe the measurements you will use to assess the project's effectiveness? Be sure to describe project goals, changes and noticeable benefits that will come about as a result.


An uptick in park visitors will almost certainly occur! Two neighborhood schools have expressed the intention of using the project as field trips for students. The Park Place Neighborhood Assoc will be in communication with neighbors of the park, the resident park host and the schools to record the increased park activity that this and the previous project will attract.

The benefits will also include visitors following cultural and natural history themes in tourism. This project will unify all elements of Holcomb Hill from the Clackamas River side which includes Baker Cabin and Quarry Interpretative site to the End of the Oregon Trail at Abernathy Green and that facility's outdoor Oregon Trail experience. Local schools, interested residents, and especially visitors seeking interaction with the Oregon Trail and its history will be accommodated.

Project Timeline

July-September 2024 - Design and layout will be confirmed with Oregon City Parks

Proposed Budget

Project Costs	(A) Grant Dollars Requested	(B) Matching Funds(Cash)	(C) In-Kind Matching Support	(D) Total
Personnel Services (salaries, administration)	1,600	3,900		5,500
Project Administration costs (clerical, advertising, graphics, printing, postage)	2,100		3,400	5,500
Materials	9,500		3,500	13,000
Equipment/Supplies	5,200			5,200
Construction Costs	3,300	1,100	4,000	8,400
Event Costs	500		1,000	1,500
Transportation Costs	1,000		2,100	3,100
Insurance Costs (if needed)	2,050			2,050
Consultants/trainers				
Use the lines below to add any additional costs:				
Youth Workers	10,750	6,500		17,250
Volunteers	1,000		6,800	7,800
Totals 	37,000	11,500	20,800	69,300

10. Proposed Budget. On the previous page, please describe the project's proposed budget. Please note that matching resources ARE REQUIRED. The total match amount required depends upon the total project cost. Matching funds may be either cash or in-kind. An in-kind match is a form of support for the project that does not need to be directly paid for. For example, the value of volunteer service is considered a match. Volunteer labor may be valued at an estimated rate of \$27.20 per hour.

Total Project Cost	Additional Funding Requirement
\$0 to \$9,999	10% of total project cost
\$10,000 to \$19,999	20% of total project cost
\$20,000 to \$39,999	30% of total project cost
\$40,000 to \$50,000	40% of total project cost

Using your proposed budget from the previous page, please list the Grant Amount Requested, the total Matching Funds (Cash) and total In-Kind Matching Support. The total project cost is the sum of these three amounts.

Grant Amount Requested:	37,000
+ Matching Funds (Cash):	11,500
+ In-Kind Matching Funds	20,800
= Total Cost of Project:	69,300

11. **Description of In-Kind Match.** List the sources of support for the project’s in-kind match (e.g., volunteer hours and donations). As described in the Enhancement Grant Program Information document, volunteer labor may be valued at an estimated rate of \$27.20 per hour.

Item	Source of Support	Estimated Value (\$)
Project Admin	Park Place Neighborhood Association	3,400
Materials	Clackamas Landscape Supply	3,500
Construction Costs	Oregon Youth Corp (Crew Leaders)	4,000
Event Costs	Abernethy Events Center (Dedication Event Food/Supplies	1,000
Transportation Costs	Oregon Youth Corp (Van)	2,100
Volunteers	Oregon City Junior ROTC & SOLVE	6,500

12. List all grants applied for in support of this project and commitments confirmed to date.

Higher Education Coordinating Council/Youth Corp - \$6,500 (Confirmed)
 Joe Weston Fund/Oregon Community Fund - \$3,900 (Personnel Services) and \$1,100 (Construction Costs) - Total \$5,000 (Confirmed)

This grant is matched 2:1 by cash and in-kind match. The in-kind match of \$20,800 and cash match of \$11,500 are 47% of the project total cost. The amount requested of \$37,000 in this grant is 53% of the total project cost

13. Administrative costs are allowed as part of the project. What percentage of Enhancement Grants funds will be used for personnel services or administrative costs?10%

Project administration and personnel services constitute no more than 10% of the grant.

14. Letter(s) of Support

Please include one or more letter(s) of support for the proposed project. Letters of support demonstrate that people who could be impacted by a project are aware of it and in support of it.

Required letters of support include:

- a) Active partner organization – If your organization is working in collaboration with a partner organization, please include a letter of support from that partner organization.
- b) Property owner - If the project will have an impact on private property or city-owned property, then a letter of support should be included from the property owner. For example, if the proposed project will take place in a city-owned park, then a letter of support should be included from the Oregon City Parks and Recreation Department.
- c) Neighborhood Association - Applicants should also include a letter of support from a relevant neighborhood association if there is an active neighborhood association where the proposed project will take place. We recognize that several neighborhoods do not have an active neighborhood association. To learn more about what neighborhood your project is in, go to the City of Oregon City website, and search “What Neighborhood Am I In?” (<https://www.orcity.org/404/What-Neighborhood-Am-I-In>)

Will my project impact the City?

Please contact the City of Oregon City if you think that your project will impact City operations or facilities, such as a park, sidewalk or public right of way. You should request written acknowledgement from the applicable City Department that the project meets applicable City requirements. Some proposals may require liability insurance.

Please contact Ann Griffin to discuss.

Metro Enhancement Grant Eligibility Criteria

Name of Organization: Park Place Neighborhood Association

Name of Project:	Park Place Environmental Heritage and Trails Project
Address:	PO Box 2526 Oregon City, OR 97045
Total amount requested (A):	37,000
Match cash (B):	11,500
Match in-kind (C):	20,800

The applicant organization must meet ALL of the following criteria to apply for a Metro Enhancement grant. Check to confirm that each condition is met.

<input checked="" type="checkbox"/>	<p>1) The applicant organization must be:</p> <ul style="list-style-type: none"> • a charitable organization – such as a 501 c 3 certified organization or other tax-exempt nonprofit that engages in charitable work • a neighborhood association in the Oregon City • a department of the City of Oregon City
<input checked="" type="checkbox"/>	<p>2) Application must be in good standing and have a current registration with the State of Oregon.</p>
<input checked="" type="checkbox"/>	<p>3) The project must meet at least <u>one</u> of the 10 Metro project criteria:</p> <p><u> x </u> 1) Result in significant improvement in the cleanliness of the City.</p> <p><u> x </u> 2) Increase reuse and recycling efforts or provide a reduction in solid waste.</p> <p><u> x </u> 3) Increase the attractiveness or market value of residential, commercial or industrial areas.</p> <p><u> x </u> 4) Result in rehabilitation or upgrade of real or personal property owned or operated by a nonprofit organization having 501(c)(3) status under the Internal Revenue Code.</p> <p><u> x </u> 5) Enhance new or existing wildlife, riparian zones, wetlands, forest lands or marine areas, and/or improve the public awareness and the opportunities to enjoy them.</p> <p><u> x </u> 6) Preserve or increase recreational areas and programs within the City.</p> <p><u> x </u> 7) Improve safety within the City.</p> <p><u> x </u> 8) Increase employment or economic opportunities for City residents.</p> <p><u> x </u> 9) Provide work, training opportunities, or other benefit to youth, seniors and low- income persons or underserved population.</p> <p><u> x </u> 10) Enhance art and culture within the City.</p>

<input checked="" type="checkbox"/>	4) The services provided as a result of the grant must be provided within Oregon City and/or be for the benefit of Oregon City residents.
<input checked="" type="checkbox"/>	<p>5) The proposed project must meet the required project match.</p> <p>The total project cost is in column D. Match required for this size project (M): <u>40%</u></p> <p>Is $(B + C) / D \geq M$</p> <p>32,300/69,300= 47%</p>
<input checked="" type="checkbox"/>	6) The proposed project must be completed by June 30, 2025.
<input checked="" type="checkbox"/>	<p>7) Letter of support from the entity as described below:</p> <ul style="list-style-type: none"> • A letter of support from affected parties within the geographical boundary of the grant project (e.g., a neighborhood association; business association; or government entity). • A letter of acknowledgement from each City Department that could be affected by the project. • If there is a project partner organization, a letter of support from the project partner should be included. • Written acknowledgment from applicable City Departments that the project meets requirements set forth by the City. Documentation should be included in the application packet.
<input checked="" type="checkbox"/>	8) Funds must not be used to replace any other public funds - federal, state or local funds.
<input checked="" type="checkbox"/>	9) Is the application signed by an appropriate person?

Does the proposed project meet the grant eligibility criteria?

☒ Yes ☐ No



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Community Enhancement Grant 2024-2025 Application

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Title of Project Park Place Environmental Heritage and Trails Project

Applicant Organization Park Place Neighborhood Association

Is this a Non-Profit Organization? Yes ☐ No ☒

Non-Profit Federal tax-exempt ID Number _____

Address PO Box 2526

City, State, Zip Oregon City, OR 97045

Project Manager responsible for the Enhancement Grant project

Jackie Hammond-Williams

Phone 503-753-5321 Email jackiespins@gmail.com

Chairperson of Governing Board (If Applicable) Stephen VanHaverbeke

Phone 503-806-6631 Email steve@vanhaverbeke.org

Signature 

(The person authorized to represent the organization must sign the application with a digital signature or actual signature on a hard copy.)

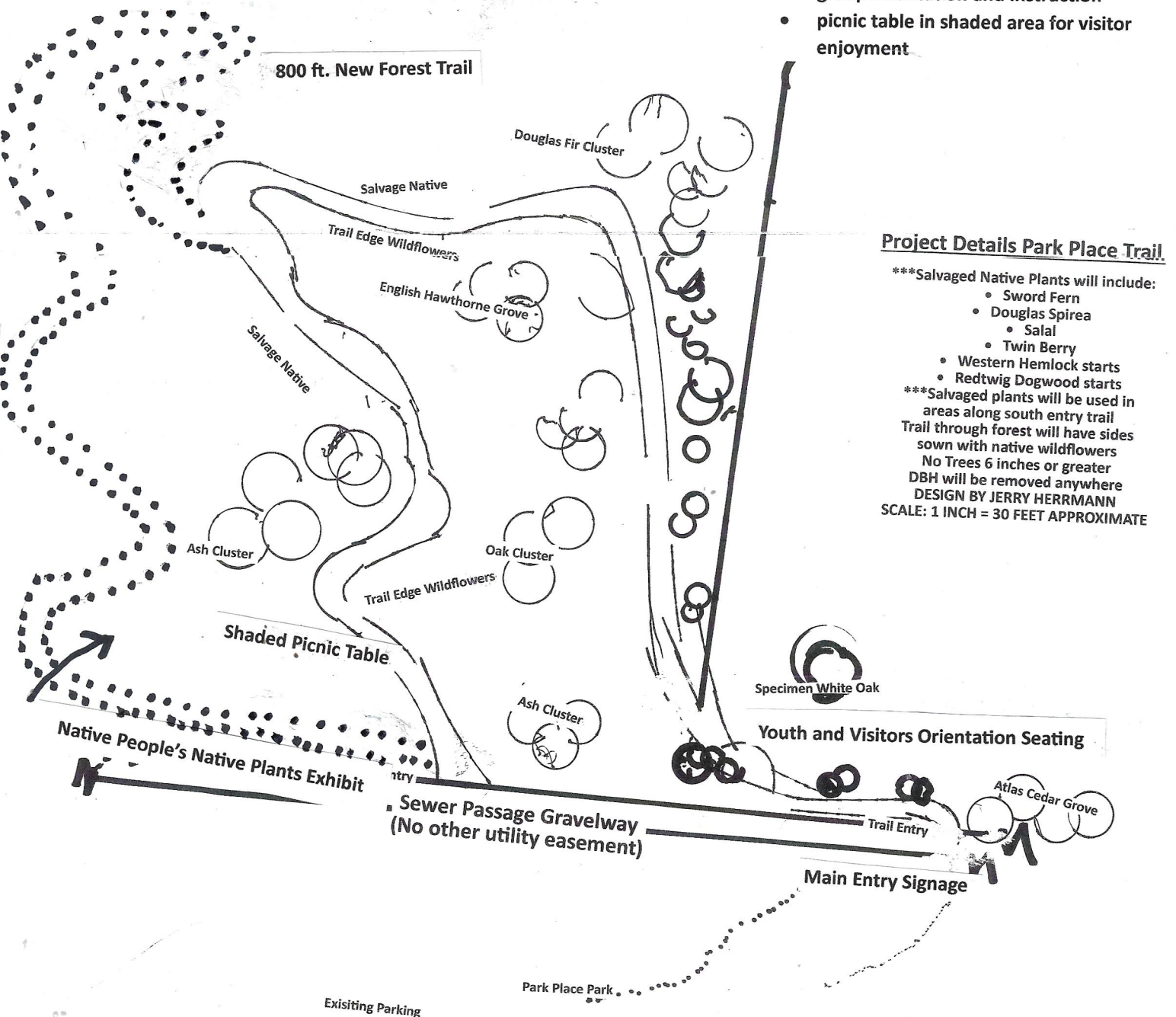
Park Place Environmental Heritage & Trails Project

Phase I included:

- removal of 400 cubic yards of invasives
- layout of meandering first phase path that would include education areas
- installation of interpretative signs approved by the City of Oregon City
- salvage of real Oregon Trail wagon and installation as exhibit near trail
- 200 cubic yards of bark and other materials were required, some of which was donated

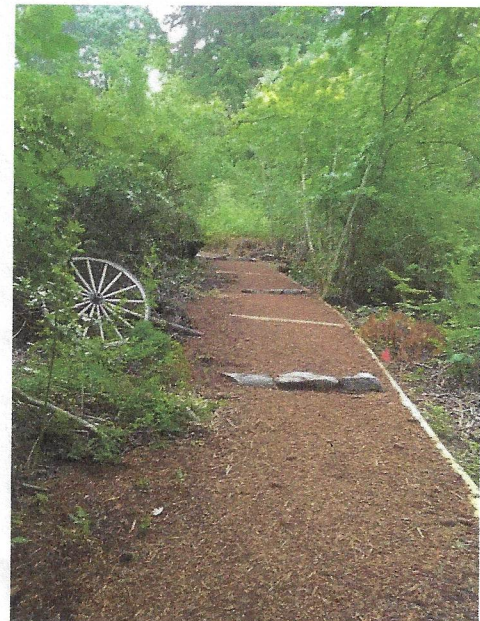
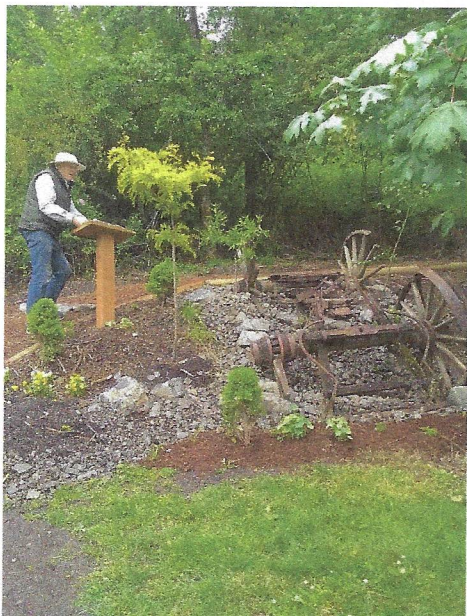
Phase II will include:

- addition of 800 feet of deep forest trail (approved by City staff)
- conversion of low-grade pasture lawn to 3,000 sq. ft Native People Native Plants Viewing and Instruction area
- main entry sign following design ideas of the End of the Oregon Trail
- additional 12 interpretative signs to complete education and visitors messaging
- youth and visitor outdoor seating area for group orientation and instruction
- picnic table in shaded area for visitor enjoyment

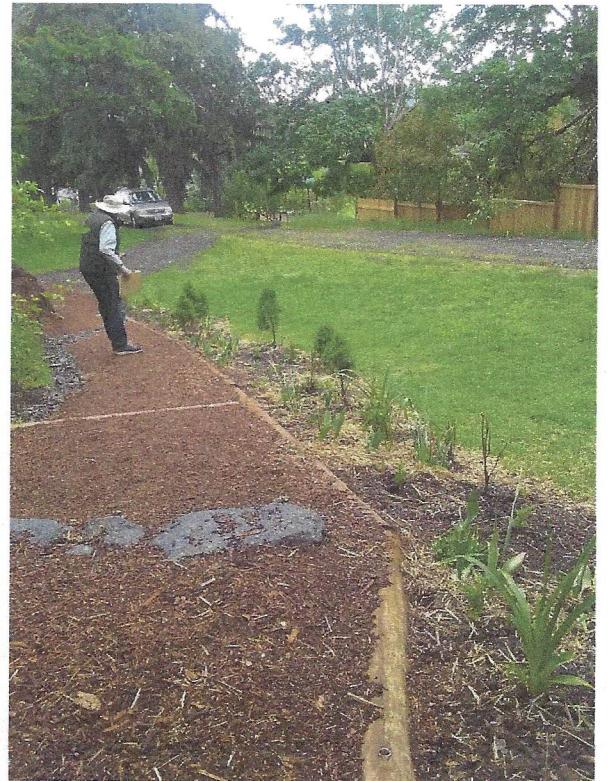
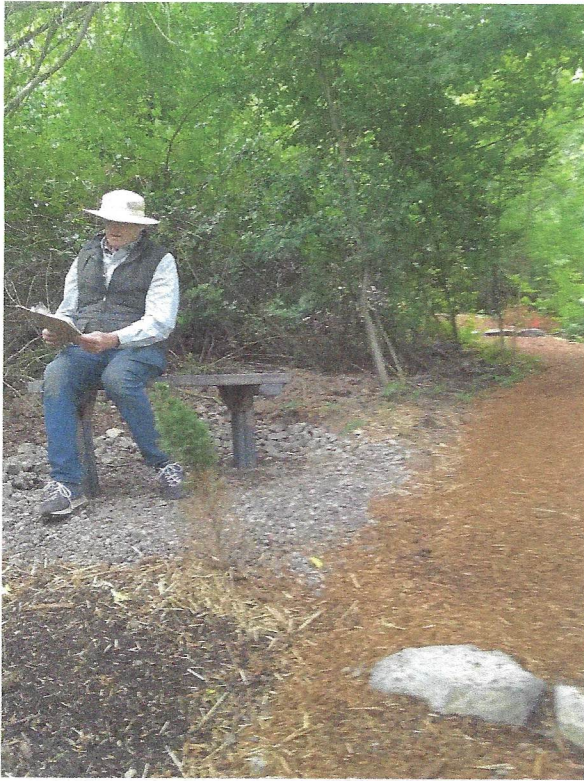


Project Summary

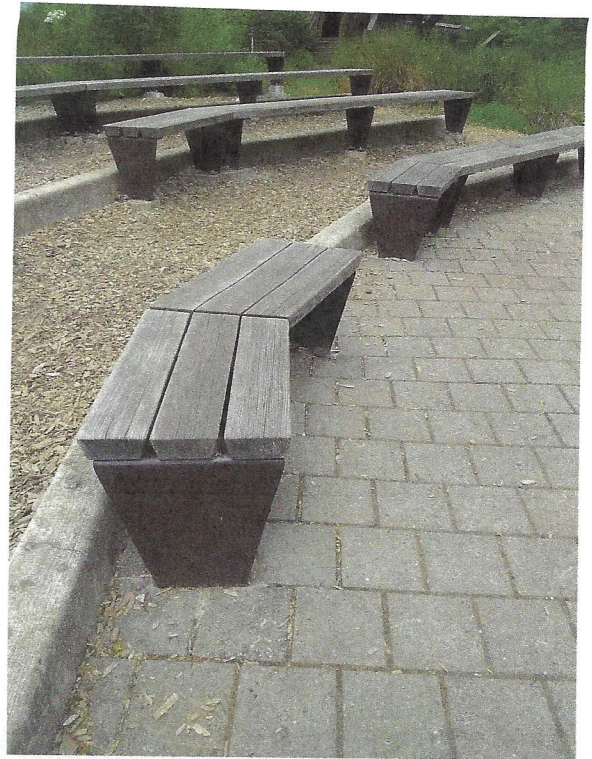
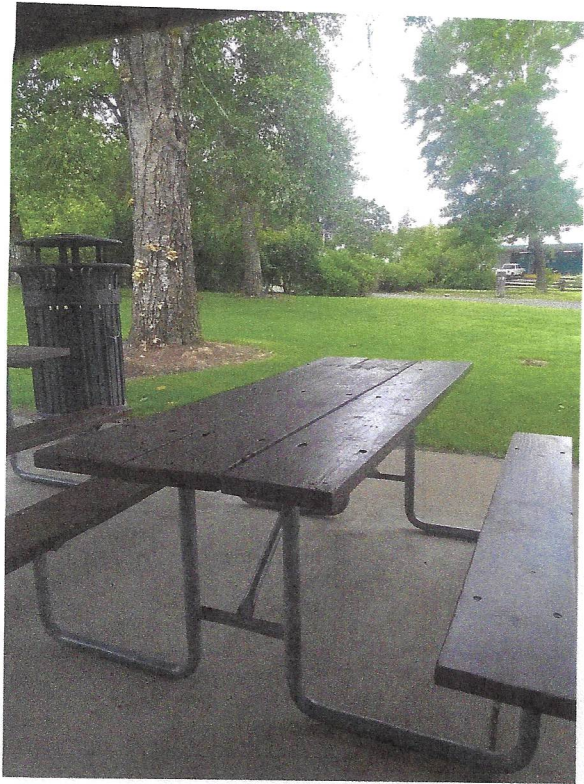
- **800 ft. additional education trail**
- **Outdoor seating for youth and visitor programs**
- **3,000 sq. ft. “Native Plants for Native Peoples & Settlers Garden”**
- **Additional benches for visitors and handicapped people**
- **Oregon Trail “found objects” exhibited on entire trail route**
- **200 native shrub plantings; 30 native tree plantings**



Project Main Entry Sign and reclaimed authentic wagon and wheels on-site as exhibits



Trail and benches to be extended; Youth Corp workers and Junior ROTC Planting Site



Picnic table to be provided, outdoor seating for group lecture and durable Interpretative Sign Mounts with a dozen educational themes presented



Parks Division

500 Hilda Street | Oregon City OR 97045
Ph (971) 204-4602 | Fax (503) 656-7488

Dear Grant Review Committee:

The Oregon City Parks & Recreation Department has participated in Phase I development of the Park Place Environmental Heritage and Trails Project and provided advice and timely instruction in the work of the Park Place Neighborhood Association and their contractor and youth.

Hundreds of yards of invasive material have been removed and ultimately a trail corridor created for education and outdoor recreation in what was otherwise an impenetrable under story and forest. Native plants were retained throughout and the trail has educational signage and benches.

The Parks & Recreation Department is in support of the Phase 2 project should it receive approval for funding. The trail expansion, additional interpretive signage, native plantings and picnic table and benches will all create a more complete outdoor experience.

Our Oregon City Parks Master Plan process and community involvement efforts have shown that multi-use paths including paved and unpaved trails are a high priority for the community. This project speaks to that priority and adds an additional element of interpretation that we think has value for the residents of Park Place and Oregon City as a whole, not only for recreation but also for educational purposes.

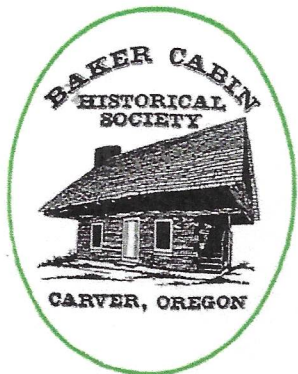
The Parks & Recreation Department values and appreciates our continued partnership with the Park Place Neighborhood Association as this project evolves. We wish to demonstrate our support for the next phase of this project.

Sincerely,

Thomas Kissinger

Thomas Kissinger
Parks & Cemetery Manager

Our Oregon City Tourism and Education Partner



BAKER CABIN HISTORICAL SOCIETY



The only cantilevered pioneer log cabin in Oregon

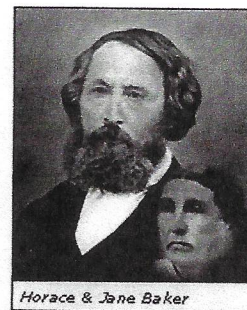
Carver
Clackamas County, Oregon

(503) 631-8274
info@bakercabin.org

Horace & Jane Baker

At the North edge of the property is the Log cabin constructed in 1856 by Horace and Jane Baker on their 642 acre Donation Land Claim.

Horace and Jane Baker were in the first wagon train to cross over the newly created Barlow Trail, arriving in Oregon City on October 10, 1846. The trail circumscribed the south side of Mt. Hood to provide land travel from The Dalles to Oregon City, completing the Oregon Trail from Independence, Missouri.



Horace & Jane Baker

A section of the Oregon Trail passes in front of the Church on the way to Oregon City.

The Bakers settled on the south bank of the Clackamas River near the present town of Carver because of the mountain of basalt located there. Horace was a stone mason, and rock from his quarry was rafted down the river for construction of the Oregon City Locks, the Pioneer Post Office in Portland, the Portland Hotel, and the Tillamook Light House, and other projects.

Baker built a slack-line ferry across the river near the site of the present bridge giving the name **Bakers Ferry** to the area from 1872-1882. Following the loss of the ferry in the flood of 1882 a covered bridge was built and the area was known as **Bakers Bridge**. The Bakers donated some land on Clear Creek where the US Government established the first fish hatchery in Oregon, and only the second in the U.S. The area was renamed **Stone**, after Livingston Stone, it's first superintendent.

The general area pioneered by the Bakers received its final name **Carver** in 1917 after the town was developed across the river by Stephen S. Carver who in 1915 created an inter-urban railway to Portland.

Horace Baker died in 1882 at the age of 80, and is buried in Mt. View Cemetery, Oregon City. Jane Hattan Baker died sixteen years later at the age of 79, and lies in Pleasant View Cemetery at Logan.

v-041923

Park Place Neighborhood Association, Oregon City, Oregon

The Neighborhood at the End of the Oregon Trail



**To: Metro Enhancement Grants Committee
City of Oregon City**

May 22, 2024

Dear Board Members:

While implementing the enhancements in Park Place Park for the 2023 Metro Enhancement Grant, new opportunities presented themselves for making further cultural enhancements to our park. These include some historical artifacts that have been added to the park with the approval of the Oregon City Parks Department. To fully develop the site to make note of these artifacts, new historical signage and some additional trails need to be added. We also foresee adding a native plants and wildflower exhibit to show what was here during the time of the settlers using the Oregon Trail, and the indigenous peoples that were here before that time.

These park enhancements would be a very attractive exhibit to draw people to the park. The Park Place Neighborhood Association fully supports the ideas that were brought to us by Gerry Hermann during the work that was being performed for the current enhancement grant.

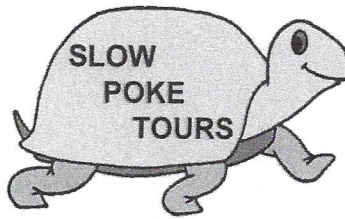
Sincerely,

A handwritten signature in black ink that reads "Stephen VanHaverbeke".

Stephen VanHaverbeke

Chairman,

Park Place Neighborhood Association



From: Thelma Haggenmiller, Slow Poke Tours
To: Grant Review Committee
City of Oregon City

Grant Review Committee
806 Center Street
Oregon City OR 97045

Dear Committee:

Slow Poke Tours supports the effort to create an interpretive Oregon Trail passage over Holcomb Hill in Oregon City.

The quote on the reverse side of our Slow Poke Tours business card says, "A picture's worth a thousand words, but an Experience is worth a thousand pictures".

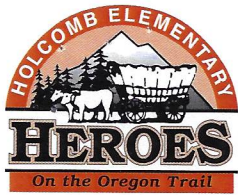
Over the many years we have been in business, we have found that quote to be true. People want the experience of walking on a piece of the Oregon Trail whenever possible. The effort of the Park Place Neighborhood Association, the End of the Oregon Trail and Baker's Cabin to interpret the Oregon Trail passage over Holcomb Hill in Oregon City would provide that experience.

We hope you can support this request to advance citizen involvement and professional tourism on the Oregon Trail.

Sincerely,

Thelma Haggenmiller, Owner
Slow Poke Tours
3405 SE Westview Av. Oak Grove OR 97267
503-659-5590 SlowPokeTours@gmail.com

**Education and
Community
Support
Continue**



HOLCOMB ELEMENTARY

14625 S. Holcomb Blvd. / Oregon City, Oregon 97045-1300
503-785-8100 Fax: 503-657-4795

Josh Bryan
Principal

Metro Enhancement Committee Members:

Holcomb Elementary School in Park Place, Oregon City, has learned that the Park Place Neighborhood Association, together with the Rivers of Life Center, are submitting a grant application for funding to improve Park Place Park.

I hope you can support their project since the native plantings, new trail, and interpretative signage will provide not only an enhanced experience for all park visitors, but an all-important educational aspect too. Many of Holcomb's students would be able to take advantage of such a project. The park is the only open space in this neighborhood and the improvements could be enjoyed by our school's families.

Thanks for your time and your consideration.

Best,

Josh Bryan (Principal, Holcomb Elementary School)

Grant Committee - Metro Enhancement Grant
noelle.dobson@oregonmetro.gov

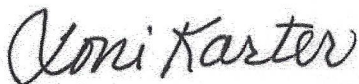
Dear Metro Enhancement Grant Committee,

The Housing Authority of Clackamas County is writing this letter of support for the Park Place Neighborhood Association's and the Rivers of Life Center's grant application for a project to improve Park Place Park.

Park Place Park serves many families living in the Housing Authority's homes in Park Place. The park is very close to our Public Housing and is the only open space for the entire Park Place community to enjoy. The addition of a trail, native plantings and interpretive signage will bring a big improvement to the park for the enjoyment of our residents of all ages.

I hope you approve this application and that the project is able to move forward.

Sincerely,



Toni Karter
Executive Director
Housing Authority of Clackamas County
tonikar@clackamas.us
phone: 503-650-3139

Healthy Families. Strong Communities.

P.O. Box 1510, 13930 S. Gain Street, Oregon City, OR, 97045-0510 • Phone (503) 655-8267 • Fax (503) 655-8676
TDD 503-655-8639 www.clackamas.us/housingauthority