

CLACKAMAS COUNTY BOARD OF COUNTY COMMISSIONERS
Sitting/Acting as HACC Board
Policy Session Worksheet

Presentation Date: June 13, 2017 **Approx Start Time:** 1:30pm **Approx Length:** 30 min

Presentation Title: Oregon City View Manor- HUD Disposition Application

Department: H3S/Housing Authority of Clackamas County (HACC)

Presenters: Rich Swift, Chuck Robbins

Other Invitees: Mary-Rain O'Meara, Angel Sully

WHAT ACTION ARE YOU REQUESTING FROM THE BOARD?

1. No action required at this time—Presentation

EXECUTIVE SUMMARY:

Background:

The Housing Authority has been exploring options to address the growing capital needs of its aging Public Housing properties for several years. The U.S. Department of Housing and Urban Development's (HUD) Public Housing subsidy is not sufficient to keep pace with the physical needs of the units, and the continued investment into the old housing stock is no longer fiscally responsible.

Part of the mission as a Housing Authority is to maximize public funding to create and preserve affordable housing options for those most vulnerable in our community. In order to achieve this, HACC needs to generate sufficient revenue to build new housing in areas with better access to services and amenities.

After careful analysis, HACC has developed a strategy for the Public Housing portfolio that involves a combination of disposition, redevelopment, and acquisition and construction of new sites.

The first priority project under this strategy is the submission to HUD of a Section 18 Disposition application for the Oregon City View Manor (OCVM) property, located in Oregon City on Holcomb Blvd. Over the next 6-8 months, the Development Team at the Housing Authority will be working on preparation of the application, which will include the request to HUD to sell the majority, if not all, of the site. Once the application is submitted, HUD has indicated they will take up to 60 days to either approve or deny the application. Tenant relocation and the sale of the property is likely to take an additional 1-2 years beyond a HUD approval date.

HACC staff will be communicating with residents at OCVM in writing this month, and will schedule community meetings to be held during the summer. At these meetings HACC staff will discuss the application timeline and potential relocation of the households, should the application be approved by HUD.

HACC staff has also begun outreach to the City of Oregon City, and will be communicating with the adjacent neighborhood association and other community stakeholders over the next several months.

HACC will seek a Resolution to submit the application from the Board of County Commissioners in September, 2017.

In addition to the OCVM project, HACC has a number of development projects that are high priority for completion over the next 1-5 years. The attached Project Matrix provides an overview of these projects.

Tentative Timeline:

June 13 th , 2017	Board of County Commissioners Study Session on OCVM Disposition Application
Late June, 2017	First community meeting with residents at OCVM.
Sept. 21 st , 2017	Board of County Commissioners Resolution to Submit Application
October, 2017	Submission of Application to HUD
January, 2018	HUD responds with Approval or Denial of Application
February, 2018	HACC applies for replacement vouchers for relocation of OCVM residents.
May, 2018	Resident relocation begins.

FINANCIAL IMPLICATIONS (current year and ongoing):

Is this item in your current budget? YES NO

HACC has set aside up to \$50,000 to pay for consultant services as related to the application submission.

No County General Funds will be used.

What is the funding source?

Housing Authority of Clackamas County Local Project Fund

STRATEGIC PLAN ALIGNMENT:

- How does this item align with your Department's Strategic Business Plan goals?
 - Sustainable and Affordable Housing
- How does this item align with the County's Performance Clackamas goals?
 - Ensure safe, healthy and secure communities

LEGAL/POLICY REQUIREMENTS:

Any future action will require approval and a Resolution from the HACC Board

PUBLIC/GOVERNMENTAL PARTICIPATION:

There are significant consultation requirements included in the application for HUD Demolition and Disposition approval

OPTIONS:

RECOMMENDATION:

No recommendation at this time. Session is for informational purposes.

Respectfully submitted,

Richard Swift
Director, Health, Housing, and Human Services

ATTACHMENTS:

- a. HACC Development and Redevelopment: Project Matrix
- b. HUD Demolition and Disposition Application Requirements
- c. OCVM Timeline

SUBMITTED BY:

Division Director/Head Approval _____

Department Director/Head Approval _____

County Administrator Approval _____

For information on this issue or copies of attachments, please contact Chuck Robbins @ 503-650-5666

HACC Development and Redevelopment: Project Matrix

	OCVM Disposition Application	New Site Acquisition: Replacement Housing	Rosewood Terrace : New Construction	Pleasant Ave. Veterans Housing: New Construction	Scattered Site Disposition Application	Hillside Manor and Scattered Site: RAD Application	Hillside Park Redevelopment: Master Plan	Clackamas Heights Redevelopment
HACC Development Staff Lead	Mary-Rain	Angel	Angel	Angel	TBD	Mary-Rain	Mary-Rain	TBD
Timeline	May, 2017- Feb. 2018	May 2017- Ongoing	September 2016- 2020	April 2017- 2020	TBD	May 2017- TBD	May 2017- 2019	TBD
Type of Project	Section 18 HUD Disposition Application and Relocation	Acquisition of new sites using HUD 108 Loan with new development	LIHTC 4% and Bond project; New construction 212 Units	New Construction Turn Key Project; NHA as Developer, 22 Units	Section 18 HUD Disposition Application (25 units/year)	RAD application for rehabilitation of tower and limited scattered site units.	Whole site redevelopment with potential for RAD/LIHTC/Disposition components	Section 18 HUD Disposition Application w/ Potential Redevelopment
Next Steps	Preparation of Application and Community Process	Market scan for acquisition opportunities, replacement housing plan for Section 18 Application	Awaiting HUD Approval of Environmental Review; Approval of Loan Docs and LPA	Development Services Agreement; NHA to submit Veteran's NOFA to OHCS	Determine eligible units, Preparation of Application	Complete RAD Assessment for Units Condition, Environmental Review, Fair Housing Analysis	Submit grant application for Master Plan to Metro by June 30th	Determine land to retain, plan for office/maint. facilities

Additional Working Groups, Committees, etc: County Housing Advisory Board (monthly), Milwaukie Housing Affordability Working Group (Bi-weekly), County Housing Strategic Plan (TBD).

HUD Section 18 – Demolition Disposition Requirements

- A. Long-Term Possible Financial Impact of Proposed Action
 - 1. Operating Subsidy
 - 2. Capital Fund Program

- B. PHA Board Resolution, Environmental Review, and Government Consultation
 - 1. PHA Board Resolution
 - 2. Environmental Review
 - 3. Government consultation
 - 4. Letters of Support

- C. Description of the Existing Development

- D. Description of Proposed Action by Development, Method of Sale, Value, and net Proceeds
 - 1. Method of Sale
 - 2. Value of the property subject to the proposed disposition action
 - 3. Calculation of net proceeds
 - 4. Itemization of costs and fees (including relocation, moving, and counseling costs) to be paid out of gross proceeds
 - 5. How will the Net Proceeds be used?
 - 6. What is the estimated cost of demolition?
 - 7. General Timetable

- E. Relocation
 - 1. # Individuals that will be affected by the disposition action
 - 2. How will PHA provide counseling & services to residents
 - 3. What housing resources/replacement housing does the PHA expect to use for relocation of affected residents?
 - 4. Est. cost of counseling services
 - 5. EST. cost of moving expenses
 - 6. Total cost of relocation expenses
 - 7. What sources of funding will PHA use?

- F. Resident/Stakeholder Consultation
 - 1. Consult with residents at affected development
 - 2. Consult with neighborhood groups
 - 3. Resident Advisory Board (RAB)

