

May 9, 2024

BCC Agenda Date/Item: \_\_\_\_\_

Housing Authority Board of Commissioners  
 Clackamas County

**Approval of Resolution 1986 authorizing the Housing Authority’s submittal of Section 18 Disposition applications for the Clackamas Heights/Oregon City View Manor public housing portfolios, the Scattered Sites public housing portfolio, and the remaining Contiguous Public Housing units. No fiscal impact. No County General Funds are involved.**

<b>Previous Board Action/Review</b>	January 24, 2024 – Housing Authority Repositioning Policy Session April 4, 2024 – Approval of the Housing Authority Annual Plan May 7, 2024 – Item presented at Issues		
<b>Performance Clackamas</b>	This item aligns with the strategic priority to ensure safe, healthy, and secure communities by providing sustainable and affordable housing.		
<b>Counsel Review</b>	Yes	<b>Procurement Review</b>	Yes
<b>Contact Person</b>	Devin Ellin	<b>Contact Phone</b>	971-227-0472

**EXECUTIVE SUMMARY** The Housing Authority of Clackamas County (HACC), a Division of the Health, Housing and Human Services Department, respectfully requests approval of Resolution 1986, authorizing the Housing Authority to submit Section 18 Disposition applications for the Clackamas Heights and Oregon City View Manor public housing portfolios, the Scattered Sites public housing portfolio, and the remaining Contiguous Public Housing units.

The Housing Authority of Clackamas County has the oldest Public Housing in the State of Oregon. The Authority intends to take advantage of the repositioning programs provided by the U.S. Department of Housing and Urban Development (HUD) to convert its subsidy from a public housing platform under Section 9 to a voucher assistance platform under Section 8.

**Application 1: Clackamas Heights and Oregon City View Manor:**

Clackamas Heights is situated on a 16.5-acre parcel in Oregon City and is comprised of 100 public housing units, as well as the Housing Authority’s administrative offices and storage buildings. Clackamas Heights consists of 1-, 2- and 3-bedroom single-story bungalows built in the early 1940s. The Housing Authority plans to redevelop Clackamas Heights into a vibrant, affordable housing community with up to 250 new homes, green spaces, and community amenities. The Authority is calling this new community the Park Place Redevelopment and once complete, it will be able to accommodate all residents currently residing at the Clackamas Heights and Oregon City View

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Manor public housing communities who are interested in living in the new Park Place community.

Oregon City View Manor is situated on a 22.2-acre parcel in Oregon City and consists of 100 public housing units made up of studios and 1-, 2-, 3- and 4-bedroom, single-story bungalows originally built in the early 1960s. Once HUD disposition approval is received, the Housing Authority will relocate residents utilizing Section 8 Tenant Protection Vouchers. Once all residents are relocated, the Housing Authority plans to sell this property at a negotiated fair market value. All proceeds from the sale will be restricted by HUD to support affordable housing development in Clackamas County.

The Housing Authority commissioned Physical Need Assessments (PNAs) of both Clackamas Heights and Oregon City View Manor, which confirmed that the cost to rehabilitate the sites exceeded established HUD thresholds. This means that both sites qualify for disposition using the obsolescence justification under Section 18.

The Housing Authority has held multiple meetings with residents from Clackamas Heights and Oregon City View Manor to inform them about its disposition plans and the Section 18 process. Authority staff responded to their questions about the process, timeline, relocation, and the redevelopment project. The Authority has consulted with the City of Oregon City to inform them about the Section 18 process, the Housing Authority's repositioning, and relocation plans, and responded to their questions about the process.

The final piece of the Section 18 application process for Clackamas Heights and Oregon City View Manor is obtaining a resolution from the Housing Authority Board of County Commissioners authorizing the Housing Authority to submit a Section 18 Disposition application to HUD.

### **Application 2: Scattered Sites:**

The Housing Authority has 145 single-family homes and plexes in its public housing portfolio. 131 units are non-contiguous buildings with four or fewer total units. HUD considers scattered site units generally to mean units in non-contiguous buildings with four or fewer total units.

Due to distance between units and lack of uniformity of systems, the Housing Authority can no longer sustainably maintain and operate the units as decent and safe housing. For these reasons, HACC plans to utilize the Scattered Site justification for disposition in its Section 18 application.

As part of its board-approved Public Housing Repositioning Plan, the Authority plans to sell the 131 unit Scattered Site public housing portfolio at fair market value. The Authority will prioritize the sale of the homes to existing Housing Authority residents and the provision of affordable homeownership opportunities through partnerships with Community Land Trust (CLT) organizations. The Authority plans to sell up to 75 of the remaining homes to non-profit partners offering supportive and recovery-oriented care. It plans to support these programs with regional Supportive Housing Services (SHS) funding. The remainder of the units will be sold at fair market value on the open market.

The Authority consulted with and solicited letters of support from the various local governments in which the Scattered Site units were located. The Authority held meetings with Scattered Site residents to inform them

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of the Authority's disposition plans and the Section 18 process. Authority staff responded to their questions about the process, timeline, and relocation.

The final piece of the application process for the Scattered Site portfolio is obtaining a resolution from the Housing Authority Board of County Commissioners that authorizes the Authority to submit a Section 18 Disposition Application to HUD.

**Application 3: 14 Contiguous Public Housing Units:**

The remaining 14 public housing units include contiguous scattered site units with four or more units. As such, HUD does not consider these Scattered Site units. The Authority must submit a separate Section 18 disposition application to HUD using the disposition justification of the Very Small Public Housing Authority (PHA). Despite using a different justification, these units will follow the same disposition plan as the Scattered Site units by providing either affordable homeownership or supportive housing partnership opportunities as first priorities, with any remaining units sold at fair market value on the open market.

The Authority consulted with and solicited letters of support from the various local governments in which the Scattered Site units were located. The Authority held meetings with Scattered Site residents to inform them of the Authority's disposition plans and the Section 18 process. Authority staff responded to their questions about the process, timeline, and relocation.

The final piece of the application process is obtaining a resolution from the Housing Authority Board of County Commissioners that authorizes the Authority to submit a Section 18 Disposition Application to HUD.

**Resolution 1986:**

HUD approval will allow the Housing Authority to shift away from traditional public housing that is solely reliant on unreliable and diminishing federal subsidies and transition to a voucher-based platform that relies on public-private partnerships to construct, rehabilitate, and operate affordable units.

The Housing Authority's top priority is ensuring that our public housing residents are supported and that their needs are met throughout the process. Stringent relocation guidelines accompany the Section 18 process. Accordingly, the Housing Authority will offer all residents requiring relocation comparable housing or assistance (Public Housing, Section 8 vouchers, or PBV); provide at least 90 days' notice of the pending relocation deadline; provide counseling/advising services; pay actual and reasonable moving costs (e.g., security/utility deposits); be in compliance with fair housing (e.g., accessible units); begin relocation only after it has received HUD disposition approval and issued a 90-day notice; and wait to complete disposition until residents are relocated to adequate housing. In addition, HACC will provide relocated residents with the right of first to return to a new unit at the Park Place Redevelopment once construction is complete.

Resolution 1986 authorizes the Housing Authority to submit Section 18 Disposition Applications for the Clackamas Heights/Oregon City View Manor public housing portfolios (200 units), the Scattered Sites public housing portfolio (131 units), and the remaining Contiguous Public Housing units (14 units).

Approval of this resolution is an integral step forward in the Housing Authority's public housing repositioning process and authorizes the Authority to progress its repositioning plan, in alignment with Board direction and community input.

**RECOMMENDATION:** Staff respectfully recommends the Board approve the adoption of Resolution 1986 authorizing Housing Authority's Submittal of Section 18 Disposition Applications for the Clackamas Heights/Oregon City View Manor public housing portfolio, the Scattered Sites public housing portfolio, and the remaining Contiguous Public Housing units.

Respectfully submitted,

A handwritten signature in cursive script that reads "Rodney A. Cook".

Rodney A. Cook  
Director of Health Housing and Human Services

**BEFORE THE BOARD OF COMMISSIONERS  
OF THE HOUSING AUTHORITY OF CLACKAMAS COUNTY**

Resolution Authorizing the Housing Authority’s Submittal of a Section 18 Disposition Application for the Clackamas Heights/Oregon City View Manor Public Housing Portfolios, the Scattered Sites Public Housing Portfolio, and the remaining Contiguous Public Housing units.



RESOLUTION NO. 1986  
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WHEREAS, the Housing Authority of Clackamas County Board of Commissioners has approved the Housing Authority’s Public Housing Repositioning Plan to reposition its Section 9 Public Housing Program to the Section 8 Housing Choice Voucher Program, and

WHEREAS, the Housing Authority of Clackamas County Board of Commissioners has approved HACC’s 2024-2025 Annual Plan, which describes HACC’s “New Activities” and intent to submit Section 18 Disposition applications for the Clackamas Heights/Oregon City View Manor portfolios, Scattered Sites portfolio and the remaining 14 Contiguous Public Housing units and further details plans associated with the redevelopment of the Clackamas Heights property, and

WHEREAS, the Housing Authority of Clackamas County is required to submit a Section 18 Disposition application to the U.S. Department of Housing and Urban Development (HUD) for approval to demolish existing buildings and dispose of land for redevelopment, and

WHEREAS, the Housing Authority staff has consulted with the leaders of the jurisdiction where the properties are located and obtained written support for the redevelopment and disposition plans, and

WHEREAS, the Resident Advisory Board has been notified of the disposition plans and has been provided with the mandated resident offer of sale, and

WHEREAS, the Housing Authority of Clackamas County staff met with residents of (1) the Clackamas Heights/Oregon City View Manor portfolios, (2) the Scattered Sites portfolio and (3) the remaining 14 Contiguous Public Housing units to discuss its Section 18 Disposition plans and responded to questions that arose from those meetings, and

WHEREAS, the Housing Authority has developed a plan to redevelop the Clackamas Heights property with new affordable housing that is financially feasible and

WHEREAS, the Housing Authority will utilize proceeds from the sale of land to fund site infrastructure necessary for the development of affordable housing and any remaining funds shall be used for the development of affordable housing, and

WHEREAS, the Housing Authority will provide relocation services funded with existing Public Housing Capital Fund Finance Program and Operating Reserves to move households displaced by the sale to comparable housing,

NOW THEREFORE BE IT RESOLVED, that the Board approves the Housing Authority’s submittal of Section 18 Disposition applications to HUD for the Clackamas Heights/Oregon City View Manor Public Housing portfolios, the Scattered Sites Public Housing portfolio, and the fourteen (14) remaining Contiguous Public Housing units.

BE IT FURTHER RESOLVED, that the Housing Authority's Executive Director is authorized to execute documents and provide certifications as required for the submittal and approval of this action.

DATED this \_\_\_\_\_ DAY OF MAY, 2024.

BOARD OF COMMISSIONERS OF THE  
HOUSING AUTHORITY OF CLACKAMAS COUNTY

\_\_\_\_\_  
Chair

\_\_\_\_\_  
Secretary