

CLACKAMAS COUNTY BOARD OF COUNTY COMMISSIONERS

Policy Session Worksheet

Presentation Date: 3/14/17 **Approx Start Time:** 10:30 a.m **Approx Length:** 30 min

Presentation Title: Transitional Housing Project

Department: Health, Housing, and Human Services (H3S)

Presenters: Richard Swift, H3S Director

Dan Johnson, DTD Assistant Director

Other Invitees: Barbara Cartmill, DTD Director

WHAT ACTION ARE YOU REQUESTING FROM THE BOARD?

Staff is updating the Board on efforts to date related to the provision of Transitional Housing options within Clackamas County and requesting direction on other needs to support these efforts.

EXECUTIVE SUMMARY:

Over the last year, the Board has repeatedly shown interest in supporting the provision of transitional housing options. As a part of the FY 2016/17 budget process, the Budget Committee directed up to \$300,000 toward a project, envisioned as a public/private partnership that provides transitional housing alternatives to meet the needs of our community.

Letter of Interest

In early October, 2016 Clackamas County advertised a Letter of Interest (LOI) to entities interested in developing supportive housing projects that would provide decent, safe and sanitary shelter for homeless Veterans. Successful applicants would be those that best met the development objectives included in the LOI. There were:

- Innovative project design
- Use of alternative and/or innovative building materials
- Demonstrated capacity of agency to carry out the project
- Partnerships with service agencies, commitment to provide wrap-around services

On December 8, 2016 we received 7 LOI's. The LOI's can be broken down into 3 categories:

1. Innovative Housing Design
2. Set-aside units in traditional apartment developments
3. Shelter/Tiny Houses developments with program support

Funding for this project was provided from County General Funds in the amount of \$300,000. A key component of those projects, particularly for those in category 1 and 3, is the availability of land.

Real Property Needs

The County owns real property through a variety of different entities, including the Surplus Property Division and the Development Agency, the urban renewal authority of Clackamas County.

Discussions to date have focused on amendments to the Zoning and Development Ordinance (ZDO) to locate these facilities in industrial areas, where the Development Agency owns property that could be appropriate for this use. One of these properties is located at the southern terminus of SE 115th and SE Jennifer. This site was a part of the Clackamas Industrial Lands Opportunity Site acquisition. Located on the uppermost tier, the total developable land area is approximately 3 acres in size. Currently the easterly 1.5 acres is under lease while the westerly 1.5 acres is vacant and undeveloped. See Attachment B. Though this land is developable, it would be challenging due to the natural resource overlays associated with a) Carli Creek, b) property dimensions (long east / orientation), and c) off-site infrastructure needs (improvements to 115th). Currently the site has electrical service. Water and sanitary sewer service (if required) would need to be extended.

FINANCIAL IMPLICATIONS (current year and ongoing):

Is this item in your current budget? YES X NO

What is the cost? While total development costs are still to be determined, the cost to the Development Agency would be in the form of foregone revenue as the site would not be available for lease or development purposes for as long as the transitional housing facility was located on the site.

What is the funding source? General Fund, Urban Renewal

STRATEGIC PLAN ALIGNMENT:

- **How does this item align with the County’s Performance Clackamas goals?** This item aligns with the county’s Performance Clackamas goal to “*Ensure Safe, Healthy and Secure Communities*” because it will further a performance measure to reduce by 50 percent the number of unsheltered veterans in Clackamas County by 2019.

LEGAL/POLICY REQUIREMENTS: As Transitional Housing facilities are currently not allowed per the Clackamas County Zoning and Development Ordinance (ZDO), the majority of the legal/policy requirements consist of those associated with amendments to the ZDO.

Should the use become permanent in nature, transfer of the property from the Development Agency to some other legal entity would need to be negotiated. These negotiations would need to include some financial considerations to ensure the urban renewal district was the recipient of benefits detailed in the Clackamas Industrial Area Plan as assets of the district must benefit the district.

PUBLIC/GOVERNMENTAL PARTICIPATION: The Letter of Interest was advertised on October 10, 2016 and closed on December 8, 2016. Additionally extensive outreach will begin to surrounding businesses and property owners to collect and consider their feedback as the project continues.

OPTIONS:

1. Direct staff to further assess the viability of the 115th site for the placement of a transitional housing facility.
2. Direct staff to proceed with site preparation to accommodate terms of the LOI negotiated through H3S to provide transitional housing at the SE 115th Street site.
3. Direct staff to assess other sites for future consideration.
4. Direct staff to not proceed at this time.

RECOMMENDATION:

Staff respectfully recommends to the Board Options 1 and 2.

ATTACHMENTS:

- A. Letter of Intent
- B. 115th Property Information

SUBMITTED BY:

Division Director/Head Approval _____
Department Director/Head Approval _____
County Administrator Approval _____

For information on this issue or copies of attachments, please contact Rich Swift @ 503-650-5694

CLACKAMAS COUNTY



LETTER OF INTEREST



Owner/Applicant:

Address:

City, ZIP:

Authorized Representative Signature:

Name (printed):

Title:

Date:

Telephone Number:

Fax Number:

Email address:

Type of Applicant:

Non-Profit For-Profit

Developer:

Address:

Contact:

Telephone Number:

Fax Number:

Email address:

Project Name:

Address / Location:

City, ZIP:

PROJECT SCOPE

Clackamas County is seeking Letters of Interest (LOI) from entities that wish to develop supportive housing projects that will provide decent, safe and sanitary shelter for homeless Veterans. The County has reserved up to \$300,000 for this purpose. The funds may be used for acquisition of vacant or developed property, construction, rehabilitation or any combination of the above activities. Up to 10% of the request may be used for operations/services/administration. Describe any matching funds to be committed to the project by interested parties

(if applicable). Clackamas County staff will review the LOI and request a full Proposal for projects that best meet the preliminary development objectives.

These objectives are:

- Innovative project design
- Use of alternative and/or innovative building materials
- Demonstrated capacity of agency to carryout the project
- Partnerships with service agencies, commitment to provide wrap-around services

Letter of Interest

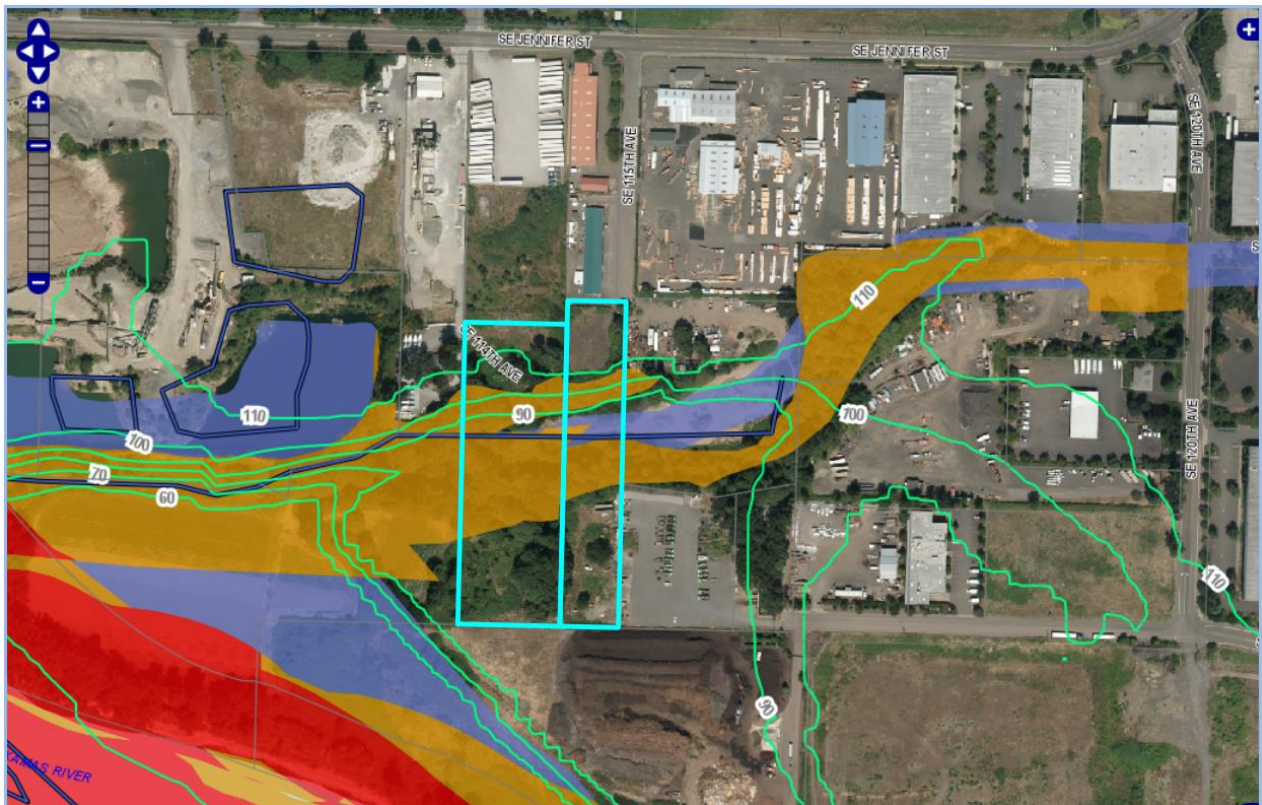
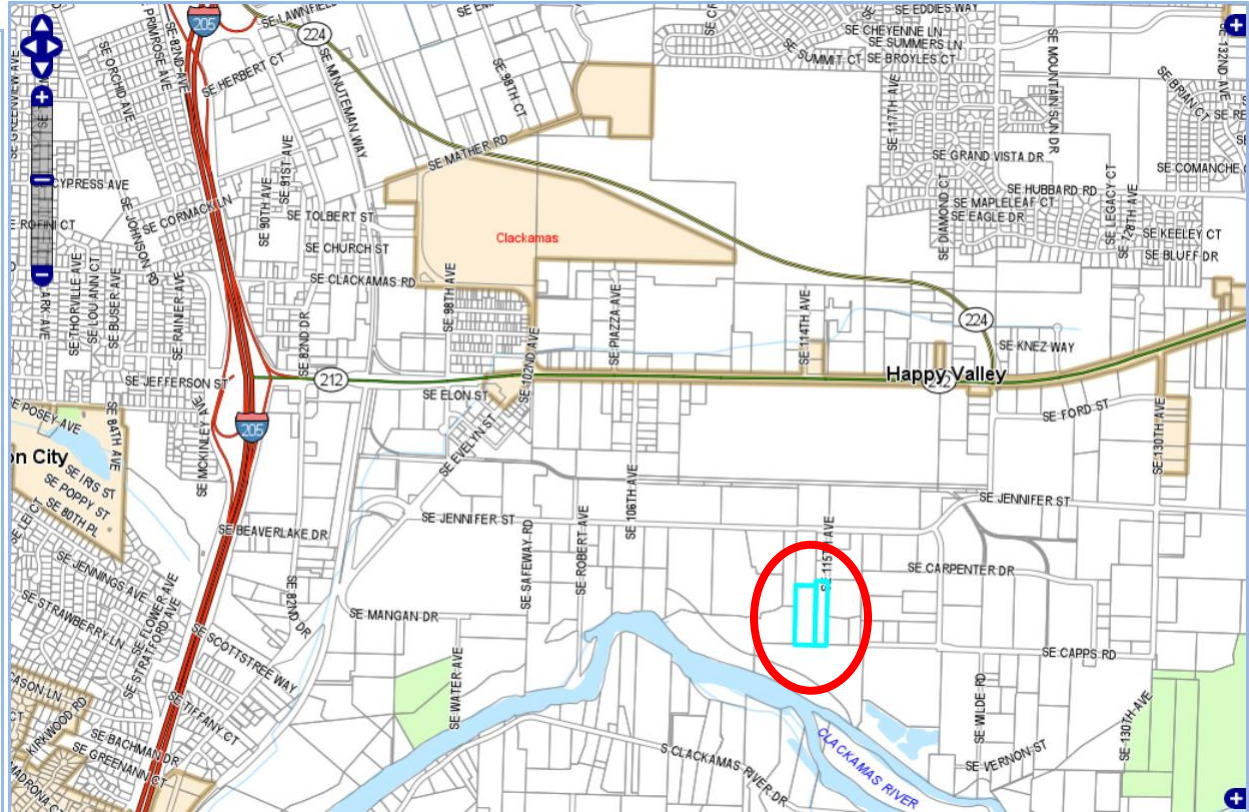
In preparing the LOI please address the items below.

1. Describe the scope and purpose of the project.
2. Describe any unique or innovative features of your project.
3. Describe match. This may include funds, in-kind or donated services.
4. Describe the proposed site and how it is appropriate for the targeted population.
5. Describe how your proposal would be influenced if land were to be made available by the County.
6. Experience completing similar projects.
7. Experience in operating similar projects.

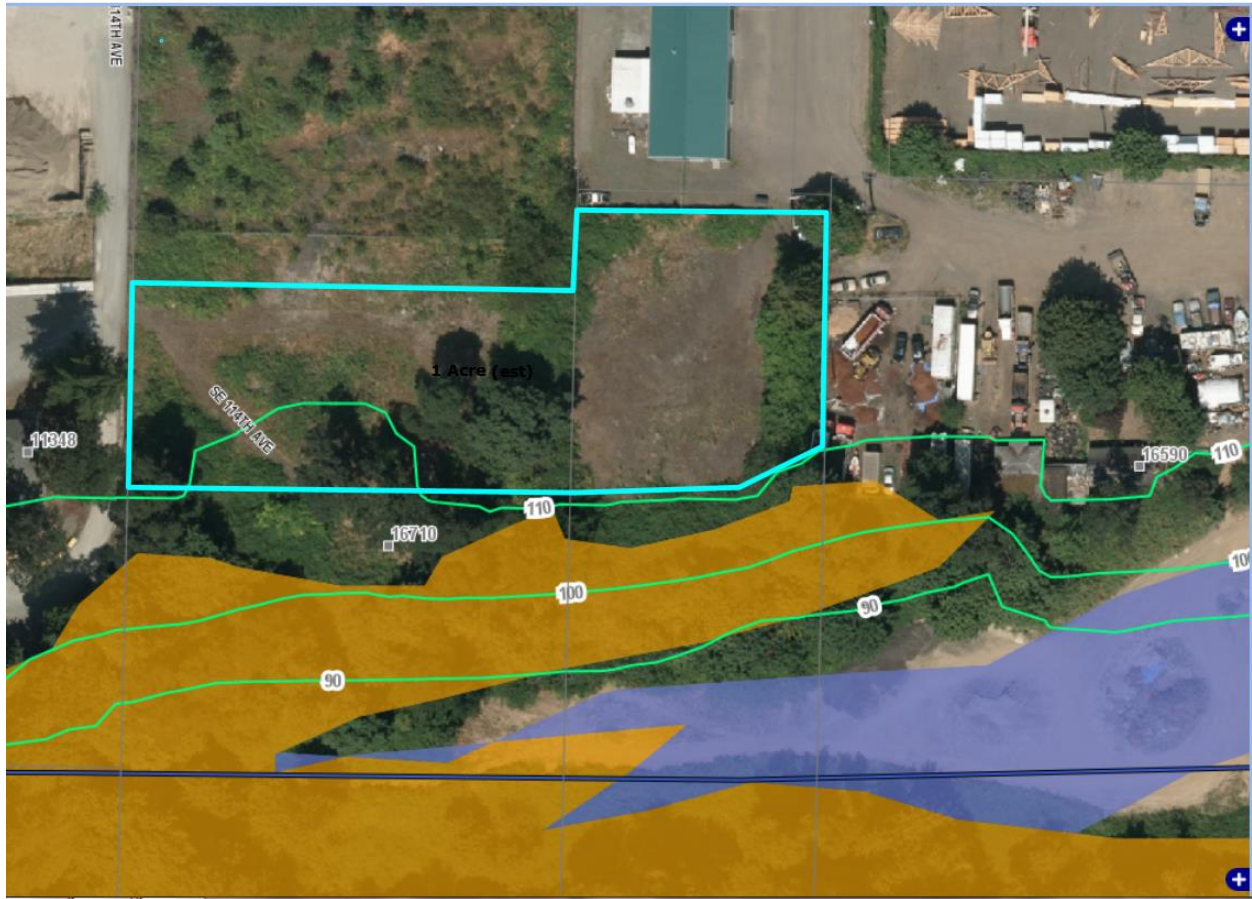
Submit the completed Letter of Interest to:
Kevin Ko, Housing and CD Manager
Clackamas County Community Development Division
2051 Kaen Road ~~ Oregon City, Oregon 97045
Phone: 503-655-8359 ~~ email: kko@clackamas.us

Letters must be received by 5pm on December 8, 2016

Attachment B: 115th Property Information (1 of 2)



Attachment B: 115th Property Information (2 of 2)



Ownership: Development Agency

Use: Vacant, undeveloped

Access: 115th Avenue (Upland)

- 550 ft from Jennifer

Topography: Flat (Upland), Approximately 20 foot drop to Carli Creek

Natural Resource Overlays: Title 3, Slopes,

Utilities

- Power – Available
- Sanitary Sewer – N/A
- Water – N/A

Surrounding Uses:

- North: Industrial/Vacant
- South: Carli Creek
- West: Aggregate Site
- East: Industrial – DA Tenant